

TOWN OF SEABROOK ISLAND

Ways and Means Committee Meeting Agenda

October 12, 2021 – Virtual



MINUTES

1. Call to Order – Pledge of Allegiance – Roll Call – Freedom of Information

The October 12, 2021 Ways and Means Committee meeting was conducted as a video conference using Zoom and was simultaneously made available to the public via YouTube live stream and by conference call, all in keeping with practices adopted to address the ongoing coronavirus pandemic. Mayor Gregg, Councilmembers Finke, Fox, and Goldstein, Town Clerk Watkins and Town Administrator Cronin participated in the meeting. Mayor Gregg confirmed with the Town Clerk that notice of the meeting was properly posted, and the requirements of the SC Freedom of Information Act were met.

2. Mayor John Gregg

- Follow-up concerning petition directed to regulation of short-term rentals (petition and request for presentation to Council received October 4)

Mayor Gregg summarized the petition the Town received on October 4 that was sent to all Members of Council. He added the petition seeks to have a single non-binding referendum question placed on the ballot for the Town's election on November 2, 2021. The single question posed is whether "voters support" seven statements pertaining to residential uses of property within the Town and, in particular, calling for caps on short-term rentals. The proposed referendum statements appear to contain references and recitations that pertain to the Town's current Development Standards Ordinance (DSO). Mayor Gregg reminded members that the Town is in the process of adopting a rewritten DSO for which a temporary (180 day) moratorium has been imposed on changes to the Town zoning map and certain other actions affecting real property within the Town. Under these circumstances, the proposed referendum presents potential for confusion of voters as the Town makes the transition to the rewritten DSO. Further confusion could be engendered by the assertion in the petition that 20% of short-term rentals are "in residential neighborhoods" without specifying whether the referenced "neighborhoods" exclude multi-family residential zoning. Furthermore, notwithstanding a statement of the proposed referendum establishing a cap of 5% on certain areas of the Town, the petition asserts that "20% of properties will remain so (short-term rentals) if Council approves the cap". In light of the foregoing, it appears that the nature of the proposed referendum is such that it may not be clearly understood by voters and that the community would be well served if the Town would present an explanation as contemplated by State law.

Mayor Gregg noted that the Town Administrator has informed members of certain statutory requirements that foreclose the Town from placing the proposed referendum on the ballot for the Town's November 2, 2021 election.

Town Administrator Cronin shared the part of SC State Law (Section 7-1-100) which outlines the process for a referendum to be on the ballot.

Council discussed the costs that would be incurred if a special election were to be held, and when to discuss the issue of short-term rentals.

- Follow-up concerning the budget for FY 2022—budget and Mayor's memo have been distributed to members of Council; first scheduled budget workshop will be Thursday, October 14

Mayor Gregg reminded Members that the Mayor's Recommended Budget was distributed on October 1 and the Mayor's memorandum summarizing aspects of the budget was issued October 2. He added the first "budget workshop" is scheduled for Thursday, October 14 at 1:00 pm.

- Follow-up on proposed Charleston County re-zoning (Betsy Kerrison Putt-Putt) hearing Tuesday, October 12 at 6:30 pm.

Mayor Gregg summarized the application for a planned development for a miniature golf operation that was submitted to Charleston County Council and a public hearing was scheduled for Tuesday, October 12 for a renewed request for rezoning of property at Betsy Kerrison Parkway adjacent to the Kiawah Municipal Center. He added that the application has been withdrawn.

3. Town Council Members:

- **Jeri Finke**

None.

- **Patricia Fox**

Councilwoman Fox gave the following communications update to Council:

- The Seabrooker
 - Posted an article from Councilman Goldstein
- Tidelines
 - Four posts from the Town

Councilwoman Fox also updated Council on the most recent SIPOA long range planning meeting which included discussions on gathering data on short term rentals, and a benchmarking survey was sent to the leaders of the regimes and associations on Seabrook Island.

Councilwoman Fox thanked Town Administrator Cronin and members of Council for their work creating Ordinance 2021-14 and suggested that Council review the type of

government the Town of Seabrook Island operates under with a view to potentially change it.

- **Barry Goldstein**

Councilman Goldstein apologized for the traffic delays caused by the roadwork improvement team and will work to improve this in the future to reduce traffic delays.

Councilman Goldstein updated Council on the presence of bobcats on the island and on their recent population growth.

- Discussion of an ordinance to ban the use, display or release of balloons or flyable lanterns due to environmental issues

Councilman Goldstein summarized the issue with releasing lanterns and balloons on the beach which harm the marine wildlife on Seabrook Island and discussed a potential ordinance to potentially ban these items on the beach and island wide.

Council discussed further research is needed to make regulations that best fit the Town of Seabrook Island, potentially expanding the plastic ban on Seabrook Island to encompass balloons, editing the beach ordinance as a whole rather than piece mailing it, potential permitted use for these items, and how these items harm the environment. Council also discussed having the proposed Environment and Wildlife Committee (proposed under Ordinance 2021-14 (Town Administrator item)) research this topic and create the ordinance in the future.

Council clarified if the winds changed for the release of lanterns if it could cause fires inland.

4. **Town Administrator Joe Cronin**

Action Items for October 26, 2021 Meeting:

- Second Reading Items
 - Ordinance 2021-11: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 32, Waterways and Beaches; Article II, Beachfront Management; Division 2, Restrictions; Section 32-42, Vehicle Use; so as to amend the requirements relating to the operation of motor vehicles on the beaches of Seabrook Island

Town Administrator Cronin summarized Ordinance 2021-11 that is up for second reading which clarifies the use of Class 1 pedal-assist bicycles on the beach.

- Ordinance 2021-12: An ordinance adopting a temporary moratorium on the consideration of zoning map amendments (i.e., “rezonings”), annexation requests and certain subdivision approvals for a period not to exceed one hundred and eighty (180) days

Town Administrator Cronin summarized Ordinance 2021-12 that is up for second reading and clarified who the moratorium would affect.

- Ordinance 2021-13: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 2, Administration; Article V, Financial Administration; Division 2, Purchasing Requirements; so as to amend the policies and procedures related to the procurement of goods and services by the town

Town Administrator Cronin summarized Ordinance 2021-13 that is up for second reading about the updates to the procurement process for the Town.

- First Reading Items

- Ordinance 2021-14: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 2, Administration; Article III, Procedures, Committees and Ordinances; Section 2-111, Standing Committees; so as to amend the town's advisory committees; and Article IV, Officers and Departments; so as to establish provisions related to the position of Town Administrator

Town Administrator Cronin summarized Ordinance 2021-14 for Council and the potential changes to the advisory committees and defining the role of the Town Administrator.

Council clarified if the Community Promotions Grant Committee could apply for Accommodations Tax Grants and if the removal of committee members could mirror the language in the Town Administrator section.

Council discussed some scrivener errors within the ordinance to be edited prior to first reading.

- Other Items

- Resolution 2021-24: A resolution directing the expenditure of unbudgeted revenues from the Charleston County Accommodations Tax Program

Town Administrator summarized Resolution 2021-24 and clarified that the funds from Charleston County Accommodations Tax Program were unbudgeted and asked Council how they would like to use these funds.

Council discussed using the unbudgeted funds to reimburse the General Fund for Beach Patrol Services, using some of the revenues for the Christmas Light Display this year, and how much can be divided between both.

Items for Information/Discussion:

Town Administrator Cronin also apologized for the traffic delays that happened earlier this year and will send out notices of road closures earlier.

- IFB 2021-03: Interim Landscape Services Contract

Town Administrator Cronin updated Council that after the previous meeting the Town terminated its contract with Sunburst Landscaping LLC effective October 1st. He added the Town went out for an informal bid for an interim Landscape Contractor and awarded the bid to the Greenery.

- IFB 2021-04: Exterior Maintenance and Painting Services

Town Administrator Cronin summarized IFB 2021-04: Exterior Maintenance and Painting Services and stated the bids that were received. He suggested to Council to award the bid at the special called meeting on October 14th.

- IFB 2021-05: Town Hall Roof Replacement

- Town Administrator Cronin summarized IFB 2021-05: Town Hall Roof Replacement and the funds to complete this project were from the flooring repairs to Town Hall that has been budgeted for this upcoming fiscal year.

- Seafields Construction Update

Town Administrator Cronin updated Council on meetings with Seafields and the project timeline. He added that there will be some construction work that will happen during the daylight hours (tree clearing and utility work) which will be done from the outbound bike path so as not to require closure of Seabrook Island Road.

- Business License Ordinance Update

Town Administrator Cronin reviewed the standardized business license ordinance per state law and summarized the various options Council could do when changing the business license ordinance to comply with state regulations.

Council discussed the timeline for this change, and how other municipalities compare.

5. Adjourn

Mayor Gregg added that there have been requests for presentations at the upcoming Town Council Meeting on October 26th and reviewed the timeframe allotted for these presentations.

Council discussed the letter received from an attorney's office regarding a Green Space Conservancy Lot and how to proceed on this issue.

Councilwoman Finke moved to adjourn the meeting; Councilwoman Fox seconded. All voted in favor.

The meeting adjourned at 3:08PM.

Date: October 13, 2021

Prepared by: *Katharine E. Watkins*
Town Clerk/Treasurer