

July 19, 2011

The regular meeting of Town Council was held on the above date at Town Hall, all requirements of the Freedom of Information Act having been satisfied:

Present were: Carl J. Smith, Mayor
Mike Perkis, Mayor Pro Tem
Hartley Cooper, Councilwoman
Jerry Kaynard, Councilman
Madeleine McGee, Councilwoman
Patrick O'Neil, Councilman
Mary Jane Watson, Councilwoman

The Pledge of Allegiance was led by Mayor Smith, followed by the invocation by Councilwoman Watson. There were 15 members in the audience and one member of the media present.

Mayor Smith presented former Councilmember Charles "Buddy" Howle with an engraved desk clock, and thanked him for his contribution as a Councilmember from 2005-2011.

Christine Wilkinson, interim director for CARTA, presented the CARTA budget for fiscal year 2012. **Motion was made by Councilman Perkis, seconded by Councilman Kaynard, to approve the CARTA budget as presented, carried unanimously.**

The floor was opened for comments from the citizens. Mayor Smith stated because there were so many people wishing to comment on the Sullivan's Island Elementary School, he asked Ellison Smith and Loren Ziff to represent the differing viewpoints.

Ellison Smith stated the property where the old Sullivan's Island Elementary School now stands belongs to the citizens of this community, and the use of the property should be maximized to benefit the entire community. He stated he understood the architect for the new school, Mr. Jerry English, would make a presentation tonight. However, he is not on the agenda and Mr. Smith believed it was because the plans Mr. Smith saw at the Charleston County School District (CCSD) will not fit within the footprint. His opinion was Mr. Lewis of the Charleston County School District, and Mr. English would try to convince Council tonight, during Executive Session, to rescind its vote to have buffers around the school property. He stated if Council does that, it has betrayed the trust of the citizens of Sullivan's Island. Mr. Smith distributed a paper researched by his office that generally stated there are no requirements by the State or CCSD that the school had

to be for 500 students. Also there is a report from CCSD about seismic qualifications of the present school. The CCSD concluded that dense sand would resist liquefaction in the event of an earthquake. There is no seismic problem there, at least according to the CCSD. The proposal is to build a school 73,000 heated square feet to handle 500 students when the Town has 60-70 who are eligible to go to K1-5. The school needs to be reasonably suitable for the Town. He was told the template of this proposed school is the same as Mount Pleasant Academy. Mount Pleasant Academy is 3,000 square feet less than this proposed school, and its cost was \$11 million dollars, compared to the \$26 million for the proposed school.

Loren Ziff stated that there have been a lot of discussions, public meetings, e-mails, and the net is that the Town is going to get a new school, in the terms of what the district has voted on, and what Town Council has worked so hard to have. It is a complicated issue with details that need to be worked out, and both parties are working conscientiously and diligently to resolve those issues. There will be a very clear public process for more input. He stated he looked forward to being part of the public process to make this school a reality as quickly as possible.

Mayor Smith stated Council does have Executive Session tonight to discuss the lease documents to be finalized. He added it is unfortunate that the documents have not been finalized before now. Mayor Smith also stated that he received a letter from the City of Isle of Palms, signed by the Mayor and all of Council, supporting the rebuilding of the school.

Wayne Stelljes, 3104 I'on Avenue, stated to the Mayor he would like to make a comment not on the individual issues of the school, but how some individuals approach the issues of the school. He stated that just as there were public meetings to voice opinions on the new Ben Sawyer Bridge, the same will take place for the school.

Councilman Perkis said that it has been Council's commitment to the residents and to the parents of students to rebuild the school on Sullivan's Island. Council has sent two resolutions to CCSD from the Town, and the Mayor spoke in favor of the school at a School Board meeting. He added that at this point they were working on serious issues and believed they will be resolved. He said the commitment of this Council, he believed, is to build the school on Sullivan's Island with an enrollment of up to 500 students. The district project timeline does show at least two meetings for public input, and there is a lot of opportunity to work on the design of the school.

Councilman Kaynard encouraged everyone to attend and participate in the meetings. Council has stated its support for rebuilding the school. During this design phase, there will be adjustment and changes. Council is aware of the interests and concerns of the neighbors and residents, and Council is trying to weigh every decision and balance the interests of the community – everybody in the community. This is an ongoing process and there will be very thorough public

hearings on all of these issues for the community prior to the construction phase of the project.

Ellison Smith asked Councilman Kaynard if Council knew what the size of the school would be when they passed the first resolution. Councilman Kaynard responded that they had a range of dimensions, and knew it would be larger because of State requirements and elevated because of FEMA requirements. When questioned about the cost of the construction, Councilman Kaynard stated he questioned the cost also, and had talked with designers and engineers who built schools in other areas of the state, who said our schools are more expensive. More will be known when the bids are received. Councilman Kaynard continued that factually, the lease that exists now has about more 40 more years of existence. The school district could stay in the existing footprint for another 40 years, but Council is negotiating a new lease with a smaller parcel.

Mayor Smith closed the public comment at this time.

Motion was made by Councilman Perkis, seconded by Councilman O'Neil, to approve the Council minutes of June 21, carried unanimously.

Reports and Communications

Motion was made by Councilman Kaynard, seconded by Councilman Perkis, to approve A Resolution by the Town of Sullivan's Island Adopting a Fund Balance Policy, carried unanimously.

General and New Correspondence – no new correspondence

Attorney Report – Attorney Dodds stated he had a request for a fee simple title for 1001 Middle Street. **Motion was made by Councilman Kaynard, seconded by Councilwoman Watson, to approve the fee simple title request for 1001 Middle Street, carried unanimously.**

Board and Commission Reports – Hal Currey, Chairman of the Planning Commission, reported that the Commission has made changes to twelve sections of the CC District Zoning Overlay District. It is taking more time because they are reviewing to eliminate contradictions. They hope to have the last review in August, and will schedule a public hearing sometime after the last review.

Administrator's Report, Administrator Benke.

Civil Action Against the Town of Sullivan's Island and Sullivan's Island Town Council – nothing new to report.

Cell Tower Addition – The Town Attorney continues to work with American Tower on a contract matter. We have executed the Verizon site equipment adjustment.

Myrtle Avenue Cemetery – Monsignor Lawrence McInerny is revising preliminary

design work with a landscape architect and will probably come to the August meeting to present to Town Council.

American Heart Association Heart Walk – The Town will participate in the September 17, 2011 Heart Walk, and Ellen Miller will coordinate registration for participants.

Monthly Safety Meeting – The Town held its monthly safety meeting on July 11, 2011 with the top of “Heat Wave Safety Tips”.

Special Event Requests – The Barrier Island Ecothon will be held October 23, 2011 and the National MS Society Mid-Atlantic Chapter Walk will be held March 2, 2012.

Councilwoman McGee acknowledged School Board members in the audience, who came in after the public comment. Councilman Perkis said that what he stated during the public comment section tonight was that Council made a commitment in 2010 and 2011 by resolution, and the Mayor made a commitment at the School Board meeting, for the rebuilding of the school on Sullivan’s Island with an enrollment of up to 500 students. Councilwoman McGee thanked the School Board members for their support of the project, and thanked them for coming. In the audience were School Board Members Craig Askew, Cindy Vaughn, and Mary Ann Taylor. Cindy Vaughn stated this is not their decision as decisions would be made with the Town elected officials. Mary Ann Taylor stated for the record she was elected after the previous Board voted for this, and is not for building anything on the front beach, and is not in favor of a new, larger Sullivan’s Island Elementary on the pristine barrier island.

Ways and Means Committee, Councilman Perkis. The June and Fiscal Year 2011 Report rendered, and will be discussed at the August Committee meeting. Councilman Perkis and Comptroller Jason Blanton are working on a program to track large capital expenditures that come out of reserves if span over more than one year. Beginning in August, the monthly performance financial statements will be placed on the website.

Personnel Committee, Councilman Kaynard. Monthly report rendered. Two positions are currently open: one in Water/Sewer, and one in Maintenance. The application deadline for the Board/Commissions expiring seats is July 25. Chief Stith reported that the audible alert system is being installed this week, and should be ready by the end of the week. The Personnel Committee will schedule meetings to review the Board/Commission applications and to consider criteria for using the audible alert system.

Water and Sewer Committee, Councilman Perkis. Monthly reports rendered.

Building and Construction Committee, Councilwoman Cooper. Monthly Report rendered. The Committee will coordinate with Real Estate Committee and staff on process of evaluating options for Town Hall. Information regarding the Sullivan’s Elementary School design/construction is available on our website

through a link to Charleston County Schools. The Committee and Randy Robinson are working on a plan for the Zoning Administrator position, and will coordinate with Andy Benke and the Personnel Committee.

Fire Committee, Mayor Smith. Monthly Report rendered. Chief Stith stated the Fire Department would be assisting with the Durst intersection dedication tomorrow night to honor Dr. George Durst, Sr. for his service to this community.

Recreation Committee, Councilwoman Watson. The Park Foundation is still receiving contributions to its “No Show Gala”. Councilwoman Watson thanked staff for their efforts during the July 4th holiday. Administrator Benke reported that the RFP for engineering services for the tennis/basketball court repairs should be completed this week and advertised next week. The Island Recreational Bike Ride was this past Saturday. It is 7.74 miles and the route can be accessed on the Town’s website. Bike racks should be in this week. The Bike Committee recommends having a statement from Council regarding the speed limit on Highway 703. They recommend 40 mph is ideal for cyclists. This will be discussed in the next Committee meeting.

Real Estate Committee, Councilman O’Neil.

Accreted Land Management Plan - Councilman O’Neil reported he will incorporate his notes from the ALMP Zones 2 and 4 meeting into the overall plan.

Sullivan’s Island Gadsden Cultural Center Lease – The lease terms continue to be month-to-month. Councilwoman Watson will follow-up with a contact at the Cultural Center.

Consideration for a Permanent Town Hall – Nine RFP proposal applications for the architectural program were received. The Real Estate Committee will meet on July 21, 2011 to select finalists for interviews.

Open Space Protection for Town Parcels – The Planning Commission approved the plats with additional comments to indicate that there were utilities going through there, and there is a fence currently on the land, but the Town has not declared that it belongs to the Town.

Island Club Structural Improvements – Building Official Randy Robinson will meet with Steve Herlong regarding plans.

Planning Commission – The Planning Commission continues to work toward recommendations for the CC District Zoning Overlay District, as reported by Planning Chairman Hal Currey earlier this evening.

Urban Greenbelt Grant – The Charleston County Recreation Commission approved our application, and next it will be presented to the Finance Committee of Charleston County Council.

Police Committee, Mayor Smith. Monthly report rendered. Councilman Kaynard thanked Chief Howard and Chief Stith for keeping everyone safe during the summer and the holiday weekend.

Streets and Maintenance Committee, Councilwoman McGee. The SC Department of Transportation has begun some of the pedestrian crosswalks. The side streets are scheduled to be resurfaced; therefore, some crosswalks will not be completed until the resurfacing is finished. There is a Streets and Maintenance Committee meeting regarding managed parking on August 15, 2011.

Motion was made by Councilwoman Watson, seconded by Councilman Perkis, to go into Executive Session for Contractual – Sullivan’s Island Elementary School Lease, carried unanimously.

Upon returning to Regular Session, Mayor Smith stated no action or votes were taken during Executive Session.

Motion was made by Councilman O’Neil, seconded by Councilman Perkis, to adjourn, carried unanimously.

Respectfully submitted,

Ellen Miller