

November 17, 2015

The regular meeting of Town Council was held on the above date at 6:00 p.m., all requirements of the Freedom of Information Act having been satisfied.

Present were: Patrick M. O'Neil, Mayor
Sarah Church, Councilmember
Mark Howard, Councilmember
Rita Langley, Councilmember
Susan Middaugh, Councilmember
Bachman Smith, IV, Councilmember

Mayor O'Neil called the meeting to order and led the Pledge of Allegiance, followed by the invocation by Councilmember Howard. Mayor O'Neil asked for a moment of silence for the Islanders who passed away this week, as well as those in Paris from the terrorist attack. There were approximately 15 people in the audience, with no media members present.

I. FORMAT – Mayor O'Neil opened the floor for comments.

Ellie Bomstein, a representative of the Coastal Conservation League, voiced the League's continued support for the conservation easement amendment.

Paula Byers, a representative of Special Olympics, expressed appreciation for the Town's past support, as well as the restaurants, with the Polar Bear Plunge.

II. COUNCIL ACTION ITEMS

1. Approval of Council Minutes – Motion was made by Councilmember Middaugh, seconded by Councilmember Langley, to approve the Minutes from the Regular Council meeting on October 20, 2015 and the Special Meeting on October 29, 2015, carried unanimously.

2. Motion was made by Councilmember Middaugh, seconded by Councilmember Howard, to approve Second Reading and Ratification, Ordinance 2015-06, An Ordinance Amending Section 10-20 of the Code of Ordinances for the Town of Sullivan's Island, to Revise Business License Fees, carried unanimously.

3. Motion was made by Councilmember Middaugh, seconded by Councilmember Church, to Defer First Reading, by Title Only, Ordinance No. 2015-07, An Ordinance Amending Section 2-27 of the Code of Ordinances for the Town of Sullivan's Island, to revise the Process in Which Ordinances are Introduced, carried unanimously.

4. Motion was made by Councilmember Langley, seconded by Councilmember Smith, to approve Second Reading and Ratification, Ordinance 2015-08, An Ordinance Amending

Chapter 21; Sections 21-20(C)(5); 21-137(B)(2); and 21-203 of the Code of Ordinances for the Town of Sullivan’s Island, to Provide for a Use Change on residentially zoned lots, specifically Stand-Alone Structures and Other Recreational Uses. After discussion, motion was made by Councilmember Smith, seconded by Councilmember Church, to amend the motion for the last sentence of Section 21-20 (C) (1)(b) to read: The Board of Zoning Appeals may authorize a conservation easement structure or use upon a finding that establishment of the use or structure will not be of a substantial detriment to an adjacent property or to the public good, and the granting of the use or structure will not harm the character of the district, carried by a vote of 5-1, with Councilmember Howard opposed. Main motion carried by a vote of 5-1, with Councilmember Howard opposed.

5. Motion was made by Councilmember Langley, seconded by Councilmember Howard, to defer First Reading, by Title Only, Ordinance 2015-09, An Ordinance Amending Sections 17-3, 21-108 (C), 21-160(B), and 21-173(A) of the Town Ordinances for the Town of Sullivan’s Island, Regarding Term Limits for Boards and Commission, carried unanimously. This item is on the Executive Session agenda for legal advice tonight.

6. Motion was made by Councilmember Church, seconded by Councilmember Langley, to have First Reading, by Title Only, Ordinance 2015-10, An Ordinance Amending Sections 5-76, 5-77, 5-78, 5-80 and 5-81 of the Town of Ordinances for the Town of Sullivan’s Island, Regarding Flood Mitigation, carried unanimously. Building Official Randy Robinson explained that the ordinance will be similar to the NFID model ordinance with these changes, as suggested by the Department of Natural Resources. A non-conversion agreement will be added for owner signature when he applies for a building permit; therefore, the owner will know there is a restriction of the space usage under the house. The Town’s ordinance states that the 200 sq. ft. enclosure allowed under the house cannot have anything on the breakaway walls, and it cannot be used for living space.

7. Motion was made by Councilmember Middaugh, seconded by Councilmember Howard, to approve a Resolution to Increase Building Permit Rates, carried unanimously.

8. Town Hall/Police Department Project – Architect David Creech of Creech & Associates introduced interior designer Beverly Bohan, who presented building finishes for the Town Hall/Police Project. The exterior of the building will be white, with trim a different shade of white. The pillars are pigmented stucco, and the shutters are charcoal. The underside of the porch roof is a light blue color. On the interior, soft marsh/sea color paint will be on the walls, with white trim and wainscoting.

Ms. Bohan presented finishes for the bathrooms. On the main floor, the bathrooms have tile flooring, a wave tile for the wet wall, a shell-type tile around the mirror, and a Corian-type countertop that looks like granite. The bathrooms upstairs in the Police Department will have tile flooring, and laminate for the countertops.

She then presented information regarding possible upgrades to the counter surface areas as well as the flooring, which would be an additional expense to the original contractor selection.

Flooring – The main entrance area, hallway, access to stairs and stair tread will be hardwood. The base budget floor is 2-1/2” Manington Oak, which has a short life-span and cannot be refinished. Option 1 is 3” 4” and 5” random width wood floor which can be sanded 3-4 times. The additional cost is \$11,998. Option 2 is 6” Old Savannah plank wood floor – additional cost \$17,375. The carpet is what the contractor selected and is in the budget. An additional \$6,097 would allow for nicer carpet in carpet tiles.

Counter Surfaces – For the Police Department and Main Floor bathrooms, the costs are \$2,000 for laminate; \$4,000 for Corian and \$8,000 for Icestone. Laminate will be used in the Police Department bathroom. She will search for a less expensive Corian to place in the Main Floor bathrooms, so as not to raise the cost. Icestone is a crushed granite with oyster stone that is made in Yemassee, South Carolina. She suggested to only use Icestone for the customer service counter, as it stands up to heavy wear, as well as could be the focal point for the lobby. The cost for the customer service Icestone counter would be \$5,000.

Town Council agreed on the Icestone customer service counter at \$5,000; the upgraded carpet tiles at \$6,097; and the 6” wood plank floor at \$17,375, for a total of \$28,472.

9. Council Meeting Dates 2016 – Due to holiday conflicts during 2016, three Council Workshops will be held on the second Monday of the month: July 11, September 12, and October 10, 2016.

III. REPORTS AND COMMUNICATIONS

1. General and New Correspondence – Correspondence was received from Joe Blanchard regarding a proposal to assist with stormwater problem at Station 18 Street and Atlantic Avenue; Raye Ann Osbourne regarding the stormwater problem at Station 18; Michael Bourland and Kate Osborne Adams regarding accreted land management plan; Robert Clark of SCDOT regarding the street closure for the Town holiday lighting; Steve Thigpen of Charleston County regarding the Transportation Sales Tax project request for 2017 (sent to Public Facilities Committee); and Wayne Stelljes regarding his resignation as a NFIP community representative.

2. Mayor’s Report –

Town Staff Efforts during Rain and Flooding Events – Mayor O’Neil wanted to acknowledge the great efforts of all the Town staff during the rain and flooding events during the past two months. **Judge’s Ruling in Bluestein et al v. Town of Sullivan’s Island** – The Mayor announced that last Tuesday, Judge Scarborough issued a ruling in the Town’s favor in the Bluestein et al vs Town of Sullivan’s Island. The attorneys will give Council additional legal advice about that during Executive Session.

3. Administrator's Report –

Citadel Street Tennis Courts – The project is complete and closed out as of November 5, 2015.

New Town Hall/Police Station – Block work coming out of ground is almost done and some of the structure steel is going up.

Rain Event – The rain events of October and November continue to cause flooding on the island. Staff is attempting to coordinate a meeting with SC DOT for joint application to FEMA Pre-Disaster Mitigation funds and general maintenance/repair on the stormwater collection system. .

Stantec – Staff will be using the data provided by Stantec to complete the 2016 summer parking plan.

Website Re-design – Staff will release the RFP for website redesign by mid-December.

Polar Bear Swim – Dunleavy's Pub, High Thyme, Home Team BBQ, Poe's Tavern, and Café Medley have submitted Special Event Permits for the Polar Bear Swim. It will be the same as last year; there will be no closure of Middle Street. Staff will meet with the establishments and work out the details.

Meeting with Forestry Fire Representative – Carroll Drake with the SC Forestry Commission will be on site to view the accreted land on November 23, 2015. A Special Meeting of Council will be held at 5:00 p.m. to hear his report. This is a public meeting; however no public comment will be taken.

4. Attorney's Report – Attorney Dodds reported he received a fee simple title request for 2808 Jasper Boulevard. **Motion was made by Councilmember Smith, seconded by Councilmember Howard, to grant fee simple title for 2808 Jasper Boulevard, carried unanimously.**

5. Boards and Commissions Reports – no reports.

IV. COMMITTEE REPORTS

Finance Committee – Mayor O'Neil. Monthly report rendered. The October financial report will be discussed at the December Workshop.

Water and Sewer Committee – Councilmember Middaugh. Monthly reports rendered.

Committee Meeting – The Committee meeting date has been rescheduled from November 19, 2015 to December 1, 2015 at 8:30 a.m.

Public Safety Committee – Mayor O'Neil for Councilmember Clark. Monthly reports rendered. No items to report.

Recreation Committee – Councilmember Church.

Bamboo on the Mound and Drainage/Erosion Study – These items are on hold until the Park Foundation has its meeting.

Island Club – An inspection of underneath the building will take place as soon as the ground is dry.

Battery Gadsden Cultural Center – Councilmember Middaugh reported that the dehumidifiers are working well; they will delay testing for mold.

Farmer's Market – The vendor application is being revised.

Gingerbread House Decorating Party – This event will be held December 6th at the Island Club House. A flyer will be placed in the next water bill.

Holiday Lighting – The Holiday Lighting is December 4, 2015.

Public Facilities Committee – Councilmember Smith. Monthly report rendered. The flooding at Station 18 and Atlantic, and the request by Joe Blanchard to purchase a pump for that area, was referred to this committee.

Land Use and Natural Resources Committee – Councilmember Langley. Monthly report rendered. No items to report.

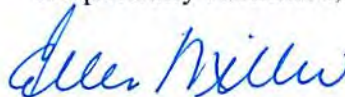
Administration Committee – Councilmember Howard. Monthly report rendered. No items to report.

Motion was made by Councilmember Middaugh, seconded by Councilmember Howard, to go into Executive Session at 8:40 p.m., to discuss for Legal Advice – Personnel: Amendments to Sections 21-108(C)(4); 21-160(C); 21-173(C) and 17-3 to Establish Term Limits for Boards and Commissions, carried unanimously.

Motion was made by Councilmember Smith, seconded by Councilmember Middaugh, to come out of Executive Session at 9:16 p.m., carried unanimously. Mayor O'Neil noted that no votes or action were taken during Executive Session.

Motion was made by Councilmember Smith, seconded by Councilmember Howard, to adjourn at 9:16 p.m., carried unanimously.

Respectfully submitted,



Ellen Miller