

September 21, 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
Chauncey Clark, Mayor Pro-Tem
Sarah Church, Councilmember
Mark Howard, 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 Mayor Pro-Tem Clark. There were approximately 18 people in the audience, with no members of the media present.

Mayor O'Neil introduced Larry Finney of Greene, Finney & Horton, CPAs. Mr. Finney presented highlights of the fiscal year 2015 financial audit of the Town. He stated the Town received an unmodified opinion, which is the best opinion the Town can receive. No findings, significant deficiencies, or material weaknesses were noted. The General Fund balance increased \$1.8 million mainly due to proceeds from sale of five lots for \$3.3 million, offset by the purchase of the fire truck for \$1 million and the initial Town Hall costs of \$400,000. The restricted fund balance of \$3.2 million is for capital projects, victim services, Confederate Memorial and the Land Trust. Committed funds are \$3.9 million for capital projects. There is an assigned fund balance of \$20,000 for William Bradley Memorial Fund. The unassigned fund balance is \$3.3 million, which covers 50% of 2015 actual expenditures and 67% of 2016 budgeted expenditures. The general fund revenues for FY2015 were \$4.5 million, with general fund expenditures of \$6.46 million. The majority of the expenditure increase from 2014 was due to an increase in capital outlay. The Water Fund had an increase in net position from current year operations of \$17K; and a net cash position of approximately 481 days. The Sewer Fund had an increase in net position of \$81K from current year operations; and a net cash position of approximately 114 days.

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

Mayor O'Neil noted for the audience that Council would not take any action on the conservation easement ordinance this evening, but welcomed comments from the residents.

Bill Walker, 3118 Marshall Blvd, stated his property is right behind the property under consideration for the conservation easement, and he supports the proposed text amendments.

Katie Zimmerman, Coastal Conservation League, stated the organization supports the proposed zoning changes primarily because it supports a policy of retreat from highly erosional areas on the beach front; and DHEC is charged with following the State's beachfront management act and finding ways to retreat from the coast.

Wayne Stelljes, 3104 I'on Avenue, stated his basic concern was having a conservation easement placing land in a land trust with the premise it returns it to its natural pristine state; and then putting a structure on it.

John Altman, 1615 Atlantic Avenue, supports the Planning Commission recommendation of the text amendments and appreciates the Commission's and staff's time and effort.

Skippy Weil, 2917 Marshall Blvd., believes a property owner should be able to do anything reasonable with his property, and supports the conservation easement.

Rusty Bennett, 3124 Marshall, supports the proposed ordinance allowing accessory structures with conservation easement. He lives directly diagonal across the street from the applicant's property.

Chad Waldorf, 3112 Marshall Blvd., stated he first came to Town Council almost a year ago requesting the conservation easement with accessory structure. The Planning Commission went through a diligent process with about ten public meetings. He presented a map and signatures of owners in 25 houses in the immediate area who support the proposed ordinance. One property owner in the area is opposed.

Sarah Harper Diaz, gave an update on the bird banding program. To date 65 birds have been banded. Some of the birds live here, although many are tropical migrant birds.

Heidi Brown, 405 Station 22 Street, inquired if there was progress regarding the plan for a plant screening or alternative to replace trees removed for construction at the sewer treatment plant. Since May 2014 the noise from the sewer treatment plant has caused them to not be able to enjoy their deck or have the windows open. The noise is 24 hours a day, 7 days a week. Councilmember Middaugh stated this item will be placed back on the Water & Sewer Committee agenda.

Eddie Fava, 2424 Myrtle Avenue, stated his concern with the proposed conservation easement zoning change is that if it were imposed island-wide, it would have a detrimental effect to neighborhoods. It would open the door to essentially any residential lot to have only a shelter, cabana, or little house.

II. COUNCIL ACTION ITEMS

- 1. Approval of Council Minutes – Motion was made by Councilmember Howard, seconded by Councilmember Smith, to approve the minutes from the Regular Council meeting on August 18, 2015, carried unanimously, 6-0.**

- 2. Motion was made by Councilmember Clark, seconded by Councilmember Howard, to approve a Resolution approving Equipment and Vehicles Lease Purchase, carried unanimously. Comptroller Blanton reported this was for budgeted items of three vehicles and one Skid Steer.**

- 3. The Intergovernmental Agreement for Disaster Debris Removal with Charleston County was approved by Council and signed by Administrator Benke.**

- 4. Motion was made by Councilmember Middaugh, seconded by Councilmember Howard, to have First Reading by Title Only of Ordinance 2015-05, concerning updates to purchasing and bidding procedures.**

III. REPORTS AND COMMUNICATIONS

1. General and New Correspondence – Correspondence received since the Council Workshop on September 2, 2015 included items from Mike Horan regarding boat parking in the right-of-way; and correspondence to Council and to the Planning Commission regarding the proposed zoning amendment for conservation easement and accessory structures.

2. Mayor's Report – No report.

3. Administrator's Report –

Citadel Street Tennis Courts - The project has reached substantial completion and courts have been released for play. The project is expected to be closed by the end of September.

Town Hall and Police Station Building – Ninety percent of the foundation is complete. A construction progress meeting will be held September 29, 2015.

Traffic Count – Stantec is reviewing the data collected from traffic counting devices placed at SC703 and Breach Inlet from September 3-13, 2015. Their findings will be available in early October. The data will be used to craft the 2016 summer parking plan.

Paperless Meetings – Staff expects to have paperless meetings beginning with the October 20, 2015 Council meeting. Members of Council will be issued a device and remote access to the server.

SC Beach Advocates Annual Meeting – The Administrator will attend the SC Beach Advocates annual meeting September 29 and 30, 2015.

Boy Scout Projects – Staff is working with a number of Boy Scouts for Eagle projects:

Painting at Battery Thompson and/or Gadsden; Painting the cannons and mounts at rear entrance to the Army Post; and Bird houses at Station 19 Street dump.

RFP for Website Re-Design – Staff is writing an RFP for website re-design.

4. Attorney's Report – no report.

5. Boards and Commissions Reports –

Planning Commission – Zoning Administrator Joe Henderson reported that the Planning Commission held a public hearing on September 9, 2015 regarding the conservation easement and accessory structure text amendments. They unanimously approved the text amendments and passed it to Town Council for consideration.

Design Review Board – Mr. Henderson reported at the DRB's September 16, 2015 meeting the Board considered revisiting the historic design guidelines. They decided to form an ad hoc committee to study the topic. DRB members Steve Herlong, Beverly Bohlen and Donna Webb will also be on the committee.

IV. COMMITTEE REPORTS

Finance Committee – Mayor O'Neil. Monthly report rendered. The August financial statement will be reviewed at the October Workshop.

Recreation Committee – Councilmember Church. Monthly report rendered.

Scope of Work for Mound – Councilmember Church will consult with the Park Foundation regarding the engineering scope of work proposal for the mound's drainage and erosion study. Administrator Benke will move forward with obtaining an estimate for discussion.

Bamboo on the Mound – Councilmember Church will obtain an estimate to cut the overgrowth of the bamboo and will present to Council.

Farmer's Market – Councilmember Church reported there was an overwhelming positive response from residents wanting to be involved with the Farmer's Market study.

Councilmember Church stated she will divide the volunteers into two teams: a Plan Team and an Implementation Team.

Island Club – A Request for Proposal for Structural Repairs was written for 1451 Hennessy Street. The scope involves basic repairs as well as the installation of windows. The repairs and windows will be priced separately.

Battery Gadsden – Councilmember Church reported that Laura Dargan is the new Board President for Battery Gadsden Cultural Center. There continues to be a moisture problem at the Center. A dehumidifier costing \$8,500 along with the electrical work of \$1,500 to support the dehumidifier, will be on the Recreation Committee agenda in the near future.

Public Facilities Committee – Councilmember Smith. Monthly report rendered.

Sullivan’s Island Elementary School – The safe route recently developed from the west end of the Island to the school has become problematic as drivers are bypassing the turn at Station 19 Street, and turning at Station 18-1/2 Street where walkers and bicycles are to cross Middle Street. Principal King will continue to educate the parents regarding this route.

Land Use and Natural Resources Committee – Mayor O’Neil for Councilmember Langley. Monthly report rendered.

Land Use and Natural Resources Committee Meeting – A Committee meeting has tentatively been set for Thursday, Oct. 8th at 8:30 a.m. at Town Hall.

Administration Committee – Councilmember Howard. Monthly report rendered.

Administration Committee Minutes – **Motion was made by Councilmember Church, seconded by Councilmember Middaugh, to approve the Administration Committee Minutes from September 9, 2015, carried unanimously, 3-0.**

Establishing Procedures – Information gathering continues for later discussion on establishing procedures.

Term Limits for Boards/Commissions – This will be discussed at the Workshop.

Paperless Meetings – Town Council meetings will soon be paperless with Council members accessing documents from I-Pads provided by the Town. Implementation date is targeted for the month of October.

Review of Second Reading Ordinance to Require Third Reading – This will be discussed further during the Council Workshop.

Archiving Old Records – A vendor has been retained to digitize and archive Town documents. The work will be conducted in the near future.

Town Communications Plan – Staff is developing an RFP for a new municipal website, with the goal of improving public communications.

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

Water Environmental Federation meeting – Councilmember Middaugh reported that at the Water Environment Federation (WEF) meeting in Atlanta, there were 109 abstracts submitted for papers to be presented. The top two rated abstracts were related to Sullivan’s Island’s I&I project. The titles of the abstracts are “Alternative Project Delivery for Sewer Collections Systems – Developing and Implementing the Sullivan’s Island Turnkey Sewer Rehabilitation Construction Program” and “When Engineers, Contractors, and Manufacturers Collaborate – Improvements in Chemical Grouting Practices from the Sullivan’s Island Construction Management at Risk Project”.

Water and Sewer Committee Minutes – **Motion was made by Councilmember Howard, seconded by Councilmember Smith, to approve the Water & Sewer Committee Minutes from August 28, 2015, carried unanimously, 3-0.**

Water and Sewer Committee Meeting – The next meeting for the Committee will be October 2, 2015 at 8:30 a.m.

Public Safety Committee – Councilmember Clark. Monthly reports rendered.

Managed Parking – Stantec is summarizing the data which will be used when developing the managed parking plan.

Unmanned Aircraft System (Drones) – This issue will be removed from the Committee agenda; however, developments with this topic will be monitored.

Don't Drill Lowcountry – Councilmember Clark reported that although it is not an agenda item, he wanted to mention the excellent meeting that five Sullivan's Island residents (Sarah Church, Sydney Cook, Cecile Fletcher, Rita Langley, and Alice Morrissey) coordinated to present information on offshore drilling to 350 people.

Motion was made by Councilmember Church, seconded by Councilmember Smith, to go into Executive Session at 7:55 p.m., carried unanimously.

Motion was made by Councilmember Howard, seconded by Councilmember Smith, to come out of Executive Session at 8:26 p.m., carried unanimously. Mayor O'Neil noted that no votes or action were taken during Executive Session.

Motion was made by Councilmember Clark, seconded by Councilmember Middaugh, to adjourn at 8:30 p.m., carried unanimously.

Respectfully submitted,



Ellen Miller