

June 15, 2021

The regular meeting of Town Council was held on the above date at approximately 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  
Greg Hammond, Councilmember (Via Zoom)  
Scott Millimet, Council-Elect  
Justin Novak, Council-Elect  
Bachman Smith, IV, Councilmember  
Kaye Smith, Councilmember  
Gary Visser, Council-Elect

Mayor O'Neil called the meeting to order at 6:00 p.m. and stated the press and public had been notified in accordance with State Law. There were approximately thirty (30) members of the public present and two (2) members of the media present. Mayor O'Neil led the Pledge of Allegiance, followed by the invocation by Rev. Dr. Vance Polley, Pastor, Sunrise Presbyterian Church.

I. 1. Oath of Office- Patrick M. O'Neil, Scott Millimet, Justin Novak and Gary Visser. Town Attorney Larry Dodds administered the Oath of Office to Mayor Patrick M. O'Neil. Mayor O'Neil administered the Oath of Office to Councilmembers Scott Millimet, Justin Novak and Gary Visser.

2. Resolution of Appreciation for Sarah Church:

**Motion was made by Councilmember Scott Millimet, seconded by Councilmember Bachman Smith, IV, to approve a Resolution of Appreciation for Sarah Church. Motion passed unanimously.**

Sarah Church received a standing ovation.

3. Resolution of Appreciation for Chauncey Clark:

**Motion was made by Councilmember Gary Visser, seconded by Councilmember Bachman Smith, IV, to approve a Resolution of Appreciation for Chauncey Clark. Motion passed unanimously.**

Chauncey Clark received a standing ovation.

4. Resolution of Appreciation for Tim Reese:

**Motion was made by Councilmember Bachman Smith, IV, seconded by Councilmember Kaye Smith, to approve a Resolution of Appreciation for Tim Reese.**

**Motion passed unanimously.**

Tim Reese was absent from this meeting. The Town will present the Resolution to him at a later date.

II. Discussion and Assignment of Mayor Pro-Tempore:

**Motion was made by Councilmember Justin Novak, seconded by Councilmember Scott Millimet, to nominate Bachman Smith, IV as Mayor Pro-Tempore.**

**Motion passed by a vote of 6-0-1, with Bachman Smith, IV abstaining.**

III. Discussion and Assignment of Council Committee Positions:

**Motion was made by Mayor Pro-Tem Bachman Smith, seconded by Councilmember Gary Visser to approve the following assignment of Council Committee Positions:**

**Finance- Scott Millimet, Chair; Patrick M. O'Neil, Vice-Chair; and all members of Council.**

**Public Facilities- Greg Hammond, Chair; Justin Novak and Gary Visser.**

**Land Use and Natural Resources- Gary Visser, Chair; Patrick M. O'Neil and Scott Millimet.**

**Administration- Justin Novak, Chair; Scott Millimet and Kaye Smith.**

**Water and Sewer- Bachman Smith, IV, Chair; Scott Millimet and Gary Visser.**

**Public Safety- Patrick M. O'Neil, Chair; Bachman Smith, IV, and Kaye Smith.**

**Recreation- Kaye Smith, Chair; Greg Hammond and Justin Novak.**

**Motion passed unanimously.**

IV. **Public Comments:** There were nine (9) public comments:

Norman Khoury, 1728 I'On Avenue- Expressed concern regarding the Maritime Forest.

Larry Kobrovsky, 402 Seabreeze Lane- Welcomed the newly-elected Council Members and expressed concern regarding the Maritime Forest.

Susan Middaugh, 2420 Raven Drive- Congratulated the newly-elected Council Members. She also spoke regarding hiring a Naturalist for the Town.

Cammie Camp, 2672 Middle Street- Expressed appreciation of the Maritime Forest in its current state.

Billy Want, 927 Osceola Avenue- Expressed concern regarding the settlement agreement related to the Maritime Forest.

Sarah Diaz, 1325 Middle Street- Recommends that the Town concentrate on the removal of the invasive species to keep a healthy Maritime Forest.

Howard Holl, 1807 I'On Avenue- Welcomed the newly-elected Council Members. Showed concern for stormwater and how the trees in the Maritime Forest help with flooding.

Karen Byko, 2862 Middle Street- Welcomed the newly-elected Council Members. Expressed concern regarding the Maritime Forest.

Barbara Spell, 1702 Atlantic Avenue- Expressed concern regarding the proposed Public Facilities Zoning District.

#### V. Council Action Items:

1. Approval of Council Minutes –

- May 18, 2021 Special Council Public Hearing Meeting
- May 18, 2021 Regular Council Meeting
- June 9, 2021 Special Council Meeting

**Motion was made by Mayor Pro-Tem Smith, seconded by Councilmember Kaye Smith, to approve the May 18, 2021 Special Council Public Hearing Meeting Minutes, May 18, 2021 Regular Council Meeting Minutes, and June 9, 2021 Special Council Meeting Minutes.**

**Motions passed unanimously.**

2. Discussion and consideration of a motion to approve CM At-Risk contract with Trident Construction for the Fire Station and Storage Building project:

**Motion was made by Mayor Pro-Tem Smith, seconded by Councilmember Kaye Smith, to approve the CM At-Risk contracting method with Trident Construction for the Fire Station and Storage Building project.**

**Motion passed unanimously.**

3. Third Reading and Ratification, Ordinance 2021-07, An Ordinance to Provide for the Issuance and Sale of Not Exceeding One Million Seven Hundred Sixty Thousand Dollars (\$1,760,000) Town of Sullivan's Island, South Carolina, General Obligation Bonds, in One or More Series; to Prescribe the Purposes for Which the Proceeds Shall be Expended; to Provide for the Payment Thereof; and Other Matters Relating Thereto:

**Motion was made by Mayor Pro-Tem Smith, seconded by Councilmember Scott Millimet, to approve Third Reading and Ratification, Ordinance 2021-07, An Ordinance to Provide for the Issuance and Sale of Not Exceeding One Million Seven Hundred Sixty Thousand Dollars (\$1,760,000) Town of Sullivan’s Island, South Carolina, General Obligation Bonds, in One or More Series; to Prescribe the Purposes for Which the Proceeds Shall be Expended; to Provide for the Payment Thereof; and Other Matters Relating Thereto.**

**Motion passed unanimously.**

4. Third Reading and Ratification, Ordinance 2021-08, An Ordinance to Adopt the General Fund Budget for July 1, 2021 through June 30, 2022:

**Motion was made by Councilmember Kaye Smith, seconded by Mayor Pro-Tem Smith, to approve Third Reading and Ratification, Ordinance 2021-08, An Ordinance to Adopt the General Fund Budget for July 1, 2021 through June 30, 2022.**

**Motion passed unanimously.**

5. Third Reading and Ratification, Ordinance 2021-09, An Ordinance to Adopt the Water and Sewer Fund Budget for July 1, 2021 through June 30, 2022:

**Motion was made by Mayor Pro-Tem Smith, seconded by Councilmember Kaye Smith, to approve Third Reading and Ratification, Ordinance 2021-09, An Ordinance to Adopt the Water and Sewer Fund Budget for July 1, 2021 through June 30, 2022.**

**Motion passed unanimously.**

6. Second Reading, Ordinance 2021-10, An Ordinance to Amend Zoning Regulations Regarding Short-Term Auto Parking Lots, Zoning Ordinance Section §21-50 B. (3): Consideration of Establishing Short-Term Auto Parking Lots as Conditional Uses with Associated Text Changes:

**Motion was made by Mayor Pro-Tem Smith, seconded by Councilmember Kaye Smith, to approve Second Reading, Ordinance 2021-10, An Ordinance to Amend Zoning Regulations Regarding Short-Term Auto Parking Lots, Zoning Ordinance Section §21-50 B. (3): Consideration of Establishing Short-Term Auto Parking Lots as Conditional Uses with Associated Text Changes.**

**Motion passed by a vote of 6-1, with Councilmember Justin Novak opposing.**

7. Second Reading, Ordinance 2021-11, An Ordinance to Amend Zoning Regulations Regarding Driveways in the Single-Family Residential District (RS), Zoning Ordinance Section §21-15: Permitting Second Driveways with Certain Conditions Met:

**Motion was made by Mayor Pro-Tem Smith, seconded by Councilmember Kaye Smith, to approve Second Reading, Ordinance 2021-11, An Ordinance to Amend Zoning Regulations Regarding Driveways in the Single-Family Residential District**

**(RS), Zoning Ordinance Section §21-15: Permitting Second Driveways with Certain Conditions Met.**

**Motion passed by a vote of 6-1, with Councilmember Scott Millimet opposing.**

8. (Deferred for further study by Council) Ordinance 2021-13, Ordinance to Amend Chapter 21 (Zoning Ordinance) of the Sullivan's Island Code of Ordinance by adding thereto a new Article 6 (PF-Public Facilities District), and to Rezone Nine Properties Governmentally owned and operated properties on the Official Zoning Map:

**Motion was made by Councilmember Gary Visser, seconded by Councilmember Scott Millimet, to refer this item to the Land Use and Natural Resource Committee. Motion passed 6-1, with Councilmember Kaye Smith opposing.**

9. A Resolution to Increase Water and Sewer Fees for FY22:

**Motion was made by Councilmember Gary Visser, seconded by Mayor Pro-Tem Smith to approve a Resolution to Increase Water and Sewer Fees for FY22.**

**Motion passed unanimously.**

10. Mayor O'Neil proclaimed June 28, 2021 as Carolina Day in the Town of Sullivan's Island.

**VI. Reports and Communication:**

1. **Mayor's Report-** Mayor O'Neil spoke regarding the General Assembly Budget and stated he would keep Council up to date on this item.

**2. Administrator's Report**

**I. General Correspondence**

- Kathy Heller, 2320 I'On Avenue, request to modify the Zoning Ordinance as it pertains to historic structures.
- Susan King, Principal at Sullivan's Island elementary school, note of appreciation for Fire and Police Departments for assistance to the school on Sandcastle Day.
- Gia McBride, not of appreciation for the Fire Department response to a 9-1-1 call for assistance.

**II. Construction**

Fire Station- Final construction drawings and pricing have been completed. Engineering indicates that construction at WWTP and Fire Station have no adverse impact on stormwater upstream of the projects. Awaiting approval from Charleston County and DHEC.

Preconstruction project schedule update:

- 6-8-21 2:00 p.m., Trident Construction will present final pricing to the Construction Team at an in-person meeting at Town Hall.
- 6-9-21 10:00 a.m., Trident to present final pricing to Council in Executive Session at a Special Meeting of Council at Town Hall.
- 6-15-21 Council approval of Trident Contract with guaranteed maximum price.

Station 18 Street Stormwater Project- Temporary construction easement and permanent force main easement has been rejected by property owners at 1807 I'On Avenue. Thomas and Hutton to consider alternatives.

Accreted Land Mediated Settlement Work Plan- Staff has completed plan language and submitted the same to the regulatory agencies. US Army Corps of Engineers has indicated no permit is required for work under the plan. The Town awaits comment from DEHC/OCRM.

Charleston Water System and Mount Pleasant Waterworks AIWW Waterline Project – The contractor completed the pipe pull toward Sullivan's Island on Tuesday, May 25, 2021. Middle Street construction for the tie in to the main is expected to require two (2) days beginning on Tuesday, June 8, 2021 with the actual tie in on Wednesday, June 9, 2021. No interruption of service is expected for Sullivan's Island or Isle of Palms.

Charleston County Urban Greenbelt application FY Winter 2021 – The Charleston County Greenbelt Advisory board has approved the Town boardwalk at Station 27 Street. The project will be reviewed by the County Council Finance Committee on Thursday, June 3, 2021 and if approved we will move forward to the full County Council for consideration on Tuesday, June 8, 2021.

### III. General

American Rescue Plan Act of 2021- The Department of Treasury interim Final Rule for the Act indicate the revised disbursement for the Town is now \$957,851.78.

Resident Boat Trailer Parking – Moving toward commencement of the Fire Station construction project, it will be necessary to consider relocation of the boat trailers that are parked at Town Hall. Council previously indicated parking at Battery Logan.

Estimate by Gulf Stream Construction in the amount of \$37,879.58 to improve a portion of the field is included.

Resolution to recognize success of Sandpiper Galleries – Julie Cook and Sandpiper Galleries will celebrate 20 Years of business on Sullivan's Island. Several residents have suggested a resolution to recognize that success.

Carolina Day Activities – the Battery Gadsden Cultural Center is requesting to coordinate various activities around Town Hall on the morning of June 26, 2021 to commemorate Carolina Day.

Battery Thompson and Logan Maintenance – Two bids were received for the proposed scope of work to paint Battery Thompson and install safety fencing on both locations. Work at Battery Thompson will commence on Monday, June 7, 2021.

Boards and Commission- Several terms will expire in September 2021

- Planning Commission- 1 seat to be filled due to resignation
- Board of Zoning Appeals- 5 seats with expiring terms
- Design Review Board- 2 seats with expiring terms
- Tree Commission- 2 seats with expiring terms
- Election Commission- 1 seat to be filled due to resignation

**3. Attorney's Report-** No items to report.

**4. Boards and Commissions Reports-** No items to report.

#### **IV. Committee Reports:**

**Finance Committee** – Councilmember Scott Millimet, Chair. Monthly report rendered.

Comptroller Jason Blanton presented the May financial report.

**Public Facilities Committee** – Councilmember Greg Hammond, Chair. Monthly report rendered.

**Land Use and Natural Resources Committee** – Councilmember Gary Visser, Chair. Monthly report rendered.

**Administration Committee** – Councilmember Justin Novak, Chair. Monthly report rendered.

Hybrid format- The Town is considering options for offering a hybrid format for future Town meetings.

**Water and Sewer Committee** – Mayor Pro-Tem Bachman Smith IV, Chair. Monthly reports rendered.

Project Updates- Mayor Pro-Tem Bachman Smith, IV gave project updates for the CWS project, Lift Station project and the WWTP project.

Committee Meeting – The next Water & Sewer Committee Meeting will be June 17, 2021 at 8:45 a.m. at Town Hall.

**Public Safety Committee** – Mayor O'Neil, Chair. Monthly reports rendered.

**Recreation Committee** – Councilmember Kaye Smith, Chair.

Independence Day- The Town is happy to announce the return of the Independence Day festivities. The golf cart and bike parade is scheduled for Saturday, July 3, 2021. Line up begins at 9:00 a.m. at Sunrise Presbyterian Church and will end at Sullivan’s Island Elementary School. Ribbons will be awarded for best golf carts as well as bike displays.

At the end of the parade there will be Kona Ice, Delights Deserts and Duck Doughnuts. Come join the fun and celebrate as a community.

Mound update- Councilmember Kaye Smith stated that the Town is in the process of seeding and fencing off the mound to keep it from being disturbed while the grass is being established.

Councilmember Kaye Smith also discussed fixing minor repairs in the tot-lot and resurfacing the tennis and basketball courts.

**V. Adjournment**

**Motion was made by Mayor Pro-Tem Smith, seconded by Councilmember Kaye Smith, to adjourn the Meeting at 7:29 p.m.**

**Motion passed unanimously.**

Respectfully submitted,



Courtney Sottile