



Town of Sullivan's Island, South Carolina
Town Council
Meeting Minutes
Tuesday, September 21, 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
Bachman Smith, IV, Mayor Pro-Tem
Greg Hammond, Councilmember
Scott Millimet, Councilmember
Justin Novak, Councilmember
Kaye Smith, Councilmember
Gary Visser, Councilmember

Staff members present were Andy Benke, Fire Chief Anthony Stith, Amanda Hawver, Officer Glenn Meadows, John Linton, Jason Blanton, Police Chief Chris Griffin, Larry Dodds and Joe Henderson and Bridget Welch.

Mayor O'Neil called the meeting to order at 6:01 p.m. and stated the press and public had been notified in accordance with State Law. There were approximately fifty (50) members of the public present and two (2) members of the media present. Mayor O'Neil led the Pledge of Allegiance, followed by a moment of silence for prayer or reflection.

1. Oath of Office – Officer Glenn Meadows, Sullivan's Island Police Department

Mayor O'Neil performed the swearing in of Officer Meadows for the Sullivan's Island Police Department. Chief Griffin provided a short introduction and welcome for Officer Meadows.

2. Presentation-Resolution to Julie Cooke, Sandpiper Galleries

Resolution applauding the entrepreneurial spirit of Julie Cooke and applauding the success of Sandpiper Galleries.

Motion made by Pro-Tem Bachman Smith, seconded by Councilmember Millimet, to approve the Resolution, carried unanimously.

Motion made by Councilmember Millimet, seconded by Councilmember Visser, to move agenda item V. 13 to follow the Executive Session, carried unanimously.

3. Presentation-Dominion Energy presentation – conversion to LED Street Lights

Presentation given by Dominion Energy representative, focused on three items to review.

- a. Rate 17 Overhead Fixture Conversion: Representative explained Dominion could convert the old HID (High Intensity Discharge) bulbs to LED lights. The current lights can be four different hues, orange, white, blue, or green; while updated LED lights will all be white. Changing to LED lights comes with some incentives for eligible lights, such as ones on roadways; decorative fixtures are not eligible. Dominion is offering an incentive to change out the bulbs by reducing the price by about \$500 for five years, making the bill about \$44 less than it is currently. Councilmember Millimet asked when the incentive will take place, which will be when the lights are installed. Councilmember Hammond asked about the keeping lights from shining directly into homes. The new LED lights can bend the light towards the road and are able to shield for residential areas. They can be turned off or dimmed during the turtle season.
- b. Decorative Fixture Conversion: The current decorative fixtures on the island are Acorn and Traditional styles and are also able to be changed into LED lights. There are various options for styles and prices.
- c. Turtle Friendly Lights: There are turtle friendly lights that are rated by wavelength (590 nm), rather than temperature, which reduces the chances of turtle hatchlings going towards the light rather than the moon. These lights also have shields that direct the lights straight down. It is possible to get a portion of these lights funded by a Grant.

4. Public Comments

The following people spoke in favor of having an independent lawyer or law firm review the Bluestein settlement concerning the accredited land:

- Leslie Lenhart, from South Carolina Environmental Law, 510 Live Oak Drive Mt Pleasant
- Emily Cedzo, Coastal Conservation League, 131 Spring Street Charleston
- Penn Hagood, 2424 Raven Drive
- Karen Byko, 2862 Middle Street
- Susan Middaugh, 2420 Raven Drive
- Cindy Ewing, 2514 I'On Avenue

- Mark Howard, 1820 Central Avenue
- Dan Krosse, 2424 Myrtle Avenue
- Grace Reed, 1904 Flag Street
- Julia Khoury, 1728 I'On Street
- Greg Atkins, 2825 Marshall Boulevard
- Billy Want, 927 Osceola Avenue

5. Council Action Items -

- a. Approval of the August 17, 2021 Regular Council Meeting Minutes
Motion made by Mayor Pro-Tem Bachman Smith, seconded by Councilmember Kaye Smith, passed unanimously.
- b. Second Reading, Ordinance 2021-13, An Ordinance to Amend Chapter 3 of the Ordinances for the Town of Sullivan's Island by adding § 3-10.
Motion made by Councilmember Hammond, seconded by Mayor Pro-Tem Bachman Smith, passed unanimously.
- c. First Reading, by Title only, Ordinance 2021-17, An Ordinance to Amend Zoning Regulations Regarding Short-Term Auto Parking Lots, Zoning Ordinance Section §21-50 C. (4): Consideration of Text Changes to Short-Term Auto Parking Lots as Special Exceptions within the CC (Community Commercial) District.

Joe Henderson explained the Planning Commission held public hearing on April 14, 2021 and recommended approval unanimously. The text amendment was initiated with the previous Council and the current Council made numerous changes. One included taking it from a staff level approval and making this a special exception by way of the Design Review Board and the Board of Zoning Approvals. It also mandated the area be a general use parking lot, making it available to anyone, rather than it be restricted to commercial district patrons only.

Councilmember Millimet has concerns about how money will be taken for use of the lot. He feels parking meters do not fit the aesthetic of the Island, and an attendant would create more traffic issues. Mr. Henderson clarified that payment would be done after parking. He also mentioned the Board of Zoning Appeals does not decide how revenue would be generated on the lot, but questions can be directed to the owner of the property.

Motion made by Councilmember Visser, seconded by Councilmember Hammond, passed with 6 in favor, 1 against from Councilmember Millimet.

- d. Resolution to Authorize Representatives for American Rescue Plan Act of 2021

Motion made by Councilmember Hammond, seconded by Councilmember Kaye Smith, passed unanimously.

- e. Approval of the July 8, 2021 Administration Committee Minutes (Committee Members only).

Motion made by Councilmember Kaye Smith, seconded by Councilmember Novak, passed unanimously.

- f. Approval of the February 26, 2021 and July 19, 2021 Public Safety Committee Minutes (Committee Members only).

Motion made by Mayor Pro-Tem Smith, seconded by Councilmember Kaye Smith to defer item six for the approval of the February 26, 2021 and July 19, 2021 Public Safety Committee Minutes since that Committee just received the minutes at the start of this meeting, passed unanimously.

- g. Approval of the August 23, 2021 Land Use and Natural Resources Committee Minutes (Committee Members only).

Motion made by Councilmember Visser, seconded by Councilmember Millimet to defer approval of the August 23, 2021 Land Use and Natural Resources Committee Minutes, passed unanimously.

- h. Approval of the Allocation of funds from the American Rescue Plan to study and improve the Stormwater Collection System at Station 28 ½ and Brownell to the Stormwater Outfall.

Mayor Pro-Tem Smith feels it is premature to only use the funds to fix Station 28½ and Brownell, before having a stormwater study done on the entire Island.

Councilmember Hammond mentioned that projects that had already been identified as problem areas had already been approved for repair. Mr. Benke stated that area, as well as Station 18 had been identified by previous Council as an area that stormwater flooded resident homes. He also mentioned this area has a decent outfall available and the Town will also receive assistance from DOT to participate in its repair. The Island-wide study is still under review for approval for a BRIC grant.

Motion made by Councilmember Millimet, seconded by Councilmember Visser, passed unanimously.

- i. Approval of date for Christmas Festivities 2021.

Did not require vote, already set for December 3, 2021.

- j. Approval of Comprehensive Drainage Plan for Stith Park, request for proposal asking engineering firms to review and offer solutions to drainage issues at the southern elevation of Battery Capron and Butler.

Motion made by Councilmember Kaye Smith, seconded by Councilmember Hammond, passed unanimously.

- k. Approval of Pickle Ball Courts, request for proposal asking engineering firms to prepare construction documents for two pickle courts at Middle and Citadel Streets. **Motion to amend the motion to remove the word “two” in front made by Councilmember Mayor Pro-Tem Smith, seconded by Councilmember Hammond passed unanimously.**

Motion made by Councilmember Kaye Smith, seconded by Councilmember Novak to approval of Pickle Ball Courts, request for proposal asking engineering firms to prepare construction documents for pickle courts at Middle and Citadel Streets, passed unanimously.

- l. Approval of Stith Park Playground Improvement, request for proposal for design, purchase, and installation of new equipment in the children’s area in Stith Park. **Motion to amend add “and landscaping” to the motion by Councilmember Hammond, seconded by Councilmember Novak, passed unanimously.**
Motion made for approval of Stith Park Playground Improvement, request for proposal for design, purchase, installation, and landscaping of new equipment in the children’s area in Stith Park by Councilmember Kaye Smith, seconded by Councilmember Novak, passed unanimously.

- m. Approval of appointments for Boards and Commissions.
Deferred by earlier motion

6. Reports and Communication

a. Mayor’s Report:

Mayor O’Neil thanked the staff of Town Hall on their hard work during the summer season. He also mentioned there are charities available on the website to donate Hurricane Ida relief funds towards.

b. Administrator’s Report:

- i. A group of residents have requested Council to look at the mediated settlement.
- ii. A resident emailed in to give praise to Stephen Poole for paying special attention to vegetation when doing maintenance work at the Station 25 boardwalk.
- iii. Construction has continued into week 13 for the new Fire Station and Storage Facilities.
- iv. No word from DHEC on the accredited land requirements and questions.

- v. There is a slight decrease in confirmed COVID-19 cases in Charleston County. No Town employees have tested positive. A vaccination requirement is being considered for all employees.
 - vi. Reminder that it is hurricane season, and it is the 32nd anniversary of Hurricane Hugo.
- c. **Attorney's Report-** No items to report.
- d. **Boards and Commissions Reports-** No items to report

7. Committee Reports – Discussion Items:

- a. Finance Committee-Chair Millimet stated they will focus on what will be done with the remaining funds, with an engineering study as one option.
- b. Public Facilities-nothing to report
- c. Land Use and Natural Resources-nothing to report
- d. Administration-next meeting will be Tuesday, October 5 at 8:30am.
- e. Water and Sewer Committee-Chair Smith reported gear boxes have come in, with installation yet to be scheduled. The rocks on the field by the old water plant will be removed and the area will be re-seeded. On September 29 between 9am-3pm CWS will be testing the water pressure, reducing water pressure on the Island from 80 psi to 50 psi.
- f. Public Safety Committee-Mayor O'Neil reported electronic signs are up indicating that electric vehicles, including bicycles are not permitted on the beach. Mr. Benke reported DOT has requested more information before installing turtle delineators (epoxy raised median) on the roadways. Nothing to report from the Fire and Police Chief.
- g. Recreation Committee-Chair Kaye Smith reported The Island Club is looking for a loan from the Town to help pay an \$800 freon bill until they can get reimbursement. Suggestions to offer help in other ways will be discussed at another time, as a loan is not feasible.

8. Executive Session

Motion made by Mayor Pro-Tem Bachman Smith, Seconded by Councilmember Hammond, to go into Executive Session at 7:38 p.m. to the following items, passed unanimously.

- 1. Legal Advice- Review and discussion of 2016-CP-10-5578 Sullivan's Island v Michael Murray by Attorney Linton**
- 2. Legal Advice- Review and discussion of 2021-CP-10-04120 2850 Jasper Boulevard LLC v SI by Attorney Dodds**
- 3. Legal Advice- Review and discussion of Water Purchase Agreement with Charleston Water System by Attorney Dodds**

4. Personnel- Review and discussion of applications submitted for Boards and Commission terms expiring September 2021

Motion made by Mayor Pro-Tem Bachman Smith, seconded by Councilmember Millimet, to come out of Executive Session at 9:01 p.m., passed unanimously.

Mayor O'Neil stated that no votes or actions were taken while in Executive Session.

Motion made by Mayor Pro-Tem Bachman Smith, seconded by Councilmember Hammond to elect Mark Howard to fill the one seat on Planning Commission, passed with 6 in favor, 1 against from Councilmember Visser.

Motion made by Mayor Pro-Tem Bachman Smith, seconded by Councilmember Millimet to add Derek Wade and Mark Miller to the Tree Commission, passed unanimously.

Motion made by Mayor Pro-Tem Bachman Smith, seconded by Councilmember Hammond to appoint Jody Latham, Elizabeth Tezza, Jackie Edgerton, James Elliot, and Jeremy Graves to the Board of Zoning appeals, passed with 6 in favor, and Councilmember Millimet abstaining.

Motion made by Mayor Pro-Tem Bachman Smith, seconded by Councilmember Millimet to seat Beverly Bohan and Babak Bryan on the Design Review Board, passed with 5 in favor, and 2 against from Councilmembers Kaye Smith and Councilmember Hammond.

Motion made by Mayor Pro-Tem Bachman Smith, seconded by Councilmember Novak to appoint Brian Collins to the Election Commission, passed unanimously.

9. Adjournment

Motion made by Mayor Pro-Tem Bachman Smith, seconded by Councilmember Millimet, to adjourn the Meeting at 9:04 pm, passed unanimously.

Respectfully submitted,



Bridget Welch/Jacquelyn Gypin