



Town of Sullivan's Island, South Carolina
Town Council Meeting Minutes
Tuesday, September 17, 2024, 6:00 p.m.

The regular meeting of the 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
Justin Novak, Mayor Pro-Tem
Ned Higgins, Councilmember
Carl Hubbard, Councilmember
Jody Latham, Councilmember
Scott Millimet, Councilmember
Gary Visser, Councilmember

Staff members present were Town Attorney Larry Dodds, Charles Drayton, Greg Gress, Amanda Hawver, Town Administrator Joe Henderson, Rebecca Fanning, Police Chief Glenn Meadows, Bridget Welch, and Max Wurthmann.

Mayor Patrick M. 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 twenty-five (25) members of the public present and one (1) member of the media present. Mayor O'Neil led the Pledge of Allegiance followed by a moment of silence for prayer or reflection.

I. Oath of Office: Code Enforcement - Nehemiah Clarke

Mayor O'Neil introduced Code Enforcement Officer Nehemiah Clarke, who was sworn in by Mayor O'Neil. He received a standing ovation.

II. Presentations:

1. HALO Productions at Battery Gadsden, Leah Edwards

Ms. Edwards introduced herself and gave background on HALO, a 501 C(3) nonprofit arts organization, which has started a residency with Battery Gadsden Cultural Center. She stated they are fully compliant with the lease terms that Battery Gadsden has with the Town, as well as committed to being ADA compliant. She gave more background on the people that perform and work for the company, saying many are local to Charleston. She stated they will work with the Battery Gadsden Board, the Town, and residents to create an environment that works well for everyone while they are in residence. She went over the last production they had at the Battery two years ago, "Into the Woods." Their next events include a yard concert on September 21 and a volunteer clean up party all day at Battery Gadsden on October 6. Their first production in residence will be "The

Medium” on October 24 and 26. They also hope to have concerts and another large stage production next March. She then took questions from Council, mentioning HALO stands for Holy City Arts & Lyric Opera.

2. Coastal Science and Engineering – Update on USACE sand reuse project and Town sand re-handling project Bid selection.

Steve Traynum from Coast Science and Engineering gave an update on the progress of the dredging project happening at Breach Inlet. He stated there are pipes on the beach, but they have not begun pumping yet. Property owners in the area were notified of the project and will likely last 6-8 weeks.

3. New South Associates – Historic Resources Survey (Open House 5-6 p.m.)

Katie Quinn from New South Associates held an Open House just before the Council meeting, starting at 5:00 p.m. They had a PowerPoint presentation giving background on their company, the historic survey they have been working on for the Town, and recommendations for the National Registry NRHP. This project is funded by a grant the Town received in 2022 from the National Park Service. Their survey focused on things in the Town that were built over forty years ago, including building, objects, sites, and structures. The survey is used to update and draft historic preservation guidelines for the Town. Summer Ciomek then presented the data they gathered and provided a few photos of resources. She noted 110 resources have been demolished since the last history survey in 1987. They are recommending 21 properties as eligible for the national historic registry, 135 as Traditional Island Resources, and 159 as Sullivan’s Island Landmarks. They also assessed districts and structures already on the registry. They will be available to talk to and also have different resources available to look at and then took questions from Council. Council noted this is the first of many meetings that will take place regarding this Historic Resources Survey. They also clarified these are only recommendations and will only be regarded as information at this point, no actions will be taken by Council any time soon, nor does an address appearing on the list mean it is designated in any way.

III. Format: Public Comments

- Melanie Burkhold, 1660 Atlantic Ave– agrees Stith Park needs to be renovated but is unhappy with the large structures in some of the conceptual plans and feels they are a liability.
- Tim Reese, 305 Station 20 – is concerned about adding a category for the National Historic Registry. He would like the 114 homes on the list to be kept informed.
- Barbara Spell, 1702 Atlantic Ave – Is opposed to any plans involving a pool for Stith Park and some of the larger structures in the conceptual plans, believing they are a liability, a safety issue, and add unnecessary costs. She also feels they do not fit the character of the Island and also does not want another Open House.

IV. Council Action Items:

- A. Approval of the July 31, 2024 Special Council Meeting Minutes – Nature Trail

Motion was made by Councilmember Visser, seconded by Mayor Pro-Tem Novak, to approve the July 31, 2024, Special Council Meeting Minutes – Nature Trail, passed unanimously.

Approval of the August 20, 2024, Regular Council Meeting Minutes

Motion was made by Councilmember Visser, seconded by Mayor Pro-Tem Novak, to approve the August 20, 2024, Regular Council Meeting Minutes, passed unanimously.

Approval of the September 9, 2024 Special Council Meeting Minutes – Case 2024 -CP-10-03789

Motion was made by Councilmember Visser, seconded by Mayor Pro-Tem Novak, to approve the September 9, 2024, Special Council Meeting Minutes – Case 2024-CP-10-03789, passed unanimously.

- B. Second Reading, Ordinance 2024-07, An Ordinance to Amend the Water and Sewer Fund Budget FY2025 For July 1, 2024 through June 30, 2025

Motion was made by Mayor Pro-Tem Novak, seconded by Councilmember Visser, to approve the Second Reading, Ordinance 2024-07, An Ordinance to Amend the Water and Sewer Fund Budget FY2025 For July 1, 2024 through June 30, 2025, passed unanimously.

Water and Sewer Committee Chair Novak outlined the budget provided in the meeting packet, which changed due to the 40-year contract with CWS being confirmed, adding an additional 100,000-gallon capacity per day over the next 40 years.

- C. Second Reading, Ordinance 2024-08, An Ordinance to Amend the Zoning Ordinance Section 21-7, Impact on Pending Construction

Motion was made by Councilmember Hubbard, seconded by Councilmember Latham, to approve Second Reading, Ordinance 2024-08, An Ordinance to Amend the Zoning Ordinance Section 21-7, Impact on Pending Construction passed unanimously.

Town Administrator Joe Henderson reviewed the purpose of the amendment, which is to remove outdated language that is no longer relevant.

- D. Consideration to accept FEMA 4492 Grant Award of \$300,000 for rebuilding stormwater outfalls at Station 18 ½ and Station 25 with associated infrastructure. \$225,000 Federal, \$75,000 local share (25%)

Motion was made by Councilmember Millimet, seconded by Councilmember Hubbard, to accept FEMA 4492 Grant Award of \$300,000 for rebuilding stormwater outfalls at Station 18 ½ and Station 25 with associated infrastructure. \$225,000 Federal, \$75,000 local share (25%), passed unanimously.

Mr. Henderson stated this grant is for the first phase of the project. He said the expected kick-off is Friday, September 27, 2024.

- E. Consideration of the Town's Dune Restoration Project, and Coastal Science & Engineering's recommendation to select Robert Collins Company's bid for excavation, transfer, and placement of 76,000 cy, for their bid price of \$8.50 per cy, or total of \$646,000.

Motion was made by Councilmember Latham, seconded by Mayor Pro-Tem Novak, to approve Robert Collins Company's bid for excavation, transfer, and placement of 76,000 cy, for their bid price of \$8.50 per cy, or total of \$646,000, passed unanimously.

Mr. Traynum stated trucking in sand for beach renourishment typically costs between \$40-\$50 per cubic yard. He also answered a few more questions from Council regarding the project.

- F. Consideration of final contract change orders from Blutide Marine for boardwalk reconstruction projects at Station 21, 22 ½, and 26 ½ enclosed for review and approval

Motion was made by Councilmember Millimet, seconded by Councilmember Higgins to approve final contract change orders from Blutide Marine for boardwalk reconstruction projects at Station 21, 22 ½, and 26 ½, passed unanimously.

Mr. Henderson stated the final change orders amount to \$64, 000 for Station 21, \$153,000 for Station 22 ½, and \$54,000 for Station 26 ½. These payments will finalize the projects.

- G. Consideration of stormwater outfall plans for Station 9 ½ and Osceola Avenue project with material storage site at Station 16 for ongoing stormwater projects.

Motion was made by Councilmember Hubbard, seconded by Mayor Pro-Tem Novak to approve stormwater outfall plans for Station 9 ½ and Osceola Avenue project with material storage site at Station 16, passed unanimously.

Mr. Henderson stated the Town is waiting on permits from DHEC and the Army Corps and this motion will approve the plans to begin once permits are issued. Council would also approve a lay down area for a place to store raw materials and other materials during construction. He also took questions from Council.

- H. Consideration of Special Event Permit for HALO's Production at Battery Gadsden Cultural Center

Motion was made by Councilmember Millimet, seconded by Councilmember Latham to approve Special Event Permit for HALO's Production at Battery Gadsden Cultural Center, passed unanimously.

The productions will be held on October 24th and 26th, starting at 7:00 p.m. – 11:00 p.m.

- I. Consideration of Charleston Water System Advisory Committee

Motion was made by Mayor Pro-Tem Novak, seconded by Councilmember Latham to approve Mayor Pat O'Neil, Town Administrator Joe Henderson, Manager of Water & Sewer Department Greg Gress, and Chair of the Water & Sewer Committee Justin Novak and the Town's Comptroller as members of the Charleston Water System Advisory Committee, passed unanimously.

Mr. Novak explained the purpose of the Committee was to stay active in carrying out the terms of the contract with CWS.

V. Reports and Communication:

- A. Mayor's Report: Mayor O'Neil thank Assistant Fire Chief Mandy Hawver for participating in the 9/11 walk on the Ravenel Bridge. He also thanked Mandy, Bridget Welch, and Pam Otto for participating in the Heros Run/Walk on Daniel Island on September 14, 2024.
- B. Correspondence since the September 9, 2024 Council Workshop:
- Letter from concerned citizen - regarding trapping of coyotes
 - Debrah Lofton, 1510 Thompson Ave – Opposed to pool in Stith Park
 - Laurie Arthur, 2850 Middle St – Opposed to pool in Stith Park
 - Ernest & Patricia Jones, 1315 Thompson Ave – Opposed to pool in Stith Park
 - Rochelle Rutledge, 1764 Atlantic Ave – Opposed to pool in Stith Park
 - Jane Cooper, 2805 Atlantic Ave – Opposed to pool in Stith Park
 - Bill & Linda Swayne, 1725 Atlantic Ave – Opposed to pool in Stith Park
 - Tuffy Atkins, 2825 Marshall Blvd - Opposed to pool in Stith Park
 - Catherine & Clay Boardman, 1709 Atlantic Ave - Opposed to pool in Stith Park
 - Cindy Garland, 2 Citadel St – Opposed to pool in Stith Park
 - Amy & Michael Cox, 1807 Atlantic Ave – Opposed to pool in Stith Park
 - Gig Palmer, 3025 Jasper Blvd – Opposed to pool in Stith Park
 - Nat Robb, 2209 Atlantic Ave – Opposed to pool in Stith Park
 - David Geer, 2702 Goldbug Ave – Opposed to pool in Stith Park
 - Carol & Bill Killough, 1813 Back St – Opposed to pool in Stith Park
 - Cintra Sedalik, 1424 Poe Ave – Opposed to pool in Stith Park
 - Rebecca & Philip Ufkes, 3024 Jasper Blvd – Opposed to pool in Stith Park
 - Melanie Burkhold, 1660 Atlantic Ave – Opposed to pool in Stith Park
 - Barbara Spell, 1702 Atlantic Ave – Opposed to pool in Stith Park
 - Wendy French, 1765 Atlantic Ave – Opposed to pool in Stith Park
 - Kathy & Bob Heller, 2320 I'On Ave – Opposed to pool in Stith Park & Suggested Park ideas
 - Barbara Claypoole, 2102 Pettigrew St – Opposed to pool in Stith Park & Suggested Park ideas
 - Alfred Nelson, 1608 Poe Ave – Concerned with Nature Trail Project
- C. Administrator's Report
- a. Construction Projects & Planning Initiatives Update:
 - The RFP process for the Old Bridge Restoration project will be closed Friday, September 20, 2024. Bid proposals will be presented on October 15, 2024.
 - There will be an Open House for the Stormwater Master Plan and SCIIP Grant on October 15, 2024 prior to the Regular Town Council Meeting.
 - A list of ongoing projects and grants is provided in the packet and will be available to the public.
 - b. The Town has started offering an Employee Assistance Program (EAP) for Town Employees beginning September 1, 2024.

- c. Personnel anniversaries:
 - Dan Harbaugh, 10 years – Fire Department
 - Mark McGougan, 1 year – Police Department
- d. Projects
 - Three historical signs were installed, two at Officer’s Row and one at Thompson Park
 - The Town is working with Dominion to create an RFP for the Island-wide Engineering Study
 - SC DOT is repairing sink holes at Station 28 ½, between Brooks Street and Jasper Boulevard.

D. Attorney’s Report: Nothing to Report

E. Boards and Commissions Report:

- a. Planning and Commission – Mr. Drayton stated the Commission approved the recommendation of the Comprehensive Plan, which will be presented to Council in the September Regular Council Meeting.
- b. Board of Zoning Appeals – Nothing to Report
- c. Design Review Board – Nothing to Report
- d. Tree Commission –Nothing to Report

VI. Committee Reports – Discussion Items:

- A. Finance Committee –Chair Millimet showed a report of Capital Projects and Grant money availability. Mr. Henderson reviewed the report, highlighting the projects staff recommends prioritizing. Mr. Novak clarified ARPA funds are funds given to the Town from the Federal government as part of the American Recovery Act. This money will go towards projects that were already in Progress prior. Mr. Henderson stated an action item will be placed on the next agenda if needed.
- B. Public Facilities Committee – Chair Hubbard recommended people go look at the new historical signs that were installed. Rebecca Fanning will be letting nearby residents know about the Battery Logan project that is set to begin soon. He also stated they are working on dates to begin with the sub-committee to make decisions about the Old Town Hall.
- C. Land Use & Natural Resources Committee – Nothing to Report
- D. Administration Committee – Nothing to Report
- E. Water & Sewer Committee – The next Water & Sewer Committee meeting will be Thursday, September 26, 2024 at 8:45 a.m.
- F. Public Safety Committee –Assistant Fire Chief Hawver reported they received the South Carolina Forestry Commission Grant for a highwater vehicle. If the vehicle is acceptable, it will be paid for with a check from the Volunteers for \$2,250. The final inspection will be done in Florida for the new Engine 1. Police Chief Meadows reported there was a serious motorcycle crash over the weekend and commended Assistant Chief Hawver for her professionalism and quick actions to help save the driver’s life.
- G. Recreation Committee –Nothing to Report.

VII. Adjournment

Motion was made by Mayor Pro-Tem Novak, seconded by Councilmember Latham to adjourn the meeting at 7:45 p.m., passed unanimously.

Respectfully submitted,



Bridget Welch