



**Town of Sullivan's Island, South Carolina
Town Council Meeting Minutes
Tuesday, May 20 2025, 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 O'Neil, Mayor
Justin Novak, Mayor Pro-Tem
Ned Higgins, Councilmember
Carl Hubbard, Councilmember
Scott Millimet, Councilmember
Gary Visser, Councilmember

Councilmember Jody Latham previously notified Council she would not be available for this meeting.

Staff members present were Deputy Police Chief Monty Anders, Jason Blanton, Charles Drayton, Rebecca Fanning, Greg Gress, Amanda Hawver, Town Administrator Joe Henderson, Police Chief Glenn Meadows, Town Lawyer Anthony Stith, Jr., Bridget Welch, and Max Wurthmann. Multiple members of the Police Department were also present.

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 twenty-five (25) members of the public present and no (0) members of the media present. Mayor Pro-Tem Novak led the Pledge of Allegiance followed by a moment of silence for prayer or reflection.

Interview with Deputy Chief of Police Monty Anders

I. Call to order and confirmation of Freedom of Information Act requirements

II. Resolution: First Responders Resolution of Appreciation

Resolution was read aloud by Mayor O'Neil

Motion was made by Mayor Pro-Tem Novak, seconded by Councilmember Higgins, to approve first responders resolution of appreciation, passed unanimously.

Letters of Commendation for Deputy Chief Anders and Sergeant Elias Shaffer were read aloud by Police Chief Glenn Meadows. They both received a standing ovation.

Letters of Commendation for Resource Officer Josh Poole, Officer Michael Mitchum, Officer Carlos Hernandez, and Officer Lisa Lawson were read aloud by Chief Meadows. They all received a standing ovation.

Letters of Commendation for Beach Service Officers Chuck Hill, John Patterson, and Jacob Padgett were read aloud Police Chief Meadows. They all received a standing ovation.

III. Public Hearing:

A. General Fund Budget for July 1, 2025 through June 30, 2026

Comptroller Jason Blanton gave an overview of the General Fund and Capital Budgets for FY2026, presenting a few slides and explaining the process for how they come up with numbers for budgets. He stated both of these budgets were publicly discussed at the March Finance Committee meeting, along with the Water and Sewer Fund Budget. Since March, there have been more public meetings discussing these budgets and they have not changed since the initial presentation.

He stated this is the first year they have done a Capital Budget, as recommended by the auditors. He also presented a power point to explain revenues, taxes, expenditures, etc. He explained in more detail the costs for each department. Finance Committee Chair Scott Millimet stated the State of South Carolina mandated budget increases for pensions and health insurance of Town employees. Mr. Blanton confirmed and stated there were also increases for employee cost-of-living raises and the state retirement system, both of which are also mandated by the State. Mr. Millimet mentioned the Town is not buying any more vehicles, only replacing existing ones that have aged out.

B. Water and Sewer Fund Budget for July 1, 2025 through June 30, 2026

Mayor Pro-Tem and Water & Sewer Committee Chair Justin Novak reviewed the FY 2026 Water & Sewer budget and stated this was also discussed in multiple public meetings, including the last few Water & Sewer Committee meetings. Some increases in the Water & Sewer budget were caused by a forty-year contract with Charleston Water System and a plan to comply with new federal PFAS regulations. The costs for the PFAS plan will be spread over five years.

C. Capital Budget for July 1, 2025 through June 30, 2026

D. Public Comments on the Town's FY 2026 Budgets

IV. Format: Public Comments

- Barbara Spell, 1702 Atlantic Ave – questioned why the budget and debt has increased significantly since 2014 while the population of the Town has not changed.
- Melanie Burkhold, 1660 Atlantic Ave – would like the Town to renovate the Tot Lot and suggested it buys one less vehicle.
- David Spell, 1702 Atlantic Ave – feels the Town spends too much, specifically on vehicles.
- Ralph Byers, 3025 Middle St – Expressed gratitude for Fire Chief Stith and Police Chief Meadows for their quick and efficient response to the May 1 incident.
- Trey Sedalik, 1424 Poe Ave – expressed support for the annual fireworks traditions and feels the Island Club can also be a way to bring people in the community together. He would like to see the Town be supportive in their efforts to renovate the Club.

V. Council Action Items:

A. Approval of Minutes:

- April 15, 2025 Regular Council Meeting Minutes

Motion was made by Councilmember Visser, seconded by Councilmember Higgins, to approve the April 15, 2025 Regular Council Meeting Minutes, passed unanimously.

- April 8, 2025 Recreation Committee Meeting Minutes (Committee Members only)

Motion was made by Chair Higgins, seconded by Committee member Novak, to approve the April 8, 2025 Recreation Committee Meeting Minutes, 2-0 passed unanimously.

- March 27, 2025, Public Safety Committee Meeting Minutes (Committee Members Only)

Motion was made by Committee member Millimet, seconded by Committee member Hubbard, to approve the March 27, 2025 Public Safety Committee Meeting Minutes, 2-0 passed unanimously.

- March 26, 2025, Land Use & Natural Resources Meeting Minutes (Committee Members Only)

Motion was made by Chair Visser, seconded by Committee member Hubbard, to approve the March 26, 2025 Land Use and Natural Resources Meeting Minutes, 3-0 passed unanimously.

- B. Second Reading, Ordinance 2025-01, An Ordinance to Adopt the General Fund Budget for July 1, 2025 through 2026**

Motion was made by Councilmember Millimet, seconded by Councilmember Higgins, to approve Second Reading, Ordinance 2025-01, An Ordinance to Adopt the General Fund Budget for July 1, 2025 through 2026, passed unanimously.

Councilmember Millimet stated this budget is the same from the First Reading and today's presentation from Mr. Blanton provided more details to matters previously discussed.

- C. Second Reading, Ordinance 2025-02, An Ordinance to Adopt the Water and Sewer Fund Budget for July 1, 2025 through June 30, 2026**

Motion was made by Mayor Pro-Tem Novak, seconded by Councilmember Visser, to give approve Second Reading, Ordinance 2025-02, An Ordinance to Adopt the Water and Sewer Fund Budget for July 1, 2025 through June 30, 2026, passed unanimously.

- D. Second Reading, Ordinance 2025-03, An Ordinance to Adopt the Capital Budget for July 1, 2025 through June 30, 2026**

Motion was made by Councilmember Millimet, seconded by Councilmember Higgins, to approve Second Reading, Ordinance 2025-03, An Ordinance to Adopt the Capital Budget for July 1, 2025 through June 30, 2026, passed unanimously.

Mayor Pro-Tem Novak expressed his gratitude to staff and Finance Chair Millimet for their diligence in creating this Capital Budget for the first time this year.

- E. Second Reading, Ordinance 2025-04, by Title Only, Ordinance 2025-04, To provide for the issuance and sale of not exceeding two million four hundred thousand dollars (\$2,4000,000.00) 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 Councilmember Millimet, seconded by Councilmember Higgins, to approve Second Reading, Ordinance 2025-04, by Title Only, Ordinance 2025-04, To provide for the issuance and sale of not exceeding two million four hundred thousand dollars (\$2,4000,000.00) 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, passed unanimously.

- F. First Reading, by Title Only, Ordinance 2025-05, An Ordinance to Amend the Section of Special Ordinances Table III: Property, to Establish Lease Agreement of Real Property owned by the Town of Sullivan's Island with the Sullivan's Island Club (Henderson)

Motion was made by Mayor Pro-Tem Novak, seconded by Councilmember Millimet, to approve First Reading, by Title Only, Ordinance 2025-05, An Ordinance to Amend the Section of Special Ordinances Table III: Property, to Establish Lease Agreement of Real Property owned by the Town of Sullivan's Island with Sullivan's Island Club and extend it to five years, passed unanimously.

Mr. Henderson explained the current ordinance dealing with this Town lease allows for a one-year lease renewal and this text change would change that to up to five years. It will be further discussed in Executive Session and will not be finalized until the final, third reading.

- G. Final Approval of the Historic Design Guidelines Manual (Drayton)

Motion was made by Councilmember Visser, seconded by Councilmember Hubbard, to approve the final copy of the Historic Design Guidelines Manual, passed unanimously.

Mr. Drayton stated these guidelines will be discussed further at training for members of the Design Review Board.

- H. Consideration of bid proposal for Town Hall porch replacement RFP (Wurthmann)

Motion was made by Councilmember Millimet, seconded by Councilmember Higgins, to approve accepting the bid from IPW Construction for the Town Hall porch replacement, passed unanimously.

Mr. Henderson stated he and Building Official Max Wurthmann reviewed and scored the proposals received and agreed on using IPW to move forward with the porch replacement project. Their proposal is less than what was projected in the budget and the company has handled other projects for the Town successfully. The work

will be done one porch at a time, so Town Hall is still accessible. Councilmember Millimet expressed his desire to see further work done to enhance lighting and safety rails.

- I. Authorization of staff to apply for the Charleston County Transportation Sales Tax funds to pave Back Street – CTC Funding (Henderson)

Motion was made by Councilmember Hubbard, seconded by Councilmember Millimet, to authorize staff to apply for Charleston County Transportation Sales Tax funds to pave Back Street, passed unanimously.

Mr. Henderson described the project, which include re-aligning and paving Back Street from Station 19 to Station 18 ½. He also reviewed the correspondence regarding this issue, which has people on both sides. This motion is to move forward with requesting funding, but it does not mean the Town will move forward with the project. If approved, the project is completely funded by the County. He also took questions from Council.

- J. Proclamation – National Safe Boating Week

The Proclamation is available in the meeting packet and is the week of May 17-23, 2025.

VI. Reports and Communication:

- A. Mayor's Report: We are still waiting for a draft from Dominion Energy regarding the possibility of underground power lines.
- B. Administrator's Report

May Correspondence:

- Kevin McNerny, 1850 Back Street – In support of the project to align Back Street between St 18 ½ and St 19
 - Maureen Palmgren, 1850 Back Street - In support of the project to align Back Street between St 18 ½ and St 19
 - Rev. Msgr. Lawrence McNernyn - In support of the project to align Back Street between St 18 ½ and St 19 and against paving
 - Scott & Julia Stevens, 1850 Central Ave – Opposed to realignment of Back Street
 - Mary Pringle, Turtle Team – Newsletter and update for Loggerhead turtles and the nesting season
 - My Sister's House – Letter to extend appreciation for the donation and support
 - MUSC – Letter to extend appreciation for the donation and support
 - Melanie Buckhold, 1660 Atlantic Ave – Concern regarding FY2026 proposed budget
 - Ray Mixon, 2212 I'On Ave – Concerns regarding FY2026 proposed budget
 - Bill & Pam Rayburn, 1721 Atlantic Ave – Concerns regarding Town's spending
 - Trey Sedalik, 1452 Poe Ave – Support of construction projects to The Island Club
- a. Project Updates:
 - i. Benches and identifying signage have been installed at the Cove Inlet Bridge and historical markers will be installed shortly. An announcement will be made when they

have been installed. They also need to find a way to deter people from driving golfcarts down the path.

b. Personnel anniversaries:

1. Gracynn Farmer, 1 year – Police Department
2. Elias Shaffer, 3 years – Police Department
3. Charles Drayton, 3 years – Building Department
4. Carlos Hernandez, 8 years – Police Department

c. Special Events:

- i. Taste of Sullivan's Island – Island Club: Saturday, May 17, 2025, noon to 3:00 p.m.
- ii. Film Permit: Battle of Sullivan's Island Re-enactment – Sunday, June 1, 2025, 5:00 – 7:00 p.m. at Breach Inlet
- iii. Floppin Flounder: Saturday, June 7, 2025, 6:00 a.m. to noon
- iv. Fourth of July Celebration 2025: Friday, July 4, 2025, fireworks scheduled for 9:00 p.m.
- v. Camp Happy Days: Saturday, September 13, 2025, 5k beach fun run to raise funds for children diagnosed with cancer.
- vi. LOWVELO Ride 2025: November 1, 2025, Charleston area bike race to raise funds for the MUSC Children's Hospital

C. Attorney's Report: Town Attorney John Dodds. - nothing to report

D. Boards and Commissions Report:

- a. Planning Commission – Discussion regarding §21-69, Erosion Control Structures, will begin at the next Planning Commission meeting.
- b. Board of Zoning Appeals – The hearing for the variance application for the Stella Maris church construction will be on June 12, 2025.
- c. Design Review Board – Nothing to Report
- d. Tree Commission –A new tree replacement list has been approved.

VII. Committee Reports – Discussion Items:

- A. Finance Committee – Comptroller Jason Blanton gave a review of months finances.
- B. Public Facilities Committee – We are still waiting on the quick-claim deed for Old Town Hall.
- C. Land Use & Natural Resources Committee –Rebecca Fanning reviewed water quality for the pond at Station 28 ½, stating it is no longer connected to the ocean. The quality is currently good but could change and residents will be informed if it decreases. It is not feasible for the Town to dig a trench so Ms. Fanning will continue to monitor the pond with regular testing.
- D. Administration Committee – Nothing to Report
- E. Water & Sewer Committee – The water line behind the Fish Fry Shack is ready and Greg Gress thanked the Water & Sewer staff for their work on it. The next Committee meeting will be Thursday, August 7, 2025, at 9:15 a.m.
- F. Public Safety Committee –Police Chief Meadows stated they are coming up with a plan for the long Memorial Day weekend and will have assistance from County officers.
Fire Chief Anthony Stith reported there was a double drowning at Breach Inlet earlier in the month. They have added no swimming signs in Spanish to the existing signs and added another near the rocks.

- G. Recreation Committee – Waiting on an estimate regarding re-surfacing the tennis courts at Poe Park and on staff regarding pocket parks.

VIII. Executive Session

Motion was made by Councilmember Higgins, seconded by Councilmember Visser, to go into Executive Session at 7:57 p.m., passed unanimously.

1. **Legal** – Legal advice on protected land ordinance violations (Attorney John Dodds)
2. **Legal** – Marshall Boulevard right-of-way requests
3. **Contractual** – Sullivan’s Island Club Costs and Renovations
4. **Contractual** – Bid proposals for SCIIP Grant Contractors
5. **Legal** – Legal advice regarding a threatened employment lawsuit

IX. Upon Returning to Open Session, Council may take action on items discussed during Executive Session.

Motion was made by Mayor Pro-Tem Novak, seconded by Councilmember Millimet to come out of Executive Session at 9:21 p.m., 5-0 passed unanimously. Councilmember Visser could not stay for open session.

While in Executive Session, no motions were made, and no votes were taken.

Motion was made by Mayor Pro-Tem Novak, seconded by Councilmember Millimet, to accept revised bid submitted from Gulf Stream Construction on May 16, 2025 including minor adjustments per contract documents related to the bid proposal for the SCIIP Grant contract and to submit the unexecuted contract to the Rural Infrastructure Authority for approval, 5-0 passed unanimously.

Motion was made by Mayor O’Neil, seconded by Mayor Pro-Tem Novak, for the Town to award \$50,000 for renovations to the Island Club by end of FY2025 and further that for FY2026, we agree to provide up to \$100,000 for additional improvements to the facility on a dollar-for-dollar matching basis, so that to get the \$100,000, they would be raising \$100,000 in addition, and this could be done in a graduated fashion, 5-0 passed unanimously.

Mayor Pro-Tem Novak clarified the \$50,000 for this fiscal year is to pay for projects that have been scoped out and already have a price tag attached to them and the Island Club will determine how to allocate them. The \$100,000 is contingent on a dollar-for-dollar match from any funds raised by the Club.

Motion was made by Mayor O’Neil, seconded by Councilmember Millimet, for the Town to accept the bids that have been submitted for the interior and exterior renovations originally scoped for the project to improve the Island Club and to accept the bid from Ron Coish Construction, 5-0 passed unanimously.

Mayor O’Neil stated this bid is accepted after reviewing and scoring all bids submitted.

X. Adjournment

Motion was made by Councilmember Millimet, seconded by Councilmember Higgins, to adjourn the meeting at 9:26 p.m., passed unanimously.

Respectfully submitted,



Bridget Welch