

February 15, 2005

The regular meeting of Town Council was held on the above date at Town Hall, all requirements of the Freedom of Information Act having been satisfied:

Present were: J. Marshall Stith, Mayor  
Jane Ellen Herron, Councilwoman  
Patrick M. O'Neil, Councilman  
Carl J. Smith, Mayor Pro-Tem  
Alys Anne Wiedeke, Councilwoman  
William J. Wood, Councilman

The Pledge of Allegiance was led by Mayor Stith, followed by the invocation given by Councilman Wood. There were nine private citizens present and three members of the news media.

The floor was opened for comments from the citizens. Heidi Brown of 405 Station 22 spoke regarding property in the historic district being allowed to add a second structure under the proposed zoning ordinance. Her understanding is that Council would provide incentive to those homeowners whose homes were considered historic. She asked Council when reviewing the proposed zoning ordinance to consider that if a second home is built on the historic property, the homeowner should be able to rent the original structure; and that more than one meter is needed for electricity. She stated her insurance agent said if the structure is unoccupied, the insurance would increase over the first year, with the structure probably being uninsurable after that time if it is vacant. Building Official Randy Robinson stated that the electric rate is the same with 200, 400 or 600 amps. A commercial meter would not be needed; the rate would be the same. If the original structure could be rented, she asked if there could be more than one meter to determine usage. Mr. Robinson stated the power would run from the main house to the other house unless Council allows more than one meter. He also stated that anyone can buy a meter and measure the power themselves. Paul Boehm of 3209 Middle Street spoke on the behalf of the owner of two properties. They are on the unopen portion of Raven between Stations 26 and 26-1/2. They want access to property between Stations 26 & 26-1/2 to clean up, and then have permanent access to Raven Drive. This will be discussed in executive session tonight. Deborah Lofton of 1510 Thompson stated the dock at Station 16 should be demolished, as stated in her letter she gave to Council. She is opposed to commercial or public use of the dock. Mayor Stith stated that the historical designation does present a problem for the Town, but this Council does not plan for the commercial or public use of the dock; if anyone else made that attempt there would be a zoning issue. Lovic Waring of 2214 Myrtle Avenue stated that the cost increase for dog licenses is a huge increase for people on fixed incomes, especially if they have more than one dog.

The minutes of the January 18, 2005 meeting were approved as written.

General and New Correspondence – Mayor Stith stated that letters had been received from Deborah Lofton regarding the dock, and Kit Hane regarding the dog ordinance.

There was no Attorney's Report.

Administrator's Report, Administrator Benke. Mr. Benke stated that the City of Charleston, Mt. Pleasant, and Isle of Palms have not yet signed the Charleston County Tax Refund Agreement.

Ways and Means Committee, Mayor Stith. Financial report rendered. Work has begun on the 2005-06 budget.

Personnel Committee, Councilwoman Wiedeke. The Police department has one patrol position and one detective position to fill. Interviews will be conducted on February 17.

Water and Sewer, Councilwoman Wiedeke for Councilwoman Hazen-Martin. The waterline project will begin late this week or Monday. It will begin at Station 22 and work toward Breech Inlet. A letter was mailed detailing the schedule and giving a phone number for residents to call. The start-up for the second clarifier began today. Modifications are needed. We are in the process of reapplying for the NPDES permit. We received Fecal Coliform Lab Certification. The excess water capacity to Mt. Pleasant, aquifer storage and recover well, and the 1999 Ford Ranger equipment replacement will be discussed at the next working committee meeting.

Building and Construction Committee, Councilman Wood. Monthly report rendered.

Fire Committee, Councilman Wood. Monthly report rendered. The Volunteer Fire and Rescue Oyster Roast held on February 12 was very successful.

Recreation Committee, Councilwoman Herron. A request from the Greenbergs to use the Boat Landing for parking on March 22, 2005 was approved. Councilwoman Herron, Councilman Smith, Chief Stith, Chief Howard and Administrator Benke met with the Park Foundation on February 3 to discuss the mound area. Councilwoman Herron stated that they came up with some solutions to back-off on filling it; but using it when we needed to use it. The following requests for weddings on the beach were approved: May 28, 2005 at 4:00 at Station 18; August 20, 2004 at 4:00 at Station 12; April 14, 2005 at 2:00 at Station 12; May 1, 2005 at 2:30 in front of the Sand Dunes Club. The Sullivan's Island Elementary School will have the Sea Spot Run tournament on September 24, 2005 from 8:00 am – 12:00 noon (rain date of October 8, 2005).

Real Estate Committee, Councilman O'Neil. Council met with Mr. Gaillard and Mr. Forsberg concerning the property known as Hagerty Point, and their proposed resubdivision from eight lots to six lots. Mr. Benke stated that Randy Robinson, Chief Stith and himself met this week; and they agreed that the turnaround for the ladder truck is acceptable with a 5' increase on the width. Greg Gress received the final drawings today and has not a chance to look at them. There was some concern about the road surface being a porous concrete surface, and how it would be maintained. The recommendation for porous concrete is that it has to be vacuumed at least twice a year. The Town does not own the equipment; it would have to be subcontracted. Another concern is if repairs need to be made to the sewer line, the porous concrete would need to be replaced. Mr. Gaillard stated there would be a set of restrictive covenants. There will be a property owners association and monthly/quarterly or yearly fees paid to the association, which will be used to maintain, among other things, the concrete seawall around the entire property, supplemental landscaping along the road, and if necessary, supplement the maintenance of the road itself. Mr. Gaillard stated that it will be a

publicly owned and at least part publicly maintained road, but he feels certain that the Property Owners Association's supplemental help would not be an issue to the property owners. Mr. Gaillard stated if the ordinance was given first reading tonight, he would have the next month to give Council definitive answers to their questions during second reading next month.

Motion was made by Councilman O'Neil, seconded by Councilman Wood, to amend the agenda to add First Reading of An Ordinance to Amend Chapter 14, Section 28 of the Ordinances, carried unanimously.

Mr. John Tucker of the Park Service met with Council Committee concerning the proposal from the Atlanta offices of either the Park Service or GAO to ask if we would be willing to consider swapping a portion of the land seaward of Ft. Moultrie in exchange for them giving up them the view easements that they have on Battery Logan property. Council subsequently learned from Mr. Haney with the Land Trust is that it might be possible to add protections to this property even with the view easement if the Park Service were willing to subordinate it to the terms of whatever types of agreement there would be. Mr. Tucker was to get copies of the view easement in question and information, and we have not yet received it. Mr. Tucker wants to propose a deal to Congress that would promote Ft. Moultrie to a National Historical Monument. It would also be part of the transfer of the lighthouse property. When we receive the document from Mr. Tucker, we will send it to Mr. Haney with the Land Trust and proceed from there.

Councilwoman Wiedeke has spoken to a professor in the Geology department at the College of Charleston about providing student help with a survey of the accreted land in order to form a basis for a management plan. Dr. Norman S. Levine prepared a proposal. The entire project would cost approximately \$5,500. Motion was made by Councilwoman Wiedeke, seconded by Councilman O'Neil, that Council approve this project as proposed called "College of Charleston Assessment of GIS Work for Sullivan's Island" prepared by Dr. Norman S. Levine, Department of Geology. The total cost should be around \$5,500 for the two graduate interns that includes Dr. Levine's supervision and his work, and that we go forward with this project, pending development of satisfactory contract, carried unanimously. The Tree Fund has a balance of \$9,000. The study could be paid from that account or a combination of accounts.

Council Committee reviewed the residential district article of zoning proposed ordinance and is waiting on information to make a final decision on one or two sections. The Planning Commission should finish reviewing the entire proposed ordinance at their next meeting. Council Committee will review at the March Committee meeting.

Police Committee, Mayor Stith. Monthly report rendered.

Streets and Maintenance, Mayor Pro Tem Smith. Charleston County Public Works is to investigate the storm water drainage along Conquest Avenue. Dunleavy's Pub street closure request for St. Patrick's Day was approved. The access to Lot Z-1 will be discussed in executive session tonight.

Mayor Stith duly ratified An Ordinance to Amend Sections 3-7A and 3-8H of the Ordinances for the Town of Sullivan's Island.

Motion was made by Councilman Smith, seconded by Councilman Wood, to have First Reading, by title only, of An Ordinance to amend Chapter 14, Section 28 of the Ordinances of the Town of Sullivan's Island, carried unanimously.

Motion was made by Councilman Wood, seconded by Councilman Smith, to go into executive session for legal advice and personnel, carried unanimously.

Respectfully submitted,

Ellen McQueeney  
Town Clerk