

May 6, 2011

A Special 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: Carl J. Smith, Mayor
Mike Perkis, Mayor Pro Tem
Buddy Howle, Councilman
Jerry Kaynard, Councilman
Madeleine McGee, Councilwoman
Pat O'Neil, Councilman
Mary Jane Watson, Councilwoman

Mayor Smith called the meeting to order and stated the public and press were duly notified according to state law. The purpose of the meeting was to discuss the Accreted Land Management Plan Zones 2 and 4, as toured yesterday.

Motion was made by Councilman O'Neil, seconded by Councilman Kaynard, to amend the agenda to add two items: 1) discussion of the temporary location of Town Hall and 2) a brief report concerning the Charleston County Greenbelt grant, carried unanimously.

Mayor Smith asked Councilman Perkis to present financial information regarding the temporary location of Town Hall. Councilman Perkis presented data gathered by Administrator Benke and Building Official Robinson for the option to place the Administration trailers behind the Fire Station with the Police Department trailer. He stated that if the trailers were moved to the Station 27 Street site, the cost on a three year basis would be approximately \$65,000; the cost to move on the mound would be \$133,000; and the worst case scenario for moving the Administration trailers behind the Fire Station would be \$135,000. There is practically no cost difference to make the decision between the mound and behind the Fire Station. The other reasons for movement to the Fire Station are the access for residents and visitors, the unknowns concerning what will be found if the trailers were moved to the mound, and the potential sewer and stormwater drainage issues. Councilman Perkis added that there are expenses that could actually be less than expected, and he asked Administrator Benke to present that information.

Administrator Benke stated he and Randy Robinson met at the Fire Station site on May 5th with the contractor for the trailer, along with a surveyor. The elevation is a little more than seven feet. The contractor believed about 2-1/2 feet of fill could be brought in and tightly compacted. A soil engineer would then need to complete compaction tests, and inquire if an extra block of height could be placed under the trailer. The architect previously stated that the trailers could not be placed higher than three feet without a foundation. Staff is waiting to hear whether if using an additional block, combined with

the compacted dirt, would delete the need for building a foundation. If this is possible, the \$70,000 expense for the foundation cost would be deleted, and the dirt and compaction would cost approximately \$25,000. Therefore, the overall expense could decrease to about \$99,000. The \$44,000 expense for the knock-down of the foundation might be reduced some, as there would still be expense to digging up the dirt after the trailers are removed. The overall expense could then be between \$95 - \$99,000 if the extra block of height can be used. The one element not included in the calculation is the cost to tie-in to the wastewater. If the trailers are there long-term, we will need to connect to the manhole at the center of Gull Drive, which would probably cost \$20-25,000. If the trailers are there short-term (one to one and half years), we could use holding tanks on the back of the trailers. The cost of \$95 - 99,000 is close to the cost of locating the trailers to the Station 27 site. The communications can be run through the nearby Water and Sewer department, so the move-in time would be shorter because AT&T would not be needed.

Councilman Perkis reminded Council that it will cost the community an extra \$35,000 to have the trailers at the Fire Station instead of in the residential area, or possibly \$65,000 if this option does not work out because a foundation would be needed. Also, the Town still has the six month lease obligation of the Station 27 site, so it would be \$41,000. Councilwoman McGee stated that the worst case scenario would be \$161,000: \$135,000 for the site, \$6,000 for the lease, plus \$20,000 for wastewater connection. Councilman Kaynard stated that it is more expensive; however, it is a better location even at the additional expense.

The move-in time for each of the options: Station 27 and Middle Street – probably 6 weeks depending on AT&T scheduling; Mound – Thomas and Hutton believes it would take about 11-12 weeks; and the Fire Station – probably five weeks.

Motion was made by Councilman Kaynard, seconded by Councilwoman Watson, to make the Fire Station location the first priority for location of the trailers for the temporary Town Hall. Administrator Benke stated that some Council members had inquired about the availability of room to build a new Town Hall near that location with the trailers there, and it would depend upon the size of the Town Hall needed. Councilman Perkis stated it would probably be around 6-7,000 square feet. After some discussion, Mayor Smith added that he had a call from resident Gene West. Mr. West wanted to know if Council might be interested in purchasing his house at 1714 Middle Street for the future Town Hall. Mayor Smith stated it looks like a Town Hall, it is historic, and it has a gymnasium that would be perfect for town meetings. Councilman O'Neil stated that if the trailers could be located at the Fire Station for \$100,000 he could understand the additional cost to have the advantages of this location; however, he would disagree if asked to spend an additional \$80,000 of the Town's money. Councilwoman McGee stated she highly endorsed the recommendation. She added the financial expenses are higher than would actually cost; the benefits of having the trailers in one location, and being in the commercial district – away from the residential area, is worth a 50% increase in cost. She also reminded Council that the fixed cost of the trailer rent is

not included in the figures presented, so that is not the total cost of the project. **Motion carried unanimously.**

Councilman Kaynard inquired if there is an advantage to getting a trailer near Town Hall immediately to use as a work station. Administrator Benke stated that administration has not had time to research that idea while researching the Fire Station site option. Councilman Perkis recommended not spending the time on this unless the Administrator has spare time to look into it. Councilman Kaynard stated that the Personnel Committee and Council are very concerned about its Town employees and conditions, and want to make sure that Council does everything possible to improve conditions as soon as possible. He added that he mentioned the possibility of a furlough and was told to hold it for a executive session. **Motion was made by Councilman Kaynard, seconded by Councilwoman Watson, to add an executive session for discussion of a personnel matter, carried unanimously.** The executive session will be held at the end of the meeting.

Mayor Smith asked Administrator Benke to present information on the meeting with Charleston County concerning the Greenbelt grant. The ½ cent sales tax option from 2005 has a formula that allocates funds for the purchase of green space. Historically, that did not help the Town of Sullivan's Island much because beach property is quite expensive; however, County Council amended the rules and the ordinance to allow beach communities to apply for Greenbelt grant money. The formula to allocate money for urban greenbelt funding is mostly based on population, and Sullivan's Island population calculates to about \$195,000, and the funds are not required to be used all in one fiscal year. The funds could be used to improve the beach access paths or boardwalks, or unimproved parking areas, and also trails in the accreted land. Administrator Benke reminded Council that about five years ago, the Audubon Society was proposing a plan to create trails through the accreted land for access to bird watching, but funds were not available for the proposal. The next application due date is June 1, 2011. Councilwoman McGee stated the Committee would like to bring a resolution and synopsis of what would be submitted to the next Council meeting. If Councilman O'Neil and Councilwoman McGee help staff with the grant, it could be ready by the June 1st deadline. Councilwoman McGee reported that the grant does require a restriction because usually the County places a deed restriction on the land. The County will look at our existing deed restriction. Councilwoman McGee is inquiring if a survey for trails in the accreted land would qualify for the funding. After the initial paperwork from Councilwoman McGee, the Mayor asked for the plan to be a Committee responsibility with reports to Council because it is a lengthy process, but Council members and others are welcome to the meetings, which are public meetings.

Mayor Smith asked Councilman O'Neil to proceed with discussion of the accreted land management plan. Councilman O'Neil stated Council had received hard copies of two papers concerning the accreted land plan, both of which are from the prior accreted land management plan meeting discussion of Units 1 and 3 held on March 12, 2011.

There was discussion of Zone 2 of the Accreted Land Management Plan, as toured by Council, staff, Dr. Richard Porcher, Jeff Jackson, and interested residents on May 5, 2011. Councilman O'Neil will combine comments of the meeting for distribution to Council. A meeting was scheduled for Friday, May 20, 2011 at 3:00 pm at Town Hall to discuss Section 4 of the Accreted Land Management Plan.

Motion was made by Councilwoman Watson, seconded by Councilman Kaynard, to go into Executive Session, carried unanimously. Mayor Smith stated that no votes or action was taken during Executive Session.

Motion was made by Councilman Kaynard, seconded by Councilman Perkis, that Council grant mandatory paid leave time of two hours daily to all Town Hall administrative employees effective Monday, May 9th until Town Hall is relocated, with the discretion of the Administrator to set flex schedules, carried unanimously. Town Hall will continue to operate regular business hours during this time.

Motion was made by Councilman O'Neil, seconded by Councilwoman Watson, to adjourn, carried unanimously.

Respectfully submitted,



Ellen Miller