

March 2, 2013

A Special Meeting of the Sullivan's Island Town Council was held on Saturday, March 2, 2013 from 9 am until 12 noon at Town Hall, 2050-B Middle Street.

Present were: Carl Smith, Mayor
Mike Perkis, Mayor Pro Tem
Hartley Cooper, Councilwoman
Jerry Kaynard, Councilman
Patrick O'Neil, Councilman
Mary Jane Watson, Councilwoman

Staff present were Andy Benke, Jason Blanton, Greg Gress, Danny Howard, Ellen Miller, Randy Robinson and Anthony Stith. There were two citizens present.

Mayor Smith stated the purpose of the meeting was a strategic planning session.

Motion was made by Councilman O'Neil, seconded by Councilman Kaynard, to move Item 2, FY 2013 Year End Projections, to be heard first on the agenda, carried unanimously.

1. FY 2013 Year End Projections - Councilman Perkis reviewed the financial projections for the year-end. He stated the business license and property tax revenue would lead to a balanced budget for FY2013. The property tax was initially projected at \$570,000 but is now projected at \$620,000. The projections for property taxes were originally \$1,615,500; changed to \$1,640,000 at 6 months, and are now projected at \$1,670,000. On the expense side, the budget stands well from an operating standpoint. There were other expenses such as the police deputies, tennis courts, and Raven Drive that were not budgeted. There were also unexpected Water and Sewer expenses such as the pipe on I'on Avenue due to the school, and a water line at Middle Street that was put in earlier than the planned schedule. Mr. Greg explained how the heavy rains in February emptied one budget line item of \$17,000 due to the need to haul off sludge.

Beach Path Maintenance – The beach path maintenance will cost approximately \$60,000 - \$50 per linear foot. Greenbelt funds will be used for walking nature path and path to beach.

GO Bond – The GO Bond was briefly discussed. The GO bond will be paid off in FY2019, and has a prepayment penalty until October 1, 2016.

Discussion of Town property for sale – The consensus was to move ahead with the sale of Town property, and receive legal opinion from Mr. Dodds regarding the ordinance, length of time allowed before sale, and if the actual description of the property needs to be on the ordinance. The procedure for a Town BZA application for the Raven Drive lots will be determined, as well as whether a BZA application is required for 1610 Middle Street. Council will ask the Planning Commission to expedite the zoning review of 1610 Middle Street. The consensus was to get an appraisal of 1610 Middle Street

and possibly rezone as multi-family. Also, the consensus was to sell the property as is rather than mitigate damage.

Personnel item - Fire Chief Stith brought up questions regarding employee vacations and holiday pay for shift work. Councilman Kaynard stated this would be discussed in the Personnel Committee.

2. Water and Sewer Capital Projects - The sewer capital projects include oxidation ditch, treatment plant generator, submersible pumps, plant headworks, I&I grouting, sewer line replacement and chlorine conversion. There was discussion of FEMA funding and State Revolving Fund (SRF), and the impact fees on undeveloped lots. After discussion of I&I grouting, it was determined it was a priority. Mr. Gress will continue research on grouting inclusive of visiting other municipalities to investigate in-house or contract, and review equipment purchase options. Mr. Gress will prepare SRF paperwork for submission by 2013 deadline and continue research to determine if FEMA grant can pay off SRF loans. There was consensus for Mr. Gress to contract services of a firm that could prepare and administer a FEMA grant for identified capital projects for up to \$25,000; additional cost would be brought to Council. The chlorine conversion of gas to tablet will be put in next year's budget. Rates by Residential Equivalent Units (REU) will be discussed in the Water & Sewer Committee and for the budget next year. Pump stations – All current six pumps have surpassed their useful life cycles and are being rebuilt every other year at approximately \$20,000. The cost to convert to submersible pumps is \$1,200,000 for all six. This could qualify as a pre Disaster Mitigation (PDM) FEMA grant. The oxidation ditch is in very poor condition and a redundant tank is needed.

3. Committees of Council Realignment – Councilman O'Neil stated that he, Councilwoman Watson and Councilman Kaynard worked on this proposal. There are currently nine committees and they have proposed seven committees, with staff leads for each one. Each committee consists of three members (one as chair); and Mayor is ex-officio member of each committee. The regular monthly workshop would be discontinued and individual Committees would usually meet once a month on either the first or second Monday. The committees would not meet if there were no items to discuss. The proposed seven committees are:

1. Finance – all Council
2. Public Safety – combination of Fire and Police committees with Mayor as Chair
3. Water and Sewer
4. Administration – combination of Administration and Personnel
5. Land Use and Natural Resources – Combination of Real Estate, Building & Construction; Zoning ordinance and management of natural resources.
6. Public Facilities – combination of Streets & Maintenance, Town buildings, beach paths, and sanitation.

7. Recreation - Recreation and Outreach Communications and Community Wellness programs.

The consensus was to draft an ordinance to have ratified before the June Council meeting.

There being no further items to discuss, the meeting was adjourned at 12:00 noon.

Respectfully submitted,



Ellen Miller