

July 16, 2013

The regular meeting of Town Council was held on the above date at 6:00 p.m. at Town Hall, all requirements of the Freedom of Information Act having been satisfied:

Present were: Mike Perkis, Mayor  
Jerry Kaynard, Mayor Pro Tem  
Chauncey Clark, Councilman  
Susan Middaugh, Councilwoman  
Pat O'Neil, Councilman

Mayor Perkis led the Pledge of Allegiance, followed by the prayer by resident Mark Howard. There were six residents in the audience.

Mayor Perkis opened the meeting for public comment. Deborah Loftin, 1510 Thompson Ave., stated she was opposed to the possible multi-family dwelling ordinance amendment. Mayor Perkis stated the Planning Commission will hold a Public Hearing regarding the topic, but a date has not yet been scheduled. After the Planning Commission makes its recommendation to Town Council; Council will hold a Public Hearing only if it decides to proceed with considering the amendment to the Zoning Ordinance.

Mark Howard, 1820 Central Avenue, inquired about an update on the Bluestein vs. Town of Sullivan's Island lawsuit. Administrator Benke stated the Town continues to wait for a court date, and no expenses are being incurred during this time.

Wayne Stelljes, 3104 I'on Avenue, expressed his appreciation to Town Council for the Resolution reaffirming their support of the Sullivan's Island Elementary School that is on the agenda tonight.

#### **I. APPROVAL OF MINUTES**

Motion was made by Councilman Kaynard, seconded by Councilman Clark, to approve the minutes from the Regular Meeting on June 18, 2013 and the Special Meeting on July 1, 2013, carried unanimously.

#### **II. COUNCIL ACTION ITEMS**

1. Motion was made by Councilman Kaynard, seconded by Councilman Clark, to approve a Resolution Honoring the Service of Captain John H. "Skipper" Weston at his retirement, after serving in the Fire Department for over 21 years, carried unanimously. Mayor Perkis will present the Resolution to him later this week.

2. Motion was made by Councilman Kaynard, seconded by Councilman O'Neil, to approve a Resolution Reaffirming Support and Commitment to the Charleston County School Board for their Completion of Sullivan's Island Elementary School, carried unanimously.

3. Motion was made by Councilman O'Neil, seconded by Councilman Kaynard, to defer First Reading of Ordinance No. 2013-02, An Ordinance to Amend Section 21-20 of the Zoning Ordinance (Conditional Uses in RS-Districts), which allows attached, deed restricted structures to the parcel's principal dwelling, provided they are reviewed and approved by the Design Review Board, carried unanimously. This item is on the agenda of the Real Estate Committee's meeting on August 2, 2013 at 8:30 am.

4. Motion was made by Councilman Kaynard, seconded by Councilman O'Neil, to have First Reading of Ordinance No. 2013-06, An Ordinance to Amend Section 2-21 of the Code of Ordinances to reduce the number of Standing Committees of Council in order to streamline the Committee process to be more efficient and effective, carried unanimously.

### **III. REPORTS AND COMMUNICATIONS**

**General and New Correspondence** – Correspondence was received from two residents expressing their opposition to the proposed multi-dwelling overlay district; from Jackie Schirmer regarding a beach path bench; and a Letter to the editor in the *Charleston Mercury* regarding the enjoyable characteristics of Sullivan's Island.

**Attorney Report** - No report.

**Boards and Commissions** – A report from the Vice Chair of the Planning Commission regarding their July 16, 2013 meeting was submitted.

**Administrator's Report.**

**S.C. DHEC Beach Monitoring Results** – DHEC has reported satisfactory results for water quality samples for May and June 2013.

**Biggert-Waters Act** – In July 2012 Congress passed the Biggert-Waters Flood Insurance Reform Act of 2012 which requires FEMA to make a number of changes to the way the National Flood Insurance Program is operated; which will impact residents in coastal communities. Bill Silcox at CT Lowndes has invited a nationally recognized flood insurance expert to explain the Act and potential impacts to the members of Council on Isle of Palms and Sullivan's Island On August 13, 2013.

**Telecommunications Agreement** – Two agreements have been executed for the agreement with the City of Isle of Palms non-emergency telecommunications and the transition to Charleston County Consolidated Emergency Dispatch Service.

**Ways and Means Committee, Mayor Perkis.** Mayor Perkis briefly reviewed the June 2013 financial statement, and stated it will be discussed in detail at the Committee meeting.

**FY 2014 Capital Budget** – The Ways and Means Committee will be reviewing a list of capital projects for both government and Water & Sewer for consideration of the FY 2014 budget in light of recent discussion about potential changes in the bond market. Council had general discussion at the July 1, 2013 Committee Workshop regarding funding options for anticipated capital items during FY 2014 inclusive of property sales and bond issues.

**Town Owned Property** – Information compiled by Zoning Administrator Joe Henderson and Building Official Randy Robinson concerning buildable town owned property suitable for the market was presented to Council. Mr. Henderson presented maps showing lots marked in yellow as buildable; and lots marked in red as non-buildable. Councilman Kaynard commented that Council may want to consider “red lots” as sellable because adjacent property owners may be interested in purchasing, and include a covenant that it would not be a buildable lot. This item sent to the Real Estate Committee for further discussion.

**Personnel Committee, Councilman Kaynard.** Monthly report rendered. As noted earlier in the meeting, John H. Weston retired after 21 years of service on July 2, 2013. Arlene Graham, Accounting Clerk, submitted her retirement resignation effective September 1, 2013. The annual recruitment for twelve vacancies on the Boards and Commissions is underway.

**Water and Sewer Committee, Councilwoman Middaugh.** Monthly reports rendered. The Water & Sewer Committee met on June 26, 2013. Priorities were established for capital items for sewer improvements, and sources of funding were discussed for consideration. The Committee voted unanimously to recommend that Council fund \$125,000 from the General Fund to cover existing drying beds and provide additional covered storage. Motion was made by Councilwoman Middaugh, seconded by Councilman Kaynard, to provide \$125,000 from the Town of Sullivan’s Island General Fund to pay for Sewer Plant improvements as follows: to cover the existing drying beds and to provide an additional covered drying bed. After much discussion regarding the site location of the additional drying bed, motion carried unanimously, with site selection yet to be finalized.

Although not on tonight’s agenda, Water & Sewer Manager Gress reported the Lift Station 3 that serves from Station 18 to Station 13 has a rapid increase in water level during heavy rains, even with both pumps working. There is an intrusion of water from an unknown source. Mr. Gress asked to be able to contract out a smoke test in that area, including inspection of manholes, for a cost of \$9,000. The vendor will provide digital photos, a written report, as well as GPS coordinates of problem areas. Motion was made by Councilwoman Middaugh, seconded by Councilman O’Neil, to approve up to \$9,000 to contract out for smoke testing for Section 3, carried unanimously.

**Building and Construction Committee, Councilman O’Neil for Councilwoman Cooper.** Monthly report rendered.

**Town Hall Construction Project** – The Committee will meet with David Creech on July 24<sup>th</sup> at 8:30 a.m. to review the space needs program. The architect contract has been received and will be reviewed by the Town Attorney.

**Fire Committee, Councilman Clark.** Monthly report rendered. Chief Stith reported that the Sullivan’s Island Fire and Rescue Squad Fish Fry was a great success. He also reported that the plan to mark off parking on Middle Street from Station 22-1/2 to Station 22 worked very well during the July 4<sup>th</sup> weekend, and would like Council to consider making it a permanent loading zone. It is only 10 parking spaces, and while there may not be as much parking during the weekdays, it is always full of cars at night. Mayor Perkis stated he would like to see it continued for the summer weekends. As far as

blocking off the left turn from Station 22-1/2 on to Middle Street, Chief Howard reported that there were no negative comments or complaints. Councilman Kaynard stated golf carts are taking car parking spaces. Council could research indented footage at beginning of beach paths for golf cart parking. The Isle of Palms and Folly Beach has begun this practice.

Reverse 911 System – The Fire Committee will discuss this issue.

SIREN – The emergency notification system will be tested to ensure it can be heard on the beach.

**Recreation Committee, Councilman Kaynard for Councilwoman Watson.** The Independence Day activities went very well. Councilman Kaynard continued that if Councilwoman Watson were here, she probably would ask to save some of the small unbuildable parcels of Town-owned property for future Recreation use.

**Real Estate Committee, Councilman O'Neil.** There was a brief discussion of the residency requirements of Boards and Commissions; Attorney Dodds stated he would discuss during Executive Session. **Motion was made by Councilman O'Neil, seconded by Councilman Kaynard, to an an item to the legal advice section of the Executive Session to get advice for residency requirements for Boards and Commissions, carried unanimously.**

Real Estate Committee Meeting – The Committee will meet on August 2, 2013 at 8:30 am. The draft agenda includes review of proposed Ordinance 2013-02 which allows attached, deed restricted structures to the parcel's principal dwelling provided they are reviewed and approved by the Design Review Board; Review of Accreted Land Management Plan language and various projects in the Station 16 Street nature trail; Discussion of the process for Council review of the proposed 2013 Comprehensive Plan; General discussion of zoning ordinance Sections 21-27 B (4) and 21-27 C (2) Principal Building Square Footage. Also, the discussion of Town-owned Lots was added to the agenda tonight.

**Police Committee, Councilman Clark.** Monthly report rendered. Chief Howard reported the July 4<sup>th</sup> holiday went well; traffic moved well; as previously discussed in meeting.

**Streets and Maintenance Committee, Councilwoman Cooper.** No new activity to report.

**Motion was made by Mayor Perkis, seconded by Councilman Kaynard to go into Executive Session at 7:55 p.m. for Legal advice on a zoning issue and resident requirements for Boards and Commissions; and a Personnel Matter, carried unanimously.**

Upon returning to the Regular Session, Mayor Perkis stated no votes or action was taken in Executive Session.

**Motion was made by Councilman Kaynard, seconded by Councilman O'Neil, to approve the 3% merit increase for Darrell Noisette, carried unanimously.**

**Motion was made by Councilman Clark, seconded by Councilwoman Middaugh, to adjourn at 9:14pm, carried unanimously.**

Respectfully submitted,

Ellen Miller

