

November 19, 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  
Hartley Cooper, Councilwoman  
Susan Middaugh, Councilwoman  
Pat O'Neil, Councilman  
Mary Jane Watson, Councilwoman

Mayor Perkis led the Pledge of Allegiance, followed by the prayer by Councilwoman Watson. Town Hall was packed with citizens, including one member of the news media.

**I. FORMAT** - Mayor Perkis opened the floor for comments.

Myra Jones, Michael Meltzer, and Linda Lee of the Carolina Film Alliance expressed their concern regarding the proposed ordinance to increase franchise fees for filming.

Mark Howard, 1820 Central Ave., expressed his concern that most residents do not want the proposed ordinance to allow the residential adaptive reuse of historic buildings; and he also asked Council to consider delaying the vote on the proposed ordinance to increase franchise fees for filming.

Anne Kilpatrick, 1718 Middle St., stated she supported the Planning Commission's recommendation to not support the proposed ordinance to allow the residential adaptive reuse of historic buildings.

John Burn of Mt. Pleasant stated the film industry is important to small businesses, including his company with 48 employees. He asked Council to reconsider the proposed ordinance to increase franchise fees for filming.

Michael Mithoefer, 407 O'Neil St., stated he was in favor of the proposed ordinance regarding existing residential buildings over 5600 square feet; stated for Council to listen to the Planning Commission's recommendation regarding the residential adaptive reuse of historic buildings ordinance; and for Council to reconsider the increase to film franchise fees.

**II. COUNCIL ACTION ITEMS**

**1. Motion was made by Councilman Kaynard, seconded by Councilwoman Middaugh, to approve the minutes of the regular meeting on October 15, 2013, carried by a vote of 6-0, with Councilwoman Cooper abstaining.**

**2. Motion was made by Councilman Clark, seconded by Councilman O'Neil, to approve First Reading of Ordinance 2013-11, An Ordinance to Amend Section 21-108 of the Zoning Ordinance for the Town of Sullivan's Island Regarding Membership Requirements for the Design Review Board by Removing the "Real Property Ownership" Condition, carried unanimously.**

3. Motion was made by Councilman O'Neil, seconded by Councilwoman Middaugh, to have First Reading of Ordinance 2013-12, An Ordinance to Amend Section 21-203; Section 21-27B (4); and Section 21-27A (2) Amending Various Sections of the Zoning Ordinance to Allow the Single-Family Use of any Existing Residential Buildings That Are Over 5600 Square Feet (Principal Building Square Footage), carried unanimously.

4. Motion was made by Councilman O'Neil, seconded by Councilwoman Middaugh, to have First Reading of Ordinance No. 2013-13, An Ordinance to Amend Section 21-203; Section 21-20C(5); and Section 21-27(A)(2)(e) to Allow the Residential Adaptive Reuse of Historic Buildings. Motion failed by a vote of 6-0, with Councilman Kaynard recusing himself.

5. Motion was made by Councilman O'Neil, seconded by Councilwoman Cooper, to defer Second Reading and Ratification of Ordinance No. 2013-09, An Ordinance Amending Section 14-25 of the Code of Ordinances for the Town of Sullivan's Island to Revise Franchise Fees for Filming, Video Taping, and Still Photography for Commercial Purposes; and, to Add Language Prohibiting Filming of Any Type within the RC-1/RC-2 Zoning Districts or on the Beach, carried unanimously.

6. Motion was made by Councilman Kaynard, seconded by Councilwoman Middaugh, to approve Second Reading and Ratification of Ordinance No. 2013-10, An Ordinance Amending Section 10-20 of the Code of Ordinances for the Town of Sullivan's island to Revise Business License Fees, carried unanimously.

7. A Resolution for the Adoption of the revised Charleston Regional Hazard Mitigation Plan was approved.

8. Motion was made by Councilman Perkis, seconded by Councilwoman Cooper, to instruct Creech & Associates Architects to proceed with Town Hall/Park Improvement Project conceptual design on Site Plan 1 as presented at the November 12, 2013 Community Meeting, carried unanimously.

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

**General and New Correspondence** – Correspondence was received from Kathryn White regarding access grids for beach access; and from Michael Bourland, Laurie Arthur, Chuck Galis, Tam and Mike Psenka, Deborah Lofton, and Andy Segal/Karen Weber regarding their opposition to the proposed ordinance regarding multi-family zoning.

**Attorney Report** - No report.

**Boards and Commissions** - No reports.

**Finance Committee – Mayor Perkis.** Monthly report rendered. A Finance Committee meeting has been scheduled for December 13<sup>th</sup> at 4:00 to discuss capital project costs and funding options/sale of Town property. The financial report will be discussed at the next Committee Workshop.

**Public Safety Committee – Councilman Clark.** Monthly reports rendered. Chief Stith reported that options regarding the ladder truck continue to be researched. The Fire Station holiday lighting will take place on December 6, 2013. The boardwalk at Station 22 has been completed, and work has begun on the boardwalk at Station 21. Chief Stith inquired if Greenbelt funds could be used to extend the boardwalk to the street. **Motion was made by Councilman Clark, seconded by Councilwoman Middaugh, to allow the extension of Station 21 beach path to the road at a cost of up to \$25,000 to be funded by the Greenbelt Urban Grant, carried unanimously.**

Chief Howard presented a management plan of education and tracking regarding coyotes; and especially addressed that residents should never feed the animals.

**Water and Sewer Committee – Councilwoman Middaugh.** Monthly reports rendered. Councilwoman Middaugh presented information regarding inflow and infiltration scope of work, time frame, and funding.

**Motion was made by Councilwoman Middaugh, seconded by Councilman Kaynard, to authorize an application for State Revolving Funds in the amount of \$1.6 million for Phase One of Inflow & Infiltration project to be paid by \$56,000 in the current budget plus approximately \$41,000 annually from an increase in sewer rates or other sources as determined by Council; and that part of the funding for the I&I project and collection system improvements be funded by the \$56,000 line item in the current budget and a two-phase rate increase of \$24,000 per year base rate increase for FY15 and a \$17,000 per year base rate increase for FY16 for a total of \$97,000, amortized at 1.9%, to repay a 20 year loan from the State Revolving Fund of \$1.6 million for I&I projects, carried unanimously.**

**Motion was made by Councilwoman Middaugh, seconded by Councilman Kaynard, that the State Revolving Fund application be for a total of \$2.6 million for two phases of the I&I project subject to identification of funding sources for loan payment, carried unanimously.**

**Motion was made by Councilman Kaynard, seconded by Councilman Clark, to move expeditiously to retain consultant to evaluate techniques, within 30 days, used for I&I with a budget not to exceed \$10,000, carried by a vote of 6-1, with Councilwoman Middaugh casting the nay vote.**

**Motion was made by Councilman Kaynard, seconded by Councilman Clark, to retain a consultant to analyze the priority of the Water and Sewer Department capital program projects. The Consultant will recommend cost savings options or alternative to the capital programs. This review process by the Consultant will be completed in ninety days from the date of hiring the consultant, carried unanimously.**

The funding for the two consultants would come from the Water & Sewer Department budget.

The figures for the new Town Hall sewer line will be discussed at the next Council Workshop.

**Administration Committee – Councilman Kaynard.** Monthly report rendered. Councilman Kaynard reminded everyone that the December Council Workshop would be held on the second Monday in December. Town Hall will be closed on November 28-29 for the Thanksgiving holidays; but all emergency and critical services will remain available and fully staffed. Water and Sewer employee John Potter resigned effective October 28, 2013. There are two current positions open: an operator in the Water & Sewer department; and a laborer in the Maintenance department.

**Land Use and Natural Resources Committee – Councilman O’Neil.** Monthly report rendered. Earlier in the meeting, Council passed first reading of Ordinance 2013-11 to remove the real property ownership condition for Design Review Board members; Council passed first reading of Ordinance 2013-12 to allow single-family use of existing residential buildings over 5600 square feet; and Council did not pass first reading of Ordinance 2013-13 to allow residential adaptive reuse of historic buildings, therefore the ordinance fails. Regarding the Biggert-Waters Act, legislation to delay the Act is getting more support.

**Public Facilities Committee – Councilwoman Cooper.** Monthly report rendered.

Town Hall Project - Earlier in the meeting, Council approved the Public Facilities Committee recommendation that Creech & Associates focus on Site Plan 1 as presented at the November 12, 2013 Community Meeting. The Construction Manager at Risk Request for Qualifications will be reviewed at the November 20, 2013 Public Facilities Committee meeting. The Committee plans to narrow the candidates to approximately three and recommend to Council for interviews.

Sullivan’s Island Elementary School project – The Public Facilities Committee approved at its November 18, 2013 meeting: clear anodized aluminum for rails, windows and door finishes; metal roof with painted finish “champagne” color; family of exterior paint earth tone, neutral colors, with the exception of sienna brown trim in tower. Mr. English will return with alternate tower trim options in a neutral, lighter color.

**Recreation Committee – Councilwoman Watson.** Councilwoman Watson will bring a recommendation to Council next month regarding the Park Foundation’s request to remove the volleyball court and install a sandbox, along with benches. The consensus of Council was to solicit community input on the subject.

**Motion was made by Councilman O’Neil, seconded by Councilman Kaynard, to adjourn at 7:45 pm, carried unanimously.**

Respectfully submitted,



Ellen Miller