

TOWN OF SEABROOK ISLAND

Town Council Meeting

April 25, 2023

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MINUTES

1. Call to Order – Roll Call – Freedom of Information – Pledge of Allegiance

Mayor Gregg called the April 25, 2023, Town Council Regular Meeting to order at 2:30PM. Councilwomen Finke and Fox, Councilmen Goldstein and Kortvelesy, Town Administrator Cronin, Zoning Administrator Newman, Communications & Events Manager Ochoa, and Town Clerk Watkins participated in the meeting. The Town Clerk confirmed that notice of the meeting was properly posted, and the requirements of the Freedom of Information Act had been met.

2. Approval of Minutes:

- Town Council Regular Meeting Minutes – March 28, 2023
- Town Council Work Session Meeting Minutes – April 11, 2023

Councilwoman Finke moved to approve the previous meeting minutes of March 28th; Councilwoman Fox seconded.

Councilwoman Finke noted a correction under item 6 for Environment & Wildlife Committee meeting to be Councilwoman Finke rather than Fox.

A vote was taken on the minutes as corrected, all voted in favor.

The previous meeting minutes of March 28th were approved.

Councilwoman Finke moved to approve the previous meeting minutes of April 11th; Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of April 11th were approved.

3. Presentations:

- Paul McLaughlin, 3061 Baywood Drive: Presentation on most recent Short-Term Rental Ad Hoc Committee Update and Preserve Seabrook's policy proposals for the Town of Seabrook Island and the Seabrook Island Property Owners' Association (SIPOA)

Paul McLaughlin presented to Council on the most recent Short-Term Rental Ad Hoc Committee Update and Preserve Seabrook's policy proposals for the Town of Seabrook Island and the Seabrook Island Property Owners' Association (SIPOA).

4. Public Hearing Items:

- Ord. 2023-03: An ordinance authorizing and directing the Town of Seabrook Island to enter into an intergovernmental agreement relating to South Carolina Local Revenue Services; to participate in one or more local revenue services programs; to execute and deliver one or more participant program supplements; and other matters relating thereto.

Mayor Gregg opened the public hearing for Ord. 2023-30 at 2:50PM.

No public comments were made, the public hearing was closed at 2:51PM.

5. Citizens Comments:

Town Clerk Watkins listed the individuals who submitted public comments prior to the meeting.

A copy of the comments is available with these minutes and upon request.

Nancy Buck, Coastal Getaways, spoke about the rentals on Seabrook Island in relation to Mr. McLaughlin's presentation.

Gena Go, 2666 Fox Layer Court, commented on short-term rentals specifically as they relate to her property and would like to have stricter regulations from the Town.

Kerry Wick, Perry Wick Court, inquired if the Town would like to have a dialogue with Preserve Seabrook.

Terrance Little, look up address, inquired about what it would take to have a dialogue with Preserve Seabrook.

Paul McLaughlin, 3061 Baywood Drive, commented on the commentary made by previous members of the public.

Councilwoman Finke commented on the ad hoc committee with community discussions.

Sue Myrick, Captain Sams Inlet, commented on Council's discussions currently.

Paul McLaughlin, 3061 Baywood Drive, commented on Sue Myrick's background in public governance.

Jay Cottingham, commented on the short-term rentals as they relate to her property on Seabrook Island.

6. Reports of Town Boards, Commissions, and Committees:

- **Advisory Committees**
 - Community Promotions and Engagement Committee

Councilwoman Fox summarized the Community Promotions and Engagement Committee meeting on April 20th and noted the internet went out at the end of the meeting which caused the by an internet outage.

Councilwoman Fox noted upcoming events as follows: Disaster Awareness Day, Incorporation Day, Chow Town Food Truck Rodeo.

- Environment and Wildlife Committee

Councilwoman Finke summarized the April 24th Environment and Wildlife Committee Meeting.

Members of the audience inquired about who to contact for an injured animal on the side of the road, and how to contact beach patrol.

- Public Safety Committee

Councilman Kortvelesy summarized the Public Safety Committee Meeting of April 18th.

Councilman Kortvelesy noted the upcoming Disaster Awareness Day on June 1st at the Island House on Seabrook Island from 10:00AM to 1:00PM.

Councilman Kortvelesy summarized what the Disaster Recovery Council is and what the next training will be on and will be held on June 20th.

- Public Works Committee

Councilman Goldstein updated Council on the status of road improvements to Seabrook Island Road, and the proposed Town Hall Annex and Town Garage.

Members of the audience inquired about projects at Seafields and MUSC as they relate to Seabrook Island Road improvements.

The council discussed the potential traffic circle by Bohicket Marina.

- **Special Committees**

None.

- **Ad Hoc Committees**

Councilwomen Finke and Fox commented on the Short-Term Rental Ad Hoc Committee response as it relates to the presentation by Preserve Seabrook and potential policy changes to be proposed to Council by September.

Members of the audience and the ad hoc committee discussed how the data is interpreted in the ad hoc committee report.

- **Board of Zoning Appeals**

None.

- **Planning Commission**

None.

- **State Accommodations Tax Advisory Committee**

None.

- **Utility Commission**

Commissioner Smith-Jones the Utility Commission meeting held on April 20th and the financials and operations for March.

The Council inquired about the level of damage that the Utility Commission could potentially have if a category 4 or category 5 hit the Town of Seabrook Island and will be brought up during the Disaster Recovery Council.

7. Reports Town Officers:

- **Mayor**

- Update Concerning Town's Application for Public Assistance (Hurricane Ian)

Mayor Gregg noted the Town's request for public assistance for Hurricane Ian is still pending, and no payments have been received.

- Update Concerning Charleston Regional Hazard Mitigation Plan

Mayor Gregg updated the Council on the status of the Town's portion of the Charleston Regional Hazard Mitigation Plan.

- Update from Recent Informal Discussions with Representatives of the Club, Marina, and Seabrook Island Property Owners Association (SIPOA)

Mayor Gregg summarized an information discussion had on April 12th with representatives of the Club, Marina, and Seabrook Island Property Owner's Association.

- Follow-up Regarding Letter Expressing Opposition of the Town to State Budget Proviso 113.11 (Providing for Budgetary Consequences to Municipalities that Prohibit Short-Term Rentals)

Mayor Gregg inquired if the Town should still send a letter in opposition to the budget proviso.

Town Administrator Cronin recommended a letter should still be sent in relation to the proviso and for the house bill H3253 as it relates to short-term rentals.

Members of the audience and Council discussed the proposed bill and the budget proviso.

- **Town Administrator**

- Update on Seabrook Island Road Pathway Improvements

Town Administrator Cronin updated Council on the improvements to Seabrook Island Road and the bike path improvements.

A discussion was had on the improvements to the bike path with regards to potential pedestrian lights along the path.

- **Town Clerk/Treasurer**

- Report of Financials for the Month of March 2023

Town Clerk Watkins summarized the March Financials as follows:

- Total fund balance ending on March 31, 2023, was \$8,451,586 an amount about \$1,617,742 more than the balance as of March 31, 2022.
- Unrestricted revenue for March totaled \$153,072 representing about 29.3% for the 2023 annual budget and being about \$50,621 more than for the same period in 2022.
- Expenditures for March totaled \$121,062 which is 21.0% of the 2023 annual budget. Expenditures for the year were about \$13,125 less compared to the same period of 2022.
- Excess of revenues over expenditures was \$32,010 for March compared to an excess expenditure over revenues of \$31,736 in the same period of 2022, representing an increase in revenue from this year compared to last.

Town Administrator Cronin added that April is when business licenses are renewed and will see this reflected in the April financials.

- **Town Attorney**

None.

- **Zoning Administrator**

- Code Enforcement Summary

Zoning Administrator Newman summarized the code enforcement summary since the previous Council meeting.

A discussion was had on violations for short-term rentals specifically for parking in the landscape.

- **Communications & Events Manager**

None.

8. Ordinances for Second Reading:

- Ord. 2023-03: An ordinance authorizing and directing the Town of Seabrook Island to enter into an intergovernmental agreement relating to South Carolina Local Revenue Services; to participate in one or more local revenue services programs; to execute and deliver one or more participant program supplements; and other matters relating thereto.

Councilwoman Finke moved to approve Ord. 2023-03; Councilwoman Fox seconded. All voted in favor.

Ord. 2023-03 passed second reading and was adopted.

9. Ordinances for First Reading:

None.

10. Other Action Items:

- Committee Appointment: Request to remove Joe Pontuti for cause (unresponsive to inquiries as to intentions for continued service following ending of relationship with Seabrook Island Club).

Mayor Gregg reminded members of Council that the Town was informed that Accommodations Tax (“ATAX”) Advisory Committee member Mr. Pontuti’s relationship with Seabrook Island Club has ended. Efforts to contact Mr. Pontuti to assess his continued willingness and qualification to serve on the ATAX Advisory Committee have been unsuccessful.

Mayor Gregg moved to remove Mr. Pontuti from the ATAX Advisory Committee; Councilwoman Fox seconded. All voted in favor.

Mr. Pontuti was removed from the ATAX Advisory Committee.

- Local Revenue Services Agreement: Agreement concerning with the Municipal Association of South Carolina for the Town’s participation in South Carolina Local Revenue Services.

Mayor Gregg summarized the Local Revenue Services Agreement.

Mayor Gregg moved to approve the Local Revenue Services Agreement; Councilwoman Fox seconded. All voted in favor.

The Local Revenue Services Agreement was approved.

- Proclamation: A proclamation for the Town of Seabrook Island to proclaim May 7 to May 13, 2023, as “Shorebirds Celebration Week”.

Councilwoman Finke summarized the proclamation for the Shorebirds Celebration Week for May 7th to May 13th.

Councilwoman Finke noted the Shorebird Festival will be held on May 12th.

Councilwoman Finke moved to approve the Proclamation to proclaim May 7 to May 13, 2023, as “Shorebirds Celebration Week”; Councilwoman Fox seconded. All voted in favor.

The Proclamation to proclaim May 7 to May 13, 2023, was approved.

11. Items for Information or Discussion:

None.

12. Citizen Comments:

James Geiger, 2642 Seabrook Island Road, commented on the presentation by Preserve Seabrook and to have an open discussion on short-term rentals.

13. Council Comments

Councilwoman Fox thanked residents for coming to the Town Council meeting.

14. Adjournment

Councilwoman Finke moved to adjourn the meeting; Councilwoman Fox seconded. All voted in favor.

The meeting adjourned at 4:16PM.

Date: May 22, 2023

Prepared by: *Katharine E. Watkins*
Assistant Town Administrator