

**MINUTES
PAWLEYS ISLAND TOWN COUNCIL**

DATE/PLACE: March 13, 2017
 Pawleys Island Chapel

PRESENT: Mayor Bill Otis, Mike Adams, Ashley Carter & Rocky Holliday

ABSENT: Sarah Zimmerman

EXECUTIVE SESSION – 30-4-40(3) (D) REVIEW OF PUBLIC SAFETY SCHEDULING

Mike Adams made a motion to step down into Executive Session. Rocky Holliday seconded. All in favor. Mike Adams made a motion to step down from Executive Session. Rocky Holliday seconded. All in favor.

PUBLIC COMMENT

Leda Hall stated that we work hard to protect the dunes and that in her estimation there are about 25% of the rented properties will have people climbing over the dunes because they have no other way to get to the beach. She has told people that she has seen on the dunes to stay off them. She felt that these renters pay \$4,000 to \$5,000 a week to rent these homes that they should have a way to get to the beach and wondered if the Town had any authority to encourage these property owners to install a walkway to the beach.

APPROVAL OF JANUARY 9, 2017 MEETING MINUTES

Ashley Carter made a motion to approve the January 9, 2017 minutes. Rocky Holliday seconded. All in favor.

MR. DURANT: APPEAL OF GEORGETOWN COUNTY GROIN PERMIT AS AN INTERVENER

Town Attorney DuRant stated there were conversations in January and were told that the decision would happen soon but still have not heard yet. Mayor and Council agreed to have Attorney DuRant will ask for a status conference.

PROCESS OF RELOCATION TOWN HALL DISCUSSION

Jim McCants stated that the Planning Commission met on March 8, 2017 to review the 9 architects that submitted proposal to build a new Town Hall. Basing their decision on design to keep the Pawleys Island low-country design and to keep it small and their credentials of prior buildings they designed. The Planning Commission narrowed it down to 3 architectural firms; Graham Group of Pawley Island, Tych & Walker Architects of Pawleys Island and Creech and Assoc. of Mt. Pleasant.

Bobby Lyles to answer questions – Mr. Lyles stated that his architectural firm had done some work with Tych & Walker but all 3 firms have a good reputation. The final decision should include examples of their work, all three firms should be interviewed the same day and done before we decide on a contractor. We need to know who in their office will be working on the job. In Mr. Lyles' experience, an architectural firm is chosen then we negotiate the cost with that firm and if you can't agree on a figure you then go with the next firm until you reach decision. Each firm will be able to give a range of what the cost will be.

In choosing a contractor, we should get bids from a selected list of bidders and chose a contractor based on their overhead cost and their profits then bring them on to the team, however we should not award a contract until we get a guaranteed maximum price. We will need a full set of plans to give these contractors for them to determine their bid. The contractor should be able to help in deciding various criteria such as materials to use, etc. Mr. Lyles offered to sit in when we have the final interviews.

Joint Committee to meet with Architect finalists – Council and Planning Commission?

Mayor Otis stated that a committee will be formed consisting of the Council members and any member of the Planning Commission interested in being part of the final selection process. A date will be set for this meeting as well as Mr. Lyles. Council agreed.

Special meeting to consider financing, potential use of the old Town Hall and location options

Mayor Otis stated that he has had conversations with the Pavilion Company regarding Pavilion Road. There is a difference of opinion within the Pavilion Company as to how to proceed as one source said the right of way is 50 ft. and another said it was 65 ft. The engineer had a great deal of difficulty putting the plat together. Town ordinance says you can't build within 10 ft. of the OCRM critical line. There is a question as to who owns the easement. It is not known at the present time. The Highway Department, at the request of the Town, can turn over the existing easement to the Town but it does not answer the question as to who owns it. Mayor Otis recommended that our Town Attorney and the President of the Pavilion Company get together and make a determination quickly. Depending on the outcome of this meeting we may have to reassess what we will do. Ashley Carter stated that if we do gain access to Pavilion Road that we need to get the ownership deeded and recorded so there will be no misunderstanding as to who owns it. We will need a special meeting to consider the financing and potential use of the old Town Hall but should hold off until we get a firmer answer on the Pavilion Road right of way.

SWEARING IN OF 2017-2018 COUNCIL AND MAYOR, NOVEMBER 13 OR DECEMBER 11?

Mayor Otis stated that election day will be the Tuesday before the November 13th Town Council meeting which means the new Mayor will be in office for the November 13th Council meeting. Mayor Otis stated that he can stay on 1 additional month or not – it is up to Council. Council thought the most logical transition should be the first council meeting following election day and if the new Mayor needed assistance that Mayor Otis would be happy to help.

BEACH RENOURISHMENT PRT FUNDING APPLICATION. OCRM PERMIT STATUS – ROCKY HOLLIDAY AND RYAN FABBRI

Edisto Beach sent all their information to Columbia in boxes but we put all our information on a thumb drive and we had one of our police officers hand deliver it to Columbia and we were told that we would hear a decision in about 2 months. The only other communities that have submitted information were Isle of Palms and Edisto Beach who has already received their money along with a State Park that is sharing their project with and one other community. Those two communities requested about as much as we did. The Corps permit went out mid-February.

POLICE REPORT

Chief Fanning reviewed the January and February 2017 police reports. See attached.

PUBLIC SAFETY SCHEDULING

This item was deferred.

FINANCIAL REPORT

Mayor Otis stated that A-tax Revenues are running a little below what we budgeted for the 1st quarter. Underground Wire invoices went out in November 2016 we have received a substantial amount in January and February.

Approve CSE January Invoice Project 2468 Phase I, Permitting \$16,809.59 – Ryan Fabbri stated that this is the January billing for the agreement we had with CSE to put together the permit for our renourishment project. This bill makes \$46,480 billed to date. It has been budgeted. **Mike Adams made a motion to approve the payment to CSE for \$16,809.59. Rocky Holliday seconded. All in favor.**

COUNTY PARKING LOT FIRST ACCESS WALKWAY – MAKE INTO AN OVERLOOK? BUDGET?

Mayor Otis stated that this is the first access on the left as you enter the south end parking lot that is next to the last house. This access has a tendency to wash out during major storms. There was discussion as to whether we should repair the access to enable access to the beach, and FEMA would reimburse us 75% of the cost of this repair, or just leave it as an overlook to the beach. There are two other accesses to the beach from this parking area. Mike Adams stated that if we eliminate this beach access, we may want to consider adding another handicap parking space close to the existing beach accesses but there are two existing handicap parking areas at the entrance to the beach. Ryan Fabbri stated that even making it just an overlook we need to replace some support beams and estimates for just an overlook is a few thousand dollars. If we rebuild the access to the beach it would need to extend beyond some large exposed rocks and it would need to extend farther out to the beach as there is so much erosion to the beach. Based on other rebuild walkovers this one would cost approximately \$16,000 or more. Mike Adams stated that people have been using this damaged access as an overlook frequently since the Hurricane. Ryan Fabbri will get prices for building an overlook.

BUDGET AMENDMENT – ADD FOR BEACH ACCESS NOT BUILT UNTIL JANUARY \$13,850.00

Ryan Fabbri stated that we had a beach access built that was budgeted for 2016 but it was not completed until 2017 so the budget needs to be amended for this cost. Other than the overlook this is the final access repair to be done. FEMA will reimburse us 75% of that cost. **Mike Adams made a motion to approve amending the budget for \$13,850 for the access repair and approve the payment of the invoice. Rocky Holliday seconded. All in favor.**

BUILDING REPORT

Ryan Fabbri stated that most of the work on the report is on Springs Avenue. Mayor Otis stated that he noticed a lot of damaged beach walkovers have not been repaired and thought we should try to determine what those addresses are. Ryan stated that we cannot force property owners to build their walkways. At the north end of the island we have houses where the beach has accreted with walkovers that go only so far then a path through the dune to the beach was made. We don't want people on the dunes but if you have an ocean front home we have been telling them to walk a path to the beach through the dune. We have installed Keep Off the Dune signs on properties when requested but we don't want to have every property with a Keep Off sign. We are going to reorder more signs. Signs on groins are needing to be replaced and these signs will have the groin # as well as Keep off Groin on each side of the pole.

AMEND ORDINANCES 12-22 & 21-1 TO MAKE THE PENALTIES CONSISTENT, FIRST READING: SUBJECT TO A FINE NOT TO EXCEED \$250.00 OR COMMUNITY SERVICE NOT TO EXCEED 45 HOURS AS DETERMINED BY THE MUNICIPAL JUDGE OR REPARATION OF ANY DAMAGE CAUSED OR ANY COMBINATION OR ALL OF THE ABOVE.

Ryan Fabbri stated that section 28-1 refers to walking on the dunes and the offense is a \$250 fine and/or imprisonment not to exceed 30 days. The fine for a vehicle on a dune is not to exceed \$200 or community service not to exceed 45 hours. We want to make the fine and the penalty to be consistent for each offense. Chief Fanning agrees that the fine should be \$250 and/or community service, not jail time but our police department doesn't have a community service program at the moment. Our Town Attorney stated that community service can be done in other towns such as Columbia or Myrtle Beach as long as it was done. Doesn't have to be done in Pawleys Island. Someone needs to sign a paper saying that the service was done. **Mike Adams made a motion to make ordinance 28-1(B) in terms of the fine to be \$250 and/or reparation of any damage and/or community service to be consistent with ordinance 12-22. Rocky seconded. All in favor.**

ADMINISTRATORS REPORT – Ryan Fabbri

Status of Post Hurricane Debris Cleanup, End Date 4/10/17 – Ryan Fabbri stated that we have had 2 dumpsters across from the Pavilion since October but we are now down to just 1 dumpster. They were there for James Snow to fill with debris from the Hurricane but it is now being used by contractors and regular spring clean-up from property owners so we are going to keep the dumpster through the 2 days following Easter then the dumpsters will be taken away.

FEMA Storm Cost Reimbursement Update – We have spent to date about \$500,000 and should be getting back \$387,000.

Highway Clearing and Road Clean Up: Ryan stated that DOT contracts out for street sweeping so the entire length of Springs Avenue is on the next contract but they have not finalized the contract yet so we don't know the date when that would be done yet.

Town Hall Damage, Insurance: Ryan Fabbri stated that FEMA came here to look at the Town Hall and gave us their determination as what they would give for the building. The value of the structure is \$57,000, cost of \$22,000 to put it back together and an additional \$8,000 to \$11,000 for the contents. Many jurisdictions and FEMA don't count foundation work as part of the 50% rule of renovations threshold but FEMA will reimburse the cost to repair it. The two scenarios are putting the Town Hall back to what it was before but with materials that are more flood resistant or elevate the structure about 8 inches. Hazard Mitigation grants are longer range but the idea is to encourage us to vacate the hazardous situation and build a new situation to solve the hazardous problem.

Underground Wire Project Status - Ryan Fabbri stated that the installation of conduit at the North End should be done by the end of April then Santee Cooper will start pulling wire through. To get well ahead of this job by letting Santee Cooper, pull wire only, through the Summer months with the exception of July 4th and possibly a couple of weeks after, would be a huge benefit as we have some huge projects coming such as building a new Town Hall and Beach Renourishment. Ryan will have more information at the next Council meeting as what we would gain by doing that. The south end will not be finished with laying the conduit by the Summer so they will quit by May/June and resume in the Fall.

Birds Nest Sewer Repair Project – Ryan Fabbri stated that the roads in this area are all torn up. The pipes leading to the lift station are extremely corroded.

COMMENTS BY COUNCIL MEMBERS

Mike Adams stated that there are some properties that have not had the built-up sand cleaned up yet and it is an eye sore. Mayor Otis stated that the sand is on private property so we can ask them to clean it up but that is all we can do. There are property owners who have not been to the island since the October Hurricane and probably don't know they have all that sand on their property. Mike Adams thanked the Planning Commission on their review of the Architect proposals. They went through it in a very orderly fashion.

Meeting was adjourned.

APPROVED

DATE

ATTEST

DATE