



TOWN OF PAWLEYS ISLAND TOWN COUNCIL REGULAR MEETING MINUTES

Town Hall – Conference Room | 323 Myrtle Ave | Pawleys Island SC 29585
6-10-2023 – 5:00 pm

PRESENT: Mayor Brian Henry, Guerry Green, Ashley Carter, Sarah Zimmerman, Rocky Holliday

ABSENT: None

STAFF PRESENT: Daniel Newquist (Town Administrator), Mike Farning (Chief of Police), Daniel O'Hara (Town Clerk)

ADDITIONAL PRESENT: Ross Durant and Woody Durant (Town Attorney)

1. CALL TO ORDER

Mayor Henry called the meeting to order at 5:04 PM

2. PUBLIC COMMENTS

A. James Blaszczyk

- i. Mr. Blaszczyk opened his remarks by requesting the Town Council to reconsider the budget for the Police Department for 2024. He expressed concern and feeling less safe without the additional coverage provided by the Pawleys Island Police Department. Mr. Blaszczyk stated that he believes that the Georgetown County Sheriff's Department has not been responsive and has not been reliable on the Island. He continued to mention that while cameras are a good digital deterrence, physical deterrence is still key. He stated that he had probably seen a Georgetown County Sheriff only a few times within the last year. Mr. Blaszczyk cited that the Sheriff has even expressed concerns about being understaffed. He continued to cite that there is a growing number of people who are violating Town ordinances that he would like to help educate but feels afraid to do so. He referenced an incident in which there was an intruder on his property and the Pawleys Island Police Department was able to respond within five minutes. He added that even just last year on the 4th of July there were people shooting off fireworks and when reported to the County no one responded. Mr. Blaszczyk said there is a real benefit to having an additional officer. He acknowledged that it is a large part of the budget but asked again for the Council to consider that in their review of the 2024 budget.

B. Patti Hunter

- i. Ms. Hunter submitted public comments via email, and Daniel Newquist read them before the Town Council. Her comments were submitted in the minutes. **See below.**

3. APPROVAL OF MINUTES

A. 05-02-2023 Regular Meeting

- i. Mayor Henry asked for a motion to approve or amend the 5-2-2023 Town Council minutes. Guerry Green motioned to approve the minutes. Ashley Carter seconded the motion. No further discussion. All voted in favor.

4. REPORTS AND UPDATES

A. Police Report

- i. Chief Fanning stated that there was a May Nor'easter that caught everyone off guard. He continued to note that the incidents between the 17th and the 19th of May were all flooding and water-related incidents. Chief Fanning explained that there were no criminal incidents in May. Mayor Henry asked if the Chief thinks that the Department is ready for the Summer. Chief Fanning explained that they have been preparing all part-time officers for their training, so they are ready for the Summer. Mayor Henry thanked Chief Fanning and the Police Department for their help with the Summer Kickoff. Rocky Holliday added that he was also pleased with the Department's handling of the event as well.

B. Building Report

- i. Daniel Newquist noted that there were seven (7) new permits issued in May. He added that things have slowed down recently. Mr. Newquist explained that things have been going well since the transition and communication with property owners and their contractors has been productive. He referenced that he recently met with the new owners of liberty lodge to discuss renovations to their home and how the project is to proceed. Mayor Henry added that he reached out to the ARB Chairman to do a 2-year review of ARB and any feedback they have received. Rocky Holliday asked if there had been any discussion about the removal process of dock debris in the creek. Daniel Newquist noted that he initiated dialogue with OCRM on this issue earlier in the year but was not aware of the current status. He offered to follow up with the appropriate entities to see if any advancements had been made. This led to a conversation about the recent dock construction activity following Hurricane Ian and the idea of having the dock owners place a bond on the dock to assist with future debris cleanup efforts.

C. Financial Report

- i. Daniel Newquist opened by stating the Audit has recently been completed and that staff expects to have it wrapped up by July. Daniel O'Hara reviewed the financial report for May. He noted that the first State Accommodations Tax allocation was received and that Local Accommodations Tax collections were up 11% from last year, year to date. Mr. O'Hara then noted that the recent purchase of T-shirts was a large

expense incurred during the month. He added that sales have already started, mentioning online presales that sold approximately shirts. Sarah Zimmerman followed up on the CSE invoices from previous years. She asked if the staff had gone back to review previous bids and compare the invoices to those to confirm where the money came from. Daniel O'Hara noted that it was confirmed that the invoices received were unbilled and unpaid and the work was for reports created associated with monitoring. Sarah Zimmerman asked if staff could follow up and review the corresponding contracts to confirm the balances match. Mayor Henry asked staff to keep the Town Council informed on the issue.

5. BUSINESS

A. Town Hall Repair – Request for Bids

- i. Daniel Newquist started by mentioning that there will be a few new expenses on the horizon for the repair work from Hurricane Ian. Mr. Newquist reviewed the request for bid that the Town put out for the repairs in the Town Hall entryway. He added that one bid was received from A&I Fire and Water Restoration. He emphasized that they were the sole bidder on the project. Mr. Newquist mentioned that the damages to the elevator have already been paid and covered. He noted that the project remains within budget based on the insurance claims received. Rocky Holliday suggested that it should be considered to not use drywall to replace the interior walls to avoid this situation in the future. Daniel Newquist asked whether the project stays within budget and with those changes would he need to present a revised quote with those changes. Rocky Holliday stated that he would not have issues with it, Mayor Henry also added that as long as it stays within budget it should not be a problem. Mr. Holliday then clarified that the Town had contacted multiple vendors and only one returned. Daniel Newquist answered that he had used the contractor list the Town Building Department currently maintains to reach out directly to vendors. But the staff also advertised it on the website, notification board, and in the Newspaper. **Guerry Green started a motion to allow Daniel Newquist to engage with A&I Restoration to make the repairs to the Town Hall. Rocky Holliday seconded the motion.** No further discussion. **All voted in favor, and none opposed.**

B. Sand Fencing/Dune Planting – Request for Bids

- i. Daniel Newquist informed the Town Council that the State Emergency Management Division (EMD) offered to cover the local match requirements for all work. He clarified that approved FEMA projects will cover 75% of the cost and the Town would be required to pay the other 25%, which the State offered to cover. Guerry Green clarified what area of the beach will be applied to. Daniel Newquist stated that the scope of work

for this project is the area of the beach North of the Federal project area to the Third Street beach access. Mr. Newquist added that he included the damage assessment done by CSE and the work mirrors what is outlined in this present request. He reviewed the scope of work listed in the bid request and confirmed that one bid received was from Coastal Transplant. Mr. Newquist indicated that the bid was within the budget the Town presented to FEMA. He added that the expected cost for Dune planting would be roughly \$93,000.00 and the installation of the fencing would be roughly \$46,000.00. Daniel Newquist reminded the Council that the State offered to pay 25% of the project and that FEMA would cover 75% if approved. He added that any cost overrun would be the Town's responsibility. Rocky Holliday asked besides cost overrun what would be the Town's requirement. Daniel Newquist confirmed that it would be \$0. Mayor Henry mentioned that since the State is offering to cover the difference, would it be wise to adjust the scope to include North of Third Street? Town Council discussed and agreed to consult with CSE to see if there is a need for it North of Third Street but did not elect to make any changes to the bid received. Town Council reviewed the timeline and scope of the Bid with Mr. Newquist. He provided that Coastal Transplants would be able to act on the proposal within a two-week notice period. It was noted that FEMA would only consider funding the project within the Beach Renourishment area and that this work does not cover the Army Corps Federal project area. **Rocky Holliday made a motion to authorize Daniel Newquist to sign a contract with Coastal Transplants once the FEMA funding is authorized. Ashley Carter seconded the motion.** Guerry Green asked if the FEMA money would be received quickly or three months from now. Daniel Newquist stated he hopes it can start within the next month. **All voted in favor, and none opposed.**

- C. Grant writing Scope of Services – Weston and Sampson
 - i. Daniel Newquist mentioned that the staff has been pursuing Grant opportunities offered by various State agencies. He added that in a recent application, the Town ranked 25th out of 76 total applications and the top 17 were awarded. He added that there was a similar application submitted to the South Carolina Rural infrastructure program. Mr. Newquist, after receiving some insight from State organizations about the application, said that it would be best to consult with an engineering firm for assistance. He added that Nicole Elko recommended Weston & Sampson to the Town, and he went over the proposal for assistance in preparing grant applications. Mr. Newquist noted that since it was a fee-based service it would only cost the Town when it requests assistance from Weston & Sampson. Mr. Newquist mentioned that he would consult with the Town

Council for approval on which grants the Town will pursue with help from Weston & Sampson. Mayor Henry added that it would be good to bring back the list of the grants the Town has applied for and is planning to apply for. He noted that it would be nice to reference that list when having these discussions. Sarah Zimmerman asked if there needed to be more bids. Daniel Newquist added that there are provisions in the ordinance that cover fees associated with professional services. This led to a discussion about the scope of the proposal and the terms of payment. It was noted that the services in the agreement will mainly focus on Stormwater infrastructure projects and that the fees are determined based on the requested work. Rocky Holliday emphasized that the proposal would not require the Town to pay anything, but when services are requested by staff to assist then there will be associated costs. **Item was tabled to receive additional recommendations from the MASC on how to proceed.**

D. Special Event/ Non-profit Vending Discussion

- i. Mayor Henry mentioned there had been a previous discussion regarding vending on the Island. He hinted at an interest in having a food truck at Town sponsor events. Mayor Henry asked to discuss the matter to see how everyone feels about it. Rocky Holliday added that it is different when a private company is vending versus the Town. Mayor Henry stated that if there were Town sponsored events or an art show then they would get a permit. Town Council agreed that it should be reviewed and then solicit feedback from Town residents and property owners.

E. SCDOT

- i. Daniel Newquist stated that in the previous Town Council meeting it was decided that staff would do a little more research into the Town's responsibilities if they were to maintain an all-way stop sign on the corner of Myrtle Ave and Second St. Mr. Newquist stated that it would cost roughly \$75 for materials for the stop signs and that there is no permit fee to install them. But that a site plan would be required and would cost roughly over \$1,000. He noted the total cost would be \$1,200. Rocky Holliday asked if this was mainly a request by homeowners and asked for clarification on the number of people. Daniel Newquist commented that it was the surrounding residents and property owners. Mayor Henry asked Chief Fanning if he had any input on the discussion. Chief Fanning noted that the addition of the stop signs is not going to change the issue. The Town Council discussed and consulted with Chief Fanning about concerns regarding the addition of stop signs. It was mentioned that there had not been any accidents or situations that would have warranted the addition. But the addition of stop signs would potentially create more issues. They also discussed alternatives such as speed bumps and speed signs. These

alternatives were not feasible and could potentially cause issues. **The Town Council did not take action on this item.**

F. Tyson House Update

- i. Mayor Henry provided an update on the status of current requests of the Town Council to clean up the Tyson House. He added that he did not want to go too much into detail as it was going to be a topic for discussion in the executive session. Mayor Henry shared that there had been a recent passing of the families matriarch and there were some issues in setting up the will. He added that the owners have concerns they tore down the home if it could be rebuilt. The Town Council continued to discuss the matter, it was noted by Sarah Zimmerman that the power had been cut from the home in 2019 and Council agreed they have been dealing with this for too long. **Further discussion was tabled for the executive session.**

G. North Jetty Update

- i. Mayor Henry mentioned that he had spent some time talking with previous Mayor Bill Otis on the North End Jetty. Mayor Henry shared the history of the North Jetty and the COBRA Zone laws. He stated that the delineation of the COBRA zone had previously shifted to include the North Jetty within its area. Mayor Henry referenced his conversation with Mayor Otis that the Town had previously petitioned to change the delineation but was unsuccessful in doing so. After this, Mayor Henry stated that there is a possibility that the Town could acquire federal funds to repair the Jetty citing the Federal law noting an exemption if the zone includes a manmade feature. Mayor Henry wrapped up by stating there was a recent proposal given to the Town by CSE to review the North End Jetty and this study would be able to identify the current conditions of the structure and alternatives to repair it so that it is fully functional. Town Council discussed the matter and decided it would be a good first step in the right direction. **It was requested that staff follow up with CSE to revisit the original proposal and update it.**

H. Town Committee Appointment

- i. Daniel Newquist reviewed the following three committee members that were up for reappointment: Mark Hawn of the Planning Commission, Ken Leach Chairperson of the ARB, and Linda Keller a member of the ARB. He added that they are all up for a 2-year term. **Rocky Holliday motioned to reappoint all three committee members to 2-year terms. Guerry Green seconded the motion. All voted in favor.**

6. EXECUTIVE SESSION

A. Mayor Henry read the aloud S.C. Code 1976, 30-4-70(a)(2) Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim.

i. He continued to note the purpose was to discuss pending litigation with Prince George's property owners, obtainment of three outstanding easements in the federal project area, and how to proceed with the Tyson House. Guerry Green motioned to step into executive session. Rocky Holliday seconded the motion. All voted in favor.

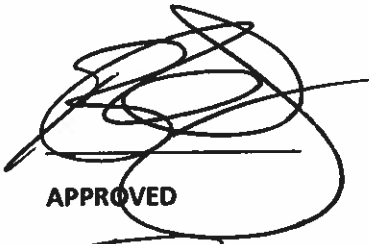
ii. Mayor Henry stated that no votes or decisions were taken during the executive session and requested a motion to step out of the executive session. Rocky Holliday motioned to move out of the executive session. Ashley Carter seconded the motion. All voted in favor. Sarah Zimmerman was absent from the vote.

7. COMMENTS BY COUNCIL MEMBERS

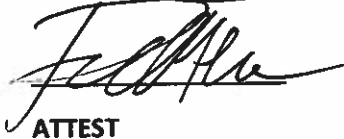
A. None were made.

8. ADJOURNMENT

Mayor Henry asked for a motion to adjourn the meeting. Rocky Holliday motioned to adjourn. Guerry Green seconded the motion. All approved.



APPROVED



ATTEST

7/11/23
DATE

7/11/23
DATE





Daniel O'Hara <dohara@townofpi.com>

Fwd: Green House at 338 Myrtle Avenue

2 messages

Daniel Newquist <dnewquist@townofpi.com>

Sun, Oct 9, 2022 at 3:11 PM

To: Daniel O'Hara <dohara@townofpi.com>, Brian Henry <mayorhenry@townofpi.com>

Tyson House comments. This woman along with Matt Ellis came to Town Hall the Tuesday or Wednesday before Hurricane Ian. I advised them to provide something in writing in advance of tomorrow's Town Council meeting.

I will acknowledge her note for now and make sure to have copies of this available for tomorrow's meeting.

Newq

----- Forwarded message -----

From: **Patti Hunter** <pattiphunter@yahoo.com>

Date: Sun, Oct 9, 2022, 1:37 PM

Subject: Green House at 338 Myrtle Avenue

To: dnewquist@townofpi.com <dnewquist@townofpi.com>

Dear Mr. Newquist, this email is to address the members of the town council re: the status of the "green house" at 338 Myrtle Avenue and to ask for your assistance.

We have been property owners on Pawleys since the early 1970s and have watched the house deteriorate over the years and wondered why. Then about 3 years ago we purchased the house beside it at 340 Myrtle. Since then I have had several conversations with the prior town administrator about the house. Among other things, he generally indicated that there was nothing the town could do short of getting the Tysons to upgrade the exterior and yard- a promise he said they made a few years ago and never kept.

The house has deteriorated dramatically since we have been next door. Gutters hanging, debris littering the yard (knee high weeds) overgrowing into our yard, screens shredded, windows broken and missing, continual flooding, glass door broken and standing open for weeks at the time. Beer cans and food littering the main room from vandals or worse.

We have to be careful when we let our dogs out to stay away from the fox who inhabits the house and roams the neighborhood, and we try to keep our young children from playing on that side of the yard because of the thick growth of weeds.

The ocean side of the house looks far worse than the road (west) side. (please stop by and walk around the house) Every morning that is the view that I see from my kitchen window, but more importantly that is the view that my renters see! Not the view of the beautiful marsh, but a view of a dilapidated house and all that trash and/or standing water.

It is obviously an eyesore, and I question whether it is not also a health and safety hazard. I often wonder how many renters I miss when they realize what kind of mess sits next door. It certainly devalues my property value and that of others around it. It is a disgrace to the town and to the island itself: our arrogantly shabby little piece of heaven on earth that we all love.

Please take action to force the Tysons somehow to be responsible for bringing it up to a certain level of refurbishment worthy of Pawleys Island standards and to MAINTAIN it... or to divest themselves of it.

I thank you for your time.

Yours sincerely,

Patti Hunter

Daniel Newquist <dnewquist@townofpi.com>

Tue, Jun 6, 2023 at 11:56 AM

To: Daniel O'Hara <dohara@townofpi.com>

Please include this as part of the public comments for Monday's meeting. I will be reading them aloud as well.

Dan

[Quoted text hidden]

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Daniel Newquist
Town Administrator
Town of Pawleys Island
843-237-1698