

# TOWN COUNCIL MEETING

Municipal Center Council Chambers

March 7, 2023, 2:00 pm

## Minutes

I. Call to Order: *Mayor Labriola called the meeting to order at 2:00 pm.*

II. Pledge of Allegiance

III. Roll Call:

**Present at Meeting:** John D. Labriola, *Mayor*  
John Moffitt, *Mayor Pro Tem*  
Russell Berner, *Councilmember*  
Brad Belt, *Councilmember*  
Michael Heidingsfelder, *Councilmember*

**Also Present:** Stephanie Tillerson, *Town Administrator*  
Joe Wilson, *Town Attorney*  
Dorota Szubert, *Finance Director*  
Craig Harris, *Director of Public Safety*  
John W. Taylor, Jr., *Planning Manager*  
Jim Jordan, *Wildlife Biologist*  
Brian Gottshalk, *Public Works Manager*

IV. Approval of Minutes:

A. Minutes of the Town Council Workshop of February 7, 2023

*Councilmember Berner made a motion to approve the minutes of the Town Council Workshop of February 7, 2023. Mayor Pro Tem Moffitt seconded the motion, and it was unanimously approved.*

B. Minutes of the Town Council Meeting of February 7, 2023

*Councilmember Heidingsfelder made a motion to approve the minutes of the Town Council Meeting of February 7, 2023. Councilmember Berner seconded the motion, and it was unanimously approved.*

V. Updates:

A. Mayor

Mayor Labriola stated that on the previous Friday, he and Mayor Pro Tem Moffitt met with Sheriff Graziano. At the meeting, he was given a letter terminating the Town's permanent deputy contract with the Charleston County Sheriff's Office (CCSO). The permanent deputy contract for two deputies assigned to Kiawah on the dayshift has been in place for four years and will terminate as of June 1<sup>st</sup>. The off-duty deputy contract remains in place without changes.

Mayor Labriola stated the explanation given by Sheriff Graziano was a need to reallocate resources and establish a new grouping of municipalities to include Kiawah and Seabrook. The Sheriff indicated that she felt there would not be a diminution of services. All the equipment purchased, including the four vehicles, will be returned to the Town.

Mayor Labriola stated that at the Council Retreat, a planning objective discussed was Kiawah having its own police force and engaging a consultant to do that evaluation. With the termination of the permanent deputy contract, the objective will begin in earnest, and discussions will take place with other agencies to possibly provide safety and security services in the interim.

## B. Council Members

Councilmember Belt spoke to what was characterized as a critical incident in which a woman appearing to be under some mental distress, parked her car and wandered around in the Kiawah Island Real Estate parking lot, claiming there was a bomb under her car. CCSO responded to the incident, and the woman was eventually transported to the hospital.

Councilmember Belt indicated that nearby neighborhoods were not immediately notified of the incident, and Councilmembers did not receive notification until the next day, noting what seemed to be a lack of communication by CCSO with the Town. There needs to be better internal and external communications and the ability to interact efficiently and effectively amongst all the first responders to provide timely information to Council and the community regarding similar type incidents in the future.

Councilmember Belt commented on the fifty or more emails this past week on iKiawah regarding e-bikes, noting that revisiting the e-bikes appears to interest some of the community. KICA (Kiawah Island Community Association) has jurisdiction over using e-bikes on the roads and bike paths inside the gate but does not address the Parkway and Beachwalker Drive outside the gate.

Ms. Tillerson stated the Public Safety Committee had discussed e-bikes several times, and the topic is on their agenda again for discussion at the March meeting. In the past, e-bikes were not allowed because KICA regulations did not allow their use.

Councilmember Berner stated that he received an email from Mr. Boney requesting that Town Council periodically publish the remaining units to be constructed or developed on the island. Councilmember Belt indicated he had sent a similar request and that staff was working on gathering the information. He thought that in rough numbers, there were currently probably more than 5000 occupied dwelling units on the island and 400 to 500 undeveloped lots.

Councilmember Berner spoke in response to the email from Councilmember Heidingsfelder in February asking for some worker safety data or any statistics on construction worker accidents on the island. After consulting with the Public Safety Director, he indicated that EMS data is not broken down into categories to determine which calls were related to construction.

Councilmember Berner said he met with Ms. White, KICA's Chief Operating Officer, to discuss his safety concerns. Ms. White indicated a plan in the works to address the safety concerns on Surf Song. Also discussed was the recent incident that Councilmember Belt reported on. Mr. Elder, KICA Public Safety Director, shared information on the Integrated Public Alert Warning System (IPAWS), which can send an alert message to cell phones within a geographical location. Mr. Elder said he would follow up on the system if available.

Councilmember Berner stated he attended the weekly Johns Island Task Force meeting. At the last meeting, a presentation was on individuals moving in and out of Charleston. The presentation showed an exodus of the individuals in the worker group, which is of concern. The vast majority of new homes being constructed are for those with a salary of \$150,000 and up. The task force, which takes into consideration all the infrastructure and housing needs of the island, presented some goals to try to attract housing for the working class.

## C. Administrator

Ms. Tillerson spoke to the emails received concerning the Mingo Curve. She stated the issue with gravel put in the curve ending on the road is being looked at for a more permanent solution. The suggestion was made to periodically clean the road until a long-term solution is determined.

Councilmember Belt added to his earlier discussion of the recent critical incident by referring to an email stating that KICA's understanding is that the Town takes the lead in communications related to public safety situations. Ms. Tillerson clarified that the Town takes the lead on communication related to hurricanes, and in other situations, both communication teams consult on what information is pushed out.

Council Members discussed advanced planning for situations where there is limited time for consultation, current issues with CCSO communications, letting the Public Safety Committee discuss the issues raised and providing Council recommendations, and an analysis of the breakdown of communications in the recent incident.

## **VI. Citizens' Comments (Agenda Items Only):**

### **Maura McIlvain – 146 Blue Heron Pond Road**

Ms. McIlvain stated that at the Ways and Means Committee meeting, she pointed out that Town ordinance required that the Mayor negotiate the auditor's contract and confirmed that he had.

Ms. McIlvain spoke about the \$75,000.00 to the Conservancy. She reviewed the comments made at the Ways and Means Committee meeting on contributions made by the Town and the funding of the purchase of an off-island property. She believed that the contribution to the Conservancy was inconsistent with what Council has said is appropriate for its charitable contributions.

### **Maryanne Connelly – Seabrook Island**

Ms. Connelly commented on Councilmember Berner's report on housing by stating that the County has issued a 150-page housing plan now being analyzed by all of the organizations that might benefit from low to moderate-income housing. As a Habitat for Humanity Board member, it is noted that for the past three or four years, the County has been holding 20 million dollars that should be spent on housing.

### **Paul Hennessy – 12 Blue Heron Pond Road**

Mr. Hennessy spoke to Mr. Boney's inquiry stating with the assumption that development is a main issue in the comprehensive plan currently being updated, it would not just include the number of doors and undeveloped units but the total scope of future development.

### **Alex Fernandez – 418 Snowy Egret**

Mr. Fernandez commented on Item G under New Business – as an item that has been on the agenda on several occasions and discussed for the last several years; he commented that the situation at the front gate is not improving. Despite a projected decrease in tourist revenues, there are still over 200,000 vehicles coming through the front gate every month and asked that this item be put on the fast track as a sense of urgency issue.

### **David DeStefano – 31 Burroughs Hall Road**

Mr. DeStefano agreed with Mr. Fernandez that the design and modification of the intersections have been going on for years. Initial discussions with the Partners included acquiring the real estate office as a Welcome Center, noting that acquiring the property for a center would affect the design of that intersection.

***Councilmember Belt made a motion to move items A, B, and C under New Business to before Old Business. Councilmember Heidingsfelder seconded the motion, and it was unanimously approved.***

## **VII. New Business:**

**A. The MUSC Health Sea Islands Medical Pavilion Update. *Presenter, Patrick J. Cawley, MD, CEO, MUSC Health and Executive Vice President for Health Affairs, University***

Dr. Cawley provided an update on the Medical Pavilion and Emergency Department on Seabrook Island Road. Since the groundbreaking, there has not been any action due to an issue with a neighbor that, at this time, is not allowing an egress onto Andell Bluff Road. The property is long and narrow and requires an ingress and a separate egress, mainly for emergency vehicles.

Dr. Cawley stated the permission was thought to be granted quickly, and it was not the case. Concern that the issue would drag on for some time prompted MUSC to look at other property options. A new property has been located; it has been sized and is going through a 90-day due diligence period at this time. The due diligence is not completed, but MUSC is confident that the project will move forward in the future, whether on the old or new property, with a potential delay of nine to twelve months.

**B. The Andell West Update. *Presenter, Chris Corrada, Principal, Riverstone Properties***

Mr. Corrada stated that much progress had been made on the project. Meetings have taken place with the Town, other stakeholders, and various groups, including Preserve Kiawah, Cassique, Kiawah Conservancy, and Edens, (the new owners of Freshfields), along with closely working with Charleston County.

Mr. Corrada stated that the various groups raised several issues during the discussion process. The result was a new plan that addresses the issues and is in the process of being finalized. The primary concern was wanting the project to feel like a natural extension of Freshfields and have proper pedestrian and vehicular integration, accomplished by moving the Harris Tetter building further back into the site. Also reviewed were the incorporation of a Village Green and Restaurant Row and the buffering of the fuel center and the entire property.

**C. Information on House Bill 3734, Section 5-15-50 (B), the Time for Municipal General Elections must be Established in Odd-Numbered Years. *Presenter, Isaac Cramer, Executive Director, Charleston County Board of Elections and Voter Registration.***

Mr. Cramer stated that election administrators always look for opportunities to be good planners and stewards of taxpayer funds. The election commission has a huge responsibility to have safe and secure elections. It has identified unifying election dates for municipalities and county-wide elections as a way to mitigate risk and increase efficiency in the election process.

Mr. Cramer gave an in-depth presentation on the election process, highlighting competing timelines in even years, monetary and resource costs, challenges and issues for Kiawah voters in a December election, and voter turnout statics.

The benefits of a November odd-year election include the following:

- Optimized voter turnout
- Shared costs with other municipalities
- Reduced voter confusion
- Maximize the early voting period
- Raises the profile of municipalities
- Minimize employee fatigue

In discussing the need to coordinate an election schedule that would not compete with the presidential election, Mr. Cramer reviewed House Bill 3734, which would require municipalities to establish elections in odd-number years. If addressed before the bill is passed, the Town would have the ability to extend terms or shorten terms. He noted that the Town of Kiawah is the only municipality with a December even-year election.

**A. Status Report from Town Council Retreat February 2-3, 2023 - Work Plan Status Update (All)**

**Mr. Taylor provided a review of the Planning Department Action Items Update:**

- Comprehensive Landscape & Tree Preservation Ordinance Adoption
  - ▶ Objective: Memorialize comprehensive guidelines and standards for landscape and tree preservation
    - Introduction of Ordinance Purpose: PC March 8th meeting
      - Purpose & Scope Defined; Community Workgroup Formed
    - Workgroup Initial Meeting Scheduled for March 20<sup>th</sup>
      - Draft Language Considerations; Determine risks and long-term administrative impacts
    - Tentative PC Workshop: April 5th
    - Target PC Recommendation: May 3rd PC meeting
    - Target TC PH & 1st Reading: June 7<sup>th</sup>
- 2013 Amended & Restated Development Agreement Sunsetting
  - ▶ Objective: Prepare for the end of 2013 ARDA
    - Staff is working on an output summary composed of remaining action items of the 2013 ARDA. This includes a status update of items responsible by TOKI, KP as well as KICA. (Conveyances, dedications, entitlements, etc.)
    - Rough draft compiled of remaining action items within ARDA.
    - Ongoing: Review, compare and update to ensure consistency of what has been completed, is in process, and has yet to be completed.
    - Next Steps (April 2023): Develop a timeline for required amendments to the zoning ordinance
- Review of Land Use Planning and Zoning Ordinance
  - ▶ Objective: Complete rewrite of zoning code to update outdated standards and to reflect “KiawahNext” principles.
    - No significant update
    - Request for proposal is currently being developed
    - Tentatively scheduled for review at May 2023 W&M for FY2024
- Betsy Kerrison Parkway Overlay Zoning District
  - ▶ Objective: Preserve the character of BKP as culturally significant to JI, Kiawah, and Seabrook
    - Soft conversations with county staff and members of the JI community to gauge coordination and high-level SWOT analysis
    - Next Steps: Formal letter drafted to send to County Staff as correspondence
    - Prior to sending a formal letter of consideration for early stakeholder feedback from KiawahNext, scheduled interview JITF March 2023

**Ms. Szubert provided a review of the goals of the Finance Department that included:**

- ▶ Evaluation of the Town’s fund balance and reserve policies and levels with an emphasis on financial risks from the hurricane, cost for cleanup, and reviving the Island.
  - With the oversight of the Mayor and Mayor Pro Tem, the analysis and discussions will be conducted during FY24 budget review meetings and presentations.
- ▶ Review of the Town’s investment policy and strategies
  - As part of rebidding our banking services, we will evaluate the current investing mechanism-LGIP vs. outsourcing with other firms providing investment management services. This will take place after budget approval.

**Ms. Tillerson provided an update of the Communication initiatives during 2023:**

- ▶ KICA/TOKI Communication Process
  - Work with Shannon to establish an initial meeting between the KICA Board and Town Council ~ work in progress
- ▶ Communication:
  - Review of our methods, content, intentions, etc., ~ work in progress
  - Hiring of a Communication Manager ~ Erin Pomrenke, start date March 20
  - New website ~ anticipated rollout date, the first week of April.

**Mr. Harris provided an update on the Public Safety planned initiatives during 2023:**

- ▶ Implementing Emergency Calling Boxes - Pre-stage inquiry results:
  - Wireless intrinsically model price range from \$10,000 to \$20,000 per box (service provider fee not included).
  - \$300-\$500 in annual maintenance fee per box.
  - Myrtle Beach has two emergency calling boxes near a pier and a public park.
- ▶ Implementing RFP development into a sworn police department ... Pre-stage inquiry results:
  - Organize a sub-committee for RFP review.
  - Nine consulting firms were identified.
  - Provide an RFP recommendation to Council by May of 2023

**Mr. Jordan provided a review of the Environmental/Wildlife Department Action Plan:**

- The TOKI Environmental & Wildlife Department, in conjunction with the Environmental Committee, is committed to starting several new activities after completing the current fieldwork in mid-March:
  - ▶ Continue well-received communication activity with the community about ongoing wildlife protection measures with bobcats, birds, alligators, etc.
  - ▶ Increase activities to educate the community on actively participating in wildlife protection measures:
    - Avoid or minimize certain pesticides and fertilizer
    - Provide protective environments for certain species (e.g., certain birds)
  - ▶ Work with the Conservancy on developing solutions to reduce the use of pesticides and fertilizers on the islands' golf courses (e.g., by learning from environmentally friendly golf courses around the country)
  - ▶ Support efforts of other TOKI departments to:
    - Implement protective measures for our marshland (e.g., erosion protection, permeable surfaces, restricting access to certain endangered marsh areas)
    - Develop and implement a new Landscaping & Tree Protection Ordinance

**Mr. Gottshalk provided a review of the Public Works Department Action Plan:**

- The TOKI Public Works Department has started to plan for several new environmental protection and "Go Green" initiatives during 2023:
  - ▶ Revamp the joint Go-Green Initiative for the island ... this time focused on:
    - Installing a series of EV Charging stations across the island for the efficient use of residents and visitors together with KICA, KIGR, KIC, and Freshfields/Andell West
    - Run a second pilot test with KICA using battery-operated landscaping equipment (esp. leaf blower) to validate if this technology is now ready to be used
    - Develop a concept to help various constituencies on the island (esp., restaurants, golf courses) to move away from using plastic materials (e.g., like plates, cups, utensils, ...)
  - ▶ Implement additional environmental protection activities such as:
    - Increase the number of EV and Hybrid vehicles in the Town's vehicle fleet
    - Organize regular hazardous material pick-up events at the Town Center (likely once a quarter)
    - Providing a business plan for installing a solar panel pilot project to test its viability under our weather conditions

**Councilmember Heidingsfelder reviewed the projects that have been assigned to Council Members:**

➤ **Ordinance & Regulation Review Project**

- ▶ The Town Council decided to create a workgroup of Town staff and Council members to step-by-step review existing ordinances and regulations of the Town to ensure they are up-to-date, practical, complete, easy to execute and enforceable, maybe obsolete or too bureaucratic or limited in scope. Therefore:
  - Work Plan and Team have been defined - Start of activities in March 2023 - Timeline of the project will reach at least to the end of 2023
  - Key questions to be asked during the reviews (some examples): Is the ordinance practical and supports an efficient decision-making process?
    - Has the recent use of the ordinance been successful and served the purpose of proper, transparent governance?
    - Can recent decisions based on an ordinance be properly enforced, or are there limitations implied?
    - What can we learn from similar municipalities in South Carolina?
    - Does the ordinance comply with the most recent federal or SC State law?
    - Has the ordinance become obsolete?
    - Are ordinances missing

## ➤ Volunteer Policy

- ▶ The Town Council relies heavily on the involvement of community members in various Boards, Commissions, Committees, and various Work Groups. To ensure we provide a fair, supportive, legally safe, and motivating environment, we have started to work on a Volunteer Policy entailing:
  - Structured interview and appointment process
  - Detailed onboarding process for new volunteers
  - Transparent and detailed definition of roles and responsibilities (Mission Statement, Rules of Engagement)
  - Proper supervision and support for each volunteer
  - Fair and equal treatment of all volunteers across the organization
  - Proper ethical and confidentiality behavior
  - Implementation of constructive problem-solving and complaints procedures
  - Care for the safety and health of volunteers when engaging in their tasks
  - Term limits for volunteer positions

## ➤ Kiawah Heritage Concept

- ▶ The Town Council is considering creating a first concept for a Kiawah History or Heritage Museum with the purpose of educating the community, visitors to the island, and surrounding schools about the rich history of our island over the past several hundred years:
  - **First contacts** to a knowledgeable community have been established. More will be necessary.
  - **First concept** for this venue would include topics like:
    - Proposing a proper location for the museum (e.g., Freshfields, entrance to the island, ...)
    - Considering using the old schoolhouse (maybe with some additions) as the venue (relocating from the current site)
    - Outlining a general concept for the venue (displays, artifacts, media, ...)
    - Defining with whom the Town will partner with for the curating tasks of such a museum
    - Estimating funding and operating costs
  - **Timing for first draft proposal:** Approx. May 2023
  - **Re-start of discussion** with the current owner of the old schoolhouse across from the Town Center as a potential building for this idea (to be relocated)

## B. Discussion on a new Town Council communication initiative (Moffitt & Heidingsfelder)

Councilmember Heidingsfelder reviewed the communication concept developed following the discussion of communications at the Council Retreat:

### ➤ Enhanced Interactive Communication Concept

- ▶ The Town Council is committed to establish a more regular, community-centric, and transparent communication process focused on the wider community of the island:
  - **Community Drop-In Meetings:** Stroll in at any time, and two Councilmen (on a rotating basis) will be available to listen to your concerns and answer any questions you might have
    - Every Friday after the Town Council Meeting between 09:00 am and 11:00 am
    - **First Meeting is scheduled for Friday, March 10<sup>th</sup> to meet Councilmen John Moffit and Michael Heidingsfelder**
    - No agenda, no presentation, no speech, open format, all questions are allowed, no topic limitation, open to everybody ...
    - Locations might occasionally vary ... but usually in the Town Center and the Sandcastle
  - Further communication platforms in preparation:
    - **Special Drop-In Meetings** – Whenever special circumstances require it, Town Council will set up a special meeting for the community
    - **Additional Podcast Formats** – With more interesting guests, open to the Public, community members can ask questions during the “show” ...
    - **Regular Community Outreach Office Hours** – Every Monday from 09:00 am and 12:00 pm in the Executive Conference Room of the Town building –Meet a Councilman (on a rotating basis) and voice your concerns or ask any question

Mayor Pro Tem added that if questions are asked, the goal would be to answer them immediately. If the question cannot be answered and requires research, the commitment would be made to respond within three to five business days.

Councilmember Heidingsfelder indicated that other ideas being considered are special drop-in meetings and expanding the Podcasts to include additional formats with Council Members being interviewed about a specific topic, inviting other members of the wider community to share their

views and answer certain questions, or conducting the Podcast on the lawn at Freshfields so that people walking by can stop and ask questions.

Councilmember Belt stated that another action item coming out of the Council Retreat was establishing a task force or workgroup to review architectural review issues on Kiawah. He and Mayor Pro Tem Moffitt would be leading the workgroup. It was suggested that the workgroup be a joint task force with KICA. A formal two-page document has been created providing the background, purpose, scope, composition, process, and output of the task force and is being reviewed by the KICA board members. Further discussion included issues to be examined and the two reports to be issued on short- and long-term recommendations.

## **VII. New Business:**

- D. To Consider Approval of \$75,000 to the Kiawah Island Natural Habitat Conservancy Towards the Purchase of Properties Located at 4434 (TMI 2040000005) & 4438 (TMI 2040000328) Betsy Kerrison Parkway**

Ms. Tillerson stated the request was recommended by the Ways and Means Committee with the caveat of funding the cost of the walking trail with any leftover funds going to the purchase of the property. In addition, the funds would not be released until the Charleston Greenbelt funding has been approved.

Mr. Bundrick asked for clarification on the stipulation recommended by the Ways and Means Committee. Mayor Labriola indicated the desire was to have a portion of the funds the Town contributed that would be directly beneficial to the community. Council Members added the overall project cost includes the acquisition and the improvements to the site and the view of the Ways and Means Committee that some of the \$75,000.00 in funding be specifically allocated to the nature trails and educational facilities beneficial to visitors and the community, and that the reimbursement would not occur until after the Greenbelt approval and after the property sale was closed.

***Councilmember Heidingsfelder made a motion to approve \$75,000.00 in funding to the Kiawah Island Natural Habitat Conservancy with the caveat that funding be specifically allocated to the nature trail and educational facilities improvements and that the reimbursement does not occur until after the Greenbelt approval and after the property sale was closed. Councilmember Berner seconded the motion.***

Councilmember Belt provided additional commentary on the concerns expressed by Ms. McIlvain earlier during Citizens' Comments. Council Members added additional comments and expressed their support for the funding approval.

***Following the discussion, the motion was unanimously approved.***

- E. To Consider Approval of Ordinance 2023 – 02 - An Ordinance To Amend Chapter 12 – Land Use Planning And Zoning - Article II. – Zoning - Division 5. General Procedural Requirements. Section 12.156. – Public Hearing Procedures. *Public Hearing and First Reading***

Mr. Taylor stated that the proposed text amendment was to amend the public hearing procedural requirements. The Town's current zoning ordinance dictates that properties in a 300-foot radius are personally notified of a public hearing. The requested amendment is to increase the radius from 300 to 500 feet. Public hearing procedures include a number of methods in which the Public is notified of a case in their vicinity; published notice, which is in the newspaper (Post & Courier), a zoning sign placed on the property which is adjacent to the nearest right away, and personal notice.

The Planning Commission approved the requested amendment. Commissioners requested that staff look at all the methods for evaluating public notification. Examples of a 300-foot and 500-foot radius were presented for comparison.



**Mayor Pro Tem Moffitt made a motion to move into the Public Hearing. Councilmember Berner seconded the motion, and it was unanimously approved.**

No public comments were made. Councilmember Heidingsfelder stated that the extension from 300 to 500 feet would align also with other Town Ordinances.

**Councilmember Heidingsfelder made a motion to close the Public Hearing and return to regular session. Councilmember Berner seconded the motion, and it was unanimously approved.**

**Mayor Pro Tem Moffitt made a motion to approve the first reading of Ordinance 2023 – 02 - An Ordinance To Amend Chapter 12 – Land Use Planning And Zoning - Article II. – Zoning - Division 5. General Procedural Requirements. Section 12.156. – Public Hearing Procedures. Councilmember Heidingsfelder seconded the motion.**

Mr. Taylor pointed out that in the ordinance, the last sentence in section C, “failure to provide this notice would not invalidate any action taken” was stricken. However, staff is recommending that the sentence remains because it substantiates what state law outlines.

Councilmember Belt asked for clarification on the recommendation to unstrike that language. Mr. Taylor and Mr. Wilson explained that the sentence adds a level of protection that the minimum state requirements of public notice are met and a measure that is contained broadly with other municipalities. Further discussion of the sentence as problematic, it was noted that the Planning Commission recommended striking the sentence and agreed to support its recommendation.

**Following the discussion, Mayor Pro Tem Moffitt made the motion to approve the first reading of Ordinance 2023-02, amending the radius to 500 feet, and the recommendation to strike the last sentence in Section C. Councilmember Berner seconded the motion, and it was unanimously approved.**

**F. To Consider Approval of the Proposal from Mauldin and Jenkins for Audit Service**

Mayor Labriola stated the proposal from Mauldin and Jenkins was reviewed and discussed by the Audit and Ways and Means Committees and recommended for approval. It was verified that the Mayor reviewed and negotiated the proposal.

**Councilmember Heidingsfelder made a motion to approve the proposal from Mauldin and Jenkins for audit services. Councilmember Berner seconded the motion, and it was unanimously approved.**

**G. Discuss All Possible Options to Improve and Enhance Vehicular and Pedestrian Circulation at the Main Gate, Including the Kiawah Island Parkway/Beachwalker Drive Intersection and Contiguous Land, Main Sales Office/Site, and the Upper Beachwalker Parcels**

Mayor Labriola stated that last year the Partners received preliminary site approval for the upper Beachwalker sites, with construction pending; he, Mayor Pro Tem Moffitt, and Councilmember Heidingsfelder reached out to Mr. Phillips with Kiawah Partners to see if they could discuss looking at the entire area holistically.

Since the first of the year, he and Councilmember Heidingsfelder have had a series of discussions with Mr. Phillips and Mr. Permar which have been very constructive. The group felt that there should not be any additional discussions pending today’s meeting to inform all members of the Council and the community as to what was being discussed. He clarified that there was no deal, agreement, or plan, and the partners have not stopped planning for this site; however, there was a desire for an initiative that would assess potential infrastructure improvements, revisions to development standards, and/or refinement of operational procedures in the general area of the intersection of the Kiawah Island Parkway, Beachwalker Drive including existing and potential future land uses. This is the beginning of

the process, which will include the Town, the Partners, the Community Association, the Resort, and members of the community. The intention would be to review building setbacks, commercial sizing, residential density, building heights, and permitted use. The hope is to improve and enhance the arrival and departure of property owners, Resort guests, visitors, and service providers, as well as standards that would influence the character of future development and preserving the main gate.

Mayor Labriola stated that he and Councilmember Heidingsfelder would hold a podcast to present this initiative the following day. On Friday, Councilmember Heidingsfelder and Mayor Pro Tem Moffitt will host an open house meeting with the community. At today's Council meeting, there is nothing brought forward to approve, no decisions to be made, and no actions to be taken. Frequent updates will be provided on the progress made, and hopefully, in the very near future, as the initiative begins to form, a more substantive method will be in place for the Council and Community feedback.

Councilmember Heidingsfelder stated that he would like the community to consider this initiative as one of the most important topics to discuss and move forward. Hopefully, with all the entities involved, this will be an opportunity to design the future entrance experience to our Island. This issue has a multitude of aspects, and the key would be to take a holistic look at all of the different aspects of traffic mitigation to avoid the backup and create a way of guiding traffic both onto the island, as well as off the island and create a safe path for pedestrians to cross over Beachwalker Drive. Councilmember Heidingsfelder encouraged the community to support the Town in this venture, promising that Council would be very transparent and communicate openly.

In the in-depth discussion of the initiative, Council Members expressed their support for it and shared a concern that those directly or indirectly affected by conversations about the Kiawah Island Real Estate (KIRE) building, the intersection, or upper Beachwalker have not been included in the process and the conversations thus far. Another concern was the assumption that using the KIRE building would improve traffic flow, to which Mr. Turner, with Kimberly-Horn, provided a review of some findings included in the several traffic studies done on behalf of the Town.

During the ongoing dialogue, Mayor Labriola reminded members that the purpose of the discussion at today's meeting was not to solve all the issues but rather to begin discussions with all the different members of the community to develop a solution.

#### **IX. Council Member Comments:**

Councilmember Belt provided photographs of Beachwalker Drive, questioning why a Town-owned road is the worst maintained on Kiawah. He cited the conveyance language noting that the Town was not living up to the obligation it took on. He mentioned that as discussed at the Council Retreat, it may not be sensible to take on a major landscape project along Beachwalker Drive given all the current development issues, but again questioned why the road has not been maintained in the same fashion as the Parkway and every other road on Kiawah was this issue.

Councilmember Heidingsfelder agreed with the comments and felt that most of Beachwalker Drive needed improvements. He recommended asking the Public Works Department to develop a concept to bring the landscaping up to Kiawah standards.

Ms. Tillerson stated that a proposal from the Town's landscape architect OSD (Outdoor Spatial Design) for Beachwalker Drive would be presented for consideration at the March Ways and Means meeting. Mr. Gottshalk added that funds specifically for the maintenance and repair of Beachwalker Drive had been requested in the budget.

#### **X. Citizens' Comments:**

**Darlene Mieseza - Inlet Cove HOA**

Ms. Mieseza stated that the HOA (Home Owner's Association) had been dealing with Ms. Tillerson and Mr. Gottshalk for two years to get the voids filled in the bike path, with no success

**David DeStefano – 31 Burroughs Hall Road**

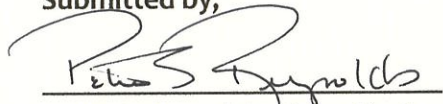
Mr. DeStefano stated that in August 2022, Mr. Stannard, a former Public Works Committee member, sent an email to Council, the Mayor, and Mr. Gottshalk about the rut in the road at the Mingo Curve. No repairs were done.

In November, Mr. DeStefano emailed Mr. Gottshalk that the rut was becoming dangerous. Stones were put in the rut a few weeks ago. The temporary repair has now become a problem and must be fixed permanently. It is just a matter of time before an accident happens.

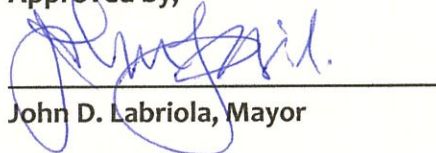
**XI. Adjournment:**

***Councilmember Berner made a motion to adjourn the meeting at 5:43 pm. The motion was seconded the motion, and it was unanimously approved.***

**Submitted by,**

  
\_\_\_\_\_  
**Petra S. Reynolds, Town Clerk**

**Approved by,**

  
\_\_\_\_\_  
**John D. Labriola, Mayor**

4-14-2023  
**Date**