

**TOWN COUNCIL MEETING**  
Kiawah Island Municipal Center  
Council Chambers  
August 7, 2018; 10:00 AM

**AGENDA**

I. **Call to Order:** *Mayor Weaver called the meeting to order at 10:00 am.*

II. **Pledge of Allegiance**

**Present at the meeting:** Craig Weaver, Mayor  
Diana Mezzanotte  
Jack Koach  
Chris Widuch

**Absent:** John R. Wilson

**Also Present:** Stephanie Monroe Tillerson, Town Administrator  
Dorota Szubert, Town Treasurer  
Petra Reynolds, Town Clerk

III. **Approval of Minutes:**

A. Minutes of the Town Council Meeting of July 3, 2018

*Mr. Widuch made a motion to approve the minutes of the July 3, 2018, Town Council Meeting. The motion was seconded by Mr. Koach and the minutes were unanimously approved.*

IV. **Mayor's Update:**

Mayor Weaver reported that the sentence hearing for the former Town Administrator and Treasurer is scheduled for 2:00 pm today at the Federal Court House. He stated that he would be attending the hearing to represent the Town and will communicate the outcome to the community.

V. **Citizens' Comments (Agenda Items Only)**

**Wendy Kulick – 38 Marsh Edge Lane**

Mrs. Kulick suggested, when there is a change in the meeting time or schedule, that the banner across the Town's website reflect the changes. She noted that posting meetings in the banner might serve as a reminder and encourage more people to attend them.

Mrs. Kulick was informed that the banner did reflect the change in the meeting time with the Mayor adding that the rescheduling of the Town Council meeting to 10:00 am was to allow him to attend the hearing and to not delay discussion of one very important agenda item.

VI. **Consent:**

A. **Ordinance 2018-09 - To Amend Article 14 - General Regulations, Chapter 1 - Flood Damage Prevention, Division 3 – Provisions for Flood Hazard Reduction, Section 14-173 – Special Standard - Second Reading**

*The approval of the second reading of Ordinance 2018-09 to Amend Article 14 - General Regulations, Chapter 1 - Flood Damage Prevention, Division 3 – Provisions for Flood Hazard Reduction, Section 14-173 - Special Standards and was unanimously passed.*

VII. **Old Business:**  
None

VIII. **New Business:**

A. To Consider Approval of the CARTA Proposed 2019 Fiscal Year Budget

Mayor Weaver stated that even though the Town has very little business with the Charleston Area Regional Transportation Authority (CARTA), it has a seat on the board and thereby has a role in the budgeting approval process.

Ms. Andrea Kieslowski, a representative from CARTA, presented the proposed FY 2018-2019 budget. She reviewed some of the highlights of the budget which included the accomplishments to date, the opening of the New Intermodal Center in North Charleston, scheduled to open in February of 2019, and the Lowcountry Rapid Transit Line, which will hopefully be funded by federal grants, is CARTA's next big project.

Ms. Kieslowski indicated that system and technology improvements would be implemented in the upcoming year includes camera replacements, along with the addition of sixty-two shelters, and forty benches to be installed throughout the service area.

Mayor Weaver inquired about the downtown hospitality route and CARTA expansion on to Johns Island. Ms. Kieslowski indicated that ridership has a shown a need for the downtown route, but that budget and funding would be the deciding factors. She indicated that Tri-County Link currently serves Johns Island, and CARTA intends to combine Tri-County Link and CARTA over the next few years to create one regional transit system for the tri-county area that will increase routes to increase ridership to and from Johns Island.

***Mr. Widuch made a motion to approve the FY 2018-2019 CARTA budget. The motion was seconded by Mrs. Mezzanotte and was unanimously passed.***

B. To Consider Approval to Proceed with Demolition and Consider Acquisition of Property located at 122 Turnberry Drive

Mr. Widuch reported that he first became involved with the issue of the Turnberry property approximately one year ago. He indicated that it had been a very slow process, by design, over the course of that year. The Town has made repeated efforts to make contact with the property owner and a lien holder. With no response from either party, Town Council feels confident that they have fulfilled each of the steps in the process to legally proceed with condemnation. He stated that Council toured the property and were in agreement that it had become a danger to the neighborhood.

Mr. Green, the Town Attorney, stated that the commendation process is tedious for a municipality and requirements had to follow to the letter to not expose the Town to any liability. He stated that the condemnation action was filed in February, followed by the summons complaint which received no

reply from the owner or lienholder. The Town will now be filing for summary judgment and serve by publication, to put on notice that the Town will be demolishing the building.

Mr. Christopher Murphy, an attorney with Resnik and Louis, reviewed the timeline and process to actual demolition. Council will have to determine whether to acquire the entire property or just the building. He indicated that following the decision, he would be making notice of publication, followed by a motion for summary judgment which will be reduced to a court order that would declare the building is worth \$0 and that the Town is permitted to tear it down. Acting by the judicial order, the Town will be immune from liability. The entire legal process may take thirty to sixty days and as long as one hundred twenty days.

Council members engaged in an in-depth discussion of the procedure followed in the notification service process, potential costs and challenges in acquiring just the building or the entire property. Mayor Weaver explained that to acquire the building and property the Town would have to give the court \$300,000.00, the worth of the property along with the \$50,000.00 estimated for demolition and some property landscaping and the transaction costs associated with the sale of the property. He stated that in taking just the house, the Town could lien the property for the costs that are incurred.

The responsibility for future maintenance of the property falls on the property owner. The Community Association (KICA), has agreed to maintain the property if neglected, and through KICA and ARB rules and regulations, be responsible for conveying the costs for maintenance and fines to the current property owner.

Mr. Widuch confirmed his support of the Town by taking just the house and not the entire property. Mrs. Mezzanotte, along with Mr. Koach and Mr. Wilson, by email, agreed with Mr. Widuch and expressed their support for the same position. Mayor Weaver added that the Town would be assuming all costs associated with the demolition and initial reclamation actions.

#### **Denise Wardle – 130 Turnberry Lane**

Mrs. Wardle thanked Council, Ms. Tillerson, Mr. Green and Mr. Widuch for their hard work and is grateful for a resolution to an issue that she has been working on for seven years.

#### **Laura Burt – 123 Turnberry Lane**

Ms. Bart questioned when notice will be given and if there will be any type of extermination process before the house is brought down to prevent rodents from moving to other homes.

Ms. Bart was notified that the Community Association has been paying for extermination services and will continue until the home is demolished.

***Mr. Widuch made a motion authorizing legal counsel to move forward to file the necessary actions to demolish the property at 122 Turnberry Lane. The motion was seconded by Mr. Koach and unanimously passed.***

***Mayor Weaver made a motion to authorize the Town Administrator to incur costs up to \$50,000 plus any attorney's fees incurred to date, to be used for the cost of demolition and any appropriate,***

*necessary re-landscaping of the property at 122 Turnberry Lane. The motion was seconded by Mrs. Mezzanotte and was unanimously passed.*

Ms. Tillerson clarified that the first motion was for the demolition of the home and did not include the acquisition of the property.

**IX. Other Business:**  
None

**X. Town Administrator's Report:**

Ms. Tillerson reported that the Communications and Wildlife departments had released its fifth video in the *Wild About* series on Painted Buntings. The series is available on the Town's You Tube channel and the website.

**XI. Council Member:**  
a. Committee Updates  
b. General Comments

Mrs. Mezzanotte reported that the first *Arts Council* program of this fiscal year, *Moranz – Let the Good Times Roll* was on July 23<sup>rd</sup> with 425 tickets sold. The next event on August 12<sup>th</sup>, *Charleston Jazz – Motown* is sold out.

Mrs. Mezzanotte reported that the Sea Level Rise report will be presented to the *Environmental Committee* on August meeting for approval and will be presented to Council at the September meeting.

Mrs. Mezzanotte reported that Town and KICA staff participated in the annual alligator survey which was conducted in July. The results are not currently available, but over the year the population seems have stabilized at approximately 600 alligators.

Mrs. Mezzanotte reported that the first draft of the native plant database is under review by the Kiawah Landscaping Workgroup. The workgroup, which is a subcommittee of the Environmental Committee, plans to launch this new Kiawah resource on October 15 at a Conservation Matter program. The information will also be available on the Town's website, eventually in a searchable, user-friendly format.

Mr. Widuch reported that the Public Safety Committee met on July 18. Chief Walz, with the St. John's Fire District (STJFD), reported construction at Fire Station 6 near Flyway is now expected to be completed no sooner than September. The upcoming vacancy on the St. Johns Fire Department Commission is expected to be posted in October. He asked any resident interested in serving to contact him or the Mayor to provide some background information before the official posting.

Mr. Widuch reported that the STJFD had secured funding to purchase two Quick Response Vehicles (QRV). The expectation is that one will be stationed on Kiawah as early as December and is a significant enhancement to emergency services for Kiawah.

Mr. Widuch reported that Beach Patrol has relocated out the Town's garage and into their new facility on Sora Rail Road.

Mr. Widuch reported that the Communication Committee has two publications that are due to be released by the end of the month.

- The Town's "Budget at a Glance" brochure
- One page "Maze of K's" explanation

Mr. Widuch reported that a conference call was held with Charleston County Chair Rawls and Councilmember Qualey regarding the new police model. The discussion is ongoing while working through the process.

**XII. Citizens' Comments:**

**Wendy Kulick – 38 Marsh Edge Lane**

Mrs. Kulick stated that with the recent bike path flooding from the entrance of Cassique to Freshfields, she would suggest that in the future if there is a flooding event, the Town to provide notice of it via e-Blast or on its website.

Mayor Weaver responded by stating that an issue with clogged drains have been cleaned out and the flooding issue should be resolved.

Ms. Tillerson made an addition to her report by stating that representatives from Big Rock Partners would be presenting plans for a senior living facility next to Freshfields, at the Planning Commission meeting on Wednesday, August 8<sup>th</sup> at 2:00 pm.

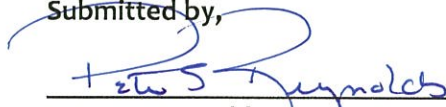
**XIII. Executive Session:**

None


**XIV. Adjournment:**

*Mr. Widuch motioned to adjourn the meeting at 4:30 pm. The motion was seconded by Mr. Koach and carried unanimously.*

Submitted by,

  
Petra S. Reynolds, Town Clerk

Approved by,

  
Craig E. Weaver, Mayor

9/11/18  
Date