

TOWN COUNCIL MEETING

Kiawah Island Municipal Center

Council Chambers

September 4, 2018; 2:00 PM

AGENDA

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

II. **Pledge of Allegiance**

Present at the meeting: Craig Weaver, Mayor
John R. Wilson
Diana Mezzanotte
Jack Koach
Chris Widuch

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 August 7, 2018

Mr. Wilson made a motion to approve the minutes of the August 7, 2018, Town Council Meeting. The motion was seconded by Mrs. Mezzanotte and the minutes were unanimously approved as amended.

IV. **Mayor's Update:**

Mayor Weaver reminded everyone that this was a municipal election year in which both Mayor and Council are elected. He stated that the candidate filing period was from September 4th to October 5th at noon and the forms and instruction are available from the Town Clerk. The municipal election will take place on December 4th at the Municipal Center.

Mayor Weaver reported he attend the third meeting of the Johns Island Growth Management Committee. The Committee, co-chaired by Charleston County Council Chair Rawls and Charleston Mayor Tecklenburg, aims to explore the growth and infrastructure needs on Johns Island. Despite some past reservations, he stated that this meeting was more useful with a primary focus on identifying an array of different infrastructure projects that are currently approved, funded or have been envisioned but not funded and getting the committee's view of the priorities of those projects. A resident input session revealed that the biggest concern was with the current and future road projects along with drainage issues. With all the entities that are involved with moving any project forward, Mayor Weaver expressed concern over how the Committee will be able to resolve those issues.

Mayor Weaver reported on the solid waste fee schedule recently put in place, rate changes for rentals have been confirmed, but some issues have been raised regarding HOAs (Home Owner's Associations), which in the past required backdoor service. Staff is working with HOAs to determine if their residents should have the option of choosing between curbside service or backdoor service. Some have agreed that residents can pick and choose, others are still deciding.

Mayor Weaver congratulated the Community Association on the completion of the new Sandcastle pool project.

V. Citizens' Comments (Agenda Items Only)

Wendy Kulick – 38 Marsh Edge Lane

Mrs. Kulick congratulated the members of the Sea Level Rise Subcommittee on the work, analysis, and research conducted to compile their report. She then expressed her concern at what she felt it was a violation to the Freedom of Information Act, the Town Administrator and the Mayor's refusal to release the Sea Level Rise report before today's meeting. She noted the report was a public document recommended to Council by the Environmental Committee and should have been shared, as are other documents, prior to this meeting.

Mrs. Kulick asked was if the Mayor or any of the members of Council had decided to run for re-election. Mrs. Mezzanotte stated that she would not be seeking re-election.

Mayor Weaver stated the decision not to release the report before today by stating he felt it best that this very important and complicated report was not publicly released until the members of Town Council along with the Community Association and ARB had a chance to review it.

VI. Presentations:

A. CHATS 2040 Long Range Transportation Plan Presentation

Ms. Tillerson stated that Mr. Taylor, the Town Planner, represents the Town on Charleston Area Transportation Study (CHATS) who have compiled a ranking list of projects. Mr. Taylor's presentation will focus primarily on those in the Kiawah/Seabrook area. The projects include the proposed Sea Island Parkway (ranked at number sixty), the Maybank Highway and River Road intersection (ranked twenty-six), and the Betsy Kerrison Parkway, Bohicket Road and River Road intersection (ranked thirty-seven.)

Mr. Taylor stated that the CHATS project serves the tri-county area with a long-range transportation plan. The plan covers all modes of transport including automobile, transit, bicycle, pedestrian, railroad, freight, and intermodal movements and sets priorities for spending federal funds on transportation projects in our region. He stated the analysis is conducted using data on road traffic volume, accident rates, travel patterns, and other statistics about the functioning of the transportation system. In the process of evaluation transportation projects, the study team identified criteria based on the top regional traffic concerns such as congestion relief, ranked at one of the highest priorities, support transit, support the existing infrastructure and mobility of freight, along with financial viability and impacts to economic development and local land use.

Mr. Taylor indicated projects were identified based on a series of maps and data assessments that were provided and reviewed. He reviewed the projects with direct traffic impact to Kiawah, Seabrook and Johns Island which have been added to the committed projects list the projects and their ranking. He noted that funds must be identified to see many of the projects through.

VISIONARY ROADWAY PROJECTS IN CHATS REGION

Midblocks

25| Maybank highway (Bohicket road to River road) 4-lane undivided - Ranking 31/63

35| Sea Island Parkway/Greenway (River road to Betsy Kerrison) 4-lane undivided - Ranking 60/63

Intersection Improvements

10| Maybank Highway & River Road - Ranking 26/43

02| Maybank Highway & Main Road - Ranking 35/43

07| Betsy Kerrison Parkway, Bohicket Road & River Road - Ranking 37/43

27| Maybank highway & Riverland Drive - Ranking 38/43

Council's discussion included drivers behind the current project ratings, projects that may be in the foreseeable distant future, and projects that are predicted never to be completed. Also expressed was the lack of opinions and the ability to influence infrastructure priorities along with encouraging residents to write letters to the members of Charleston County Council.

Mr. Taylor explained that once projects are prioritized, the next steps include drafting a documented plan that includes financial expectations and then reviewing and approving it. He stated that the Study Team would continue to meet to review the draft plan, including the financial plan until a formal draft is ready to be presented to the public.

B. Flood & Sea Level Rise Report Presentation

Mayor Weaver acknowledged the amount of hard work done by the Sea Level Rise Subcommittee over the last year and a half. He noted the professionalism that went into a serious, thoughtful, and scientific approach that has gone into the report. He stated that the presentation to Council will be an outline of the report and conclusions. He noted that no approval action would be taken by Council today and will schedule follow-up meetings or workshops between the Town, KICA Board, and ARB to discuss the content of the report.

Mrs. Mezzanotte stated that members of the Environmental Committee were adamant on the formation of a subcommittee to address flooding and sea level rise on Kiawah. She recognized Dr. John Leffler, who Chaired the Sea Level Rise Committee, and eight members of the Environmental Committee with five others who were requested or had interest in the subject along with members of the Town, Conservancy, Community Association and ARB. She noted that all meetings were open to the public and meeting minutes were published.

Mrs. Mezzanotte stated the report is positive about where we are today, where we can go, and intends community leaders to be proactive verse reactive to impending circumstances and to protect property owners through future decision-making.

Dr. Chitwood gave an overview of the Flood Mitigation and Sea Level Rise Adaptation report. He started by stating that the focus of the report was on what was happening and the likeliness to occur on Kiawah, and what the entities can do about it. The causes of Sea Level Rise were not emphasized.

Mr. Chitwood stated that discussion began with the Town Vision Statement and how to help achieve the vision. The committee had discussions with other communities, professionals, and SLR experts, and reviewed scientific and technical reports on environmental change. He reviewed the structure of the report which included an executive summary, background information, assessments, concerns and recommendations along with a path forward.

He stated that the Committee planned around the intermediate-high scenario, which is 1.5-2.5 feet of additional sea level rise over the next 30-50 years, the same scenario that is being used by the City of Charleston for their planning purposes, noting that the report will need to be updated and maintained, as the scientific data is refreshed every four years.

The report examines several flooding events that may contribute to sea level rise including rain-induced flooding, tidal or nuisance flooding and storm surge, which is a temporary elevation of sea level for an indeterminate amount of time that may spread over hundreds of square miles. He listed twelve areas of investigation in the report:

- Stormwater and Nuisance Flooding Management
- Roads Infrastructure
- Emergency Management
- Potable Water and Wastewater Management
- Electricity Service

- Flooding Adaptations for Residential Structures
- Landscaping Adaptations
- Rules and Regulations
- Beach Environment
- Salt Marsh Environment
- Terrestrial Ecosystems and Groundwater
- Education for Sea Level Rise Adaptation

Mr. Chitwood indicated that each area of investigation has its own topic of organization which includes:

- Significance (importance for quality of life)
- Current Status on Kiawah (descriptive)
- Concerns (potential vulnerabilities)
- Recommendations (140 in total, not in order or priority)
- Responsibilities and Partners (e.g. Town, KICA, ARB, Conservancy, Resort, Individual Property Owners)
- Recommended Readings/Additional Information

Mr. Chitwood stated that as a pathway forward an *Adaptive Management Pathways* approach is recommended which requires cooperation among all Kiawah entities along with collaboration with other coastal communities. He stated that the committee members are unanimous in the belief that Kiawah can move forward to address the challenges sensibly and affordable.

Council Members agreed that the report was well done and thanked them for all their hard work. Mayor Weaver again expressed his desire to schedule a workshop to further review and discuss the report. He stated that there is no doubt that sea level rise is an issue for communities up and down the coast and feels confident that Kiawah has some conclusions and recommendations specific to Kiawah.

**VII. Old Business:
None**

VIII. New Business:

A. Ordinance 2018- 12 - An Ordinance to Amend Article 16 – Beach Management, Chapter 1 – Beach Lighting - First Reading

Mr. Jordan, Town Biologist, stated that historically Kiawah had not had an issue with beachfront lighting and sea turtles because most homes are built far enough from the beach for lighting not to be an issue. He indicated the need to prohibit artificial lights on the beach is to protect nesting sea turtles and hatchlings which could be disoriented.

An earlier issue with exterior and interior beachfront lighting and a subsequent review of the existing ordinance appeared written in a manner that was unenforceable. The original ordinance, adopted in 1991, stated that in new and existing development sections the policy only applied to development within the forty-yard setback zone or oceanward of the setback line. Kiawah has no homes oceanward of the setback line. The current ordinance amendment focuses on lighting that points towards or is visible from the beach, and he briefly reviewed the proposed ordinance changes that would help clarify inconsistencies.

Mayor Weaver indicated that with the complexities of the ordinance there is the option to approve the first reading making sure to understand questions from Council and receive input from other entities to be considered before the second reading, tabling the ordinance to allow for more information to be presented.

Discussion included ordinance compliance as existing or new construction, ARB existing lighting restrictions, and incidents with turtles or hatchlings. It was noted there are three identified problem areas on the island: The Ocean Course, the Beach Club, and the West Beach area from the County

Park down to Eugenia. Most issues stem during special events in the evening and the enforcement of the ordinance. Existing buildings would have six months to come into compliance with the new regulations. Council recommended that stakeholders be solicited for input before the next meeting.

Mr. Widuch made a motion to approve the first reading of Ordinance 2018-12 an Ordinance to Amend Article 16 – Beach Management, Chapter 1 – Beach Lighting with the covenant that stakeholders and builders be solicited for input before the second reading. The motion was seconded by Mr. Wilson and was unanimously passed.

IX. Other Business:
None

X. Town Administrator’s Report:

Ms. Tillerson stated she had no report but reminded everyone that the *Budget at a Glance* is available on the Town’s website and in the lobby.

XI. Council Member:

- a. Committee Updates
- b. General Comments

Mr. Widuch reported for the St. Johns Fire District (STJFD) that stated that November 19th is the current target for the completion of the construction on Fire Station 6. Preparatory work is being done on Station 4 and construction is targeted to start at the end of January 2019.

Mr. Widuch reminded that the expected vacancy for a Kiawah Commissioner on the St. Johns Fire Commission will be posted on the County’s website in October. If any Kiawah residents are interested in the position, he suggested contacting him or the Mayor to provide some background information.

Mr. Widuch reported that the Public Safety Committee had a spirited discussion regarding drone usage on the Island. After much debate, it was decided that the Committee would not recommend any action by Council at this time and would continue to revisit the issue periodically as necessary.

Mr. Widuch congratulated Mrs. Edgerton for her recent “Budget at a Glance” summary and an excellent “Maze of K’s” explanation in the most recent Town e-Blast. He noted that both are very concise explanations and encouraged everyone to keep for future reference.

Mr. Widuch also reported that the new STJFD QRV (Quick Response Vehicle) is anticipated to be located on Kiawah as early as December and located in the new Station 6.

Mr. Wilson reported on the dip on Betsy Kerrison Parkway as you exit Kiawah. The Department of Transportation maintains the road. The Town has made three requests for a repair of the road and has again received the reply that there was not a problem with the road and no repairs were needed. Mr. Wilson stated he had again appealed to the DOT Commissioner before there are vehicles damaged or a loss of control.

Mr. Wilson reported on the Public Works Committee released an RFP for improvement to Beachwalker Drive. The Town received three responses which will be reviewed and discussed by the committee with a selection of a proposal made to the Ways and Means Committee for recommendation to Town Council for approval. The estimate is that the project can be completed before Memorial Day 2019.

Mrs. Mezzanotte reported that turtle nesting season is over with a total of 213 nests and 251 volunteers. She noted that 66% of the nests had to be relocated.

Mrs. Mezzanotte stated the Arts Council events for September and that the first event is a Piano Bar on Wednesday, September 19th at the new Sandcastle. The next Arts Council event following is the Lomazov/Rackers Piano Duo on Sunday, September 23rd at Church of Our Saviour.

XII. Citizens' Comments:

Jerry McGee – Inlet Cove

Mr. McGee spoke in favor of the beach lighting ordinance amendment asking members of Council to please move with haste and adopt these things that protect our wildlife.


As a final report, Mayor Weaver responded to Mrs. Kulick earlier question, that yes, he intends to run for one more term as Mayor of Kiawah Island.

XIII. Executive Session:

XIV. Adjournment:


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

Submitted by,

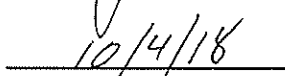


Petra S. Reynolds, Town Clerk

Approved by,



Craig E. Weaver, Mayor



Date