



# TOWN OF *Kiawah Island*

## Mayor

Craig E. Weaver

## Council Members

Maryanne Connelly

Daniel Prickett

Klaus Said

Chris Widuch

## Town Administrator

Stephanie Monroe Tillerson

## TOWN COUNCIL MEETING

Kiawah Island Municipal Center

Council Chambers

April 2, 2019; 2:00 PM

### AGENDA

- I. **Call to Order:**
- II. **Pledge of Allegiance**
- III. **Approval of Minutes:**
  - A. Minutes of the 2019 Council Strategic Planning Retreat of January 23, 2019 [Tab 1]
  - B. Minutes of the 2019 Council Strategic Planning Retreat of January 24, 2019 [Tab 2]
  - C. Minutes of the Town Council Meeting of March 5, 2019 [Tab 3]
- IV. **Mayor's Update:**
- V. **Citizens' Comments (Agenda Items Only):**
- VI. **Presentation:**
  - A. Kiawah Island Municipal Center Native Plant Demonstration Area Project [Tab 4]
- VII. **Old Business:**

None
- VIII. **Consent:**
  - A. To Consider Approval of the Proposal from Mauldin & Jenkins as new Town Auditors [Tab 5]
  - B. To Consider Approval of Beachwalker Drive Improvement [Tab 6]
- IX. **New Business:**
  - A. National Beach Safety Week Proclamation [Tab 7]
  - B. To Consider Approval of the Charitable Grant Funding Amounts [Tab 8]
- X. **Town Administrator's Report:**
- XI. **Council Member:**
  - a. Committee Updates
  - b. General Comments
- XII. **Citizens' Comments:**
- XIII. **Executive Session:**
  - A. Executive Session Pursuant to Section 30-4-70 (a) (2) to Receive Legal Advice regarding the Webster Rogers case
  - B. Executive Session Pursuant to Section 30-4-70 (a) (1) to Discuss a Personnel Matter
- XIV. **Adjournment:**



Tab | **1**

**TOWN COUNCIL**

**Agenda Item**

**TOWN OF KIAWAH ISLAND**  
**2019 Council Strategic Planning Retreat**  
**Kiawah Municipal**  
**Center**  
**Room: Meeting Room**  
**January 23, 2019**

**Minutes**

**Present at the meeting:**

Craig Weaver, Mayor  
Chris Widuch, Mayor Pro Tem  
Maryanne Connelly, Councilmember  
Dan Prickett, Councilmember  
Klaus Said, Councilmember

**Also Present:**

Stephanie Monroe Tillerson, Town Administrator  
Dorota Szubert, Town Treasurer  
Petra Reynolds, Town Clerk

*Notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act. All Town Council meetings are recorded for a complete transcript.*

**Opening Comments:**

Mayor Weaver opened the Retreat by discussing the purpose of the Council Strategic Planning Retreat, the alignment in the Town's priorities, the way the Town spends money and expectation of Town staff.

**Finance Overview and Discussion:**

Mayor Pro Tem Widuch state the purpose of the presentation is to provide an overview of the Town's finances. The current FY 2018/2019 budget total Revenue is projected to be \$10.3 Million.

Ms. Szubert reviewed in detail the Town's Restricted Revenues that must be spent for the promotion of tourism and Tourism related expenditures. The Town has an unrestricted Fund balance of \$6.5 Million.

**Other Funding Obligations Discussed:**

- o Charitable Contributions
- o Arts and Cultural Programs
- o Charleston County Sheriff Office
- o Kiawah Island Conservancy
- o Environmental Projects (Internal and External)

**Mayor Pro Tem Widuch discussed in detail some of the types of financial issues dealt with in FY19:**

- o Change in Law Enforcement Model and the Increase in Police Protection Costs
- o Solid Waste Fee Increase for Special Collection
- o Support for the Conservancy
- o Support for Charitable Contributions
- o Support for Arts Council
- o Cost of operating the new Town Hall
- o Restructure of Permitting Process

### **Mayor Pro Tem Widuch discussed some future financial issues:**

- Financial Issues
  - Possible Reduction In Building Permit Revenue
    - KIGR Projects
    - Possible New Projects – Kiawah Senior Living and Parcel 13
  - Three Major Capital Improvements
    - Kiawah Island Parkway
    - Beachwalker Drive Turn Lane near Beachwalker Park
    - Beach Renourishment
- Long Term Cost Concerns
  - Attracting and keeping high performing employees
    - All entities on Kiawah Island struggle with rising employment costs
  - Increasing the cost of police protection
    - From \$25/hour to \$30/hour in July (20% increase)
  - What is the potential cost impact of sea level rise?
    - Cost of lifting Kiawah Island Pkwy
  - Emergency management fund
    - Level of funding
- Strategic Threats
  - Kiawah is very dependent on the overall economy
    - The timing of the next recession
    - Impact on tourism and related income from tourism
  - What happens when new construction slows?
    - Building permits account for \$1.088 mil of income
  - Ever present a risk of storm damage
    - Damage from a major hurricane which could cost millions

### **Department Discussions:**

- **Finance Department**

Ms. Szubert, Town Treasurer, reviewed and discussed the typical functions of the Finance Department along with being responsible for Court, Solid Waste and Business Licensing. She reviewed and discussed some of the initiatives that her department would like to implement.

- **Public Works**

Mr. Lameo, Facility Manager, reviewed and discussed two major projects - paving of the Parkway and the addition of a turning lane into the County Park on Beachwalker Drive. He discussed the cleaning and scoping of the drainage along Beachwalker Drive and the locating, cleaning and scoping of the drainage along the Parkway.

- **Development Services**

Mr. Spicher, Director of Development Services, reviewed and discussed the priorities of his department to include, but not limited to: The possibility of increasing permit fees. Completion of a comparison report to fees with other Municipalities along the east coast to justify an increase in permit fees. Analyze the possibility of increasing free-board area to help mitigate concerns over sea-level rise and new Flood Insurance Rate Maps

- **Environmental & Wildlife**

Mr. Jordan, Town Biologist, reviewed and discussed the main focuses of Research, Monitoring, and Management of wildlife.

**2019 Environmental Department Initiatives**

- Flooding and Sea Level Rise
  - Flood and rainfall modeling for staff and residents, aid in disaster preparations, Comprehensive Plan, future projects
- Grow Native Kiawah Program
  - An island-wide initiative to promote native plants, dense understory, and improve landscaping practices
  - Searchable online database of native plants
  - Demonstration Garden
- Local Comprehensive Beach Management Plan
  - 5-year review and revision
  - Incorporations of a Beach Renourishment Policy
- Plastics
  - Study issue - recommend a course of action/ordinance
  - Presentation at a Council workshop in February/March
- Tallow Tree Control
  - Fall 2019, invasive exotic, threatens the freshwater ecosystem

- **Communication & Community Outreach**

Ms. Edgerton, Communication Manager, reviewed and discussed functions of the Communications Department, along with Community Outreach. The Communication Department 2019 Initiatives of:

- Special Edition of Town Notes - Development Edition
- TOKI App Development
- Grow Native Plant Database Marketing
- Sea Level Rise/Plastics Communication
- Arts and Cultural Events - Transition

**Wrap up**

Mayor Weaver stated that Thursday's meeting will focus on Council providing direction and prioritization based on individual feedback received on issues or concerns. He indicated that Mr. Mark Permar would be facilitating to help Council identify and prioritize Town Priorities.

**Town Priorities - Property-owner Feedback:**

Mayor Weaver presented and discussed results from an informal survey the Town did last year, surveys done by the Community Association and emails he received. He noted the difficulty in knowing exactly what constituents want due mainly to differences in diversity, some do not live here, and very few attend Town meetings.

- **Protecting the "brand"**
  - Maintaining the Beach and Dunes

- Protecting Kiawah's natural environment (wildlife and natural habitat)
- Keeping the island well-maintained and representative of a "premier" community
- **Enhancing "livability"**
  - Safer and less congested roads off-island
  - Finding solutions to flooding of roads and properties
  - Easing the burden of maintaining property and homes
  - Controlling public access
- **Managing the effects of growth**
- **Protecting and enhancing property values**

*The meeting adjourned at 4:08 pm.*

Submitted by,

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Petra S. Reynolds, Town Clerk

Approved by,

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Craig E. Weaver, Mayor

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Date



Tab | 2

**TOWN COUNCIL**

**Agenda Item**

**TOWN OF KIAWAH ISLAND**  
**2019 Council Strategic Planning Retreat**  
**Kiawah Municipal**  
**Center**  
**Room: Meeting Room**  
**January 24, 2019**

**Minutes**

**Present at the meeting:**

Craig Weaver, Mayor  
Chris Widuch, Mayor Pro Tem  
Maryanne Connelly, Councilmember  
Dan Prickett, Councilmember  
Klaus Said, Councilmember

**Also Present:**

Stephanie Monroe Tillerson, Town Administrator  
Dwayne Green, Town Attorney  
Dorota Szubert, Town Treasurer  
Petra Reynolds, Town Clerk

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**Brief Review of Current Initiatives Continuing into 2019**

- Re-engineering of Town Services
  - Building Services

Mayor Pro Tem Widuch explained that the Town, because of its interpretation of FEMA requirements tracked every improvement done to your home as "*Substantial Improvements*." If home improvements reached 50% of the value, it would be required to be brought up to current code. A more liberal reading of the regulations, consistent with how the surrounding communities are operating, allows the Town far more leeway in how it tracks "*Substantial Improvement*."

Council voted to eliminate all residential trade permits, regardless of value, if the work does not require an inspection by Town personnel upon completion. Work that involves any of the five areas that do require inspections: Mechanical, Electrical, Plumbing, Propane or other Gas, and any Structural changes, will still need a Town Permit.

This eliminated roughly 50% of all permits issued by the Town and lost approximately \$200,000 in Town Revenue.

- Business Licenses/Short Term Rental

Mayor Pro Tem Widuch explained that discussions are taking place in a Work Group to look at the Town's Short-Term Rental Ordinance. Also, this group is looking at the operation of Vacation Clubs and if they are violating the zoning ordinance, along with capping Short Term Rentals as a percentage or as a firm number of total rentals on the Island. Mayor Weaver added that a lot of time is spent on ensuring Short Term Rentals are in compliance with the Town's business license and accommodation taxes ordinances and property advertising.



- Law Enforcement Support. Thoroughly discussed at yesterday's meeting.
- Sea Level Rise

Mayor Pro Tem Widuch stated that Mr. Taylor, Planning Director, is coordinating a group to incorporate the Sea Level Rise Report recommendations into the Town's Comprehensive Plan. He also indicated that the Community Association had formed a group to look at water management, drainage, and flooding.

- Town-Owned Roads Projects

Ms. Tillerson discussed the addition of a dedicated turning lane into the County Park on Beachwalker Drive. The other road project is the repaving of the Parkway and the visual aesthetics from the round-a-bout to the gate. The project is to compete before the PGA.

#### Group Discussion (facilitated by Mark Permar)

- Identifying & Prioritizing Town Priorities

##### **Basic Municipal Services**

**Solid Waste Management** - address on-going performance issues by evaluating changes to service approach and/or provider management.

**Beachwalker Road/County Park Improvement** - complete addition of dedicated approach lane to Beachwalker Count Park and alleviate on-going traffic control issues.

**Kiawah Island Parkway "renewal"** - complete project encompassing re-surfacing, consideration of elevation changes, aesthetic changes, and temporary or permanent changes to facilitate 2021 PGA traffic movement.

**Code Enforcement Service Level** - improve the town's code enforcement efforts to address the impact of the island's growth.

**Business License Process Reengineering** - consider ordinance and process changes to improve compliance while making the process more efficient and easing the burden for staff and businesses and contractors.

**Municipal Center Cost Control** - identify and evaluate changes to the Town's building operations (irrigation, landscape, electric, etc.) to make substantial reductions in costs and/or constrain future cost increases.

Councilmembers added to the **Basic Municipal Services**:

**Asset Management**

**Risk Management**

**Comprehensive Plan**

**Public Safety**

**Law Enforcement**

**Emergency Management**

**EMS, Fire and Related Services**

## **Addressing Public Concerns and Preserving the Kiawah "brand"**

### **Sea-Level Rise** -four alternative approaches:

- a) Create and incorporate in Comprehensive Plan an overall town strategy for addressing the potential implications of long-term sea-level rise;
- b) Address impact of SLR on Kiawah's natural habitat (i.e., marshes, beach, private and common landscape;
- c) Address the impact of SLR on residential and commercial properties and assess the adequacy of current building requirements and codes; and
- d) Address impact of SLR on the town's roads and infrastructure (roads, drainage, utilities) from the standpoint of functionality and public safety.

**Off-Island Roads** - support efforts and actively promote safer and better roads and transportation across Johns Island.

**Beach Management** - create a comprehensive policy and unified approach for managing the island's beach assets to maintain the natural health, aesthetic standards, and enjoyability.

**Single-use Plastics** - evaluate policies - including voluntary programs and ordinances -to reduce or eliminate the use of plastics within the town.

**Town Financial Management** - establish a long-term financial plan for the Town.

**Community/Resident Communications And Engagement** - Reexamine and identify changes to improve the Town's communications to residents, property owners, and tourists, and expand community involvement.

**PGA** - Partner fully, and as appropriate, with KIGR and the PGA in anticipation of the 2012 PGA Tournament (i.e., business licenses, funding, transportation)

**Comprehensive Plan Update** - Begin initial work on the major update of the Town's Comprehensive Plan.

**Marketing Kiawah** - begin initial consideration of the Town's longer-term role in promoting the community and the "brand" if and when the primary developer reduces their primary role.

**Development/Build-Out-Conduct** - a comprehensive audit/evaluation of the current KP Development Agreement to identify issues, obligations, and impacts as the developer completes their development involvement or reaches the term of the agreement. Enhance the community's understanding of the remaining development rights retained by KP, KIGR, and others and create a better, more uniform understanding of what post-build-out Kiawah will looklike.

**Short-Term Rentals** - consider the impact of short-term rentals - especially in R-1 districts - (i.e., public safety, public behavior, property values, Kiawah "brand"), and recommend solutions encompassing regulation, enforcement, and restrictions.

Councilmembers added to the **Addressing Public Concerns and Preserving the Kiawah "brand"**

**Redevelopment**

**Natural Environment**

Councilmembers engaged in an in-depth discussion of the topics and how to move forward.

***The meeting adjourned at 10:51 am.***

Submitted by,

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Petra S. Reynolds, Town Clerk

Approved by,

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Craig E. Weaver, Mayor

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Date



Tab | 3

**TOWN COUNCIL**

**Agenda Item**

# TOWN COUNCIL MEETING

Kiawah Island Municipal Center

Council Chambers

March 5, 2019; 2:00 PM

## MINUTES

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  
Chris Widuch, Mayor Pro Tem  
Maryanne Connelly, Councilmember  
Dan Prickett, Councilmember  
Klaus Said, Councilmember

**Also Present:**

Stephanie Monroe Tillerson, Town Administrator  
Dwayne Green, Town Attorney  
Petra Reynolds, Town Clerk

**Notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act. All Town Council meetings are recorded for a complete transcript.**

III. **Approval of Minutes:**

A. Minutes of the Town Council Meeting of January 8, 2019

*Mayor Pro Tem Widuch made a motion to approve the minutes as received. The motion was seconded by Councilmember Said and the minutes were unanimously approved.*

B. Minutes of the 2019 Council Strategic Planning Retreat of January 23, 2019

C. Minutes of the 2019 Council Strategic Planning Retreat of January 24, 2019

*The minutes of the 2019 Council Strategic Planning Retreat of January 23<sup>rd</sup> and January 24<sup>th</sup> were deferred to the next Town Council Meeting.*

IV. **Mayor's Update:**

Mayor Weaver gave an update on the assignment of additional Council members' roles as:

- Mayor Pro Tem Widuch will be the liaison to the Kiawah Island Conservancy.
- Councilmember Prickett will be the liaison to Planning overall and as needed or as appropriate the liaison to the Planning Commission and the Board of Zoning Appeals.
- Councilmember Connelly will take on the role of responsibility for monitoring the developments that are taking place with issues on the roads.

Mayor Weaver reported the bridge project has now been completed, the area has been cleaned up, and the new landscaping is being installed. He indicated the length of the project was due to not only its complexity but also building a long wall, at water level, in an area that is affected by the tide cycle.

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

Wendy Kulick – 38 Marsh Edge Lane

Ms. Kulick questioned when the openings on the BZA (Board of Zoning Appeals) and the Planning Commission were advertised to residents of the island, and if they were not, she asked why?

**Ms. Tillerson indicated that the openings for both were advertised in Town Notes and posted on the website for several months.**

Ms. Kulick stated the resignation of a BZA member was very recent.

**Ms. Tillerson indicated that the selection was made from the existing applications that were received in the earlier advertisement for the positions.**

#### **Dennis McGill – 100 Pleasant Valley Drive**

Mr. McGill referenced the minutes of the January meeting where he spoke to the FOIA request submitted to Ms. Tillerson requesting a detail on the amount of monies and recipients of funding which she is allowed to distribute to deserving employees. He stated the response received indicated that there was no written record of the disbursement of a total of five hundred dollars. He stated that he made a second request stating he felt there should be written documentation for any remuneration that is wages, salary or extra compensation and should be available on an FOIA request. He also requested the Town Attorney review the request to see if his claim was valid.

**Mayor Weaver stated that he would follow up with the Town Attorney after the meeting to discuss Mr. McGill's request.**

#### **VI. Old Business:**

- A. Ordinance 2019- 01 - An Ordinance to Amend Article 16 – Beach Management, Chapter 1 – Beach Lighting – Second Reading**

***Councilmember Prickett made a motion to approve the second reading of Ordinance 2019- 01 - An Ordinance to Amend Article 16 – Beach Management, Chapter 1 – Beach Lighting. The motion was seconded by Councilmember Connelly and was unanimously passed.***

#### **VII. New Business:**

- A. 2019 Committee Appointments**

- Board of Zoning Appeals

Mayor Weaver indicated the Board of Zoning Appeals had two re-appointments, Ron Hacker and Scott Parker, who he recommended for an additional three-year term along with the appointment of a new member, Frank Cassidy. Mr. Cassidy will fill the remaining term of Charlie Larson who recently resigned.

- Planning Commission

Mayor Weaver indicated that the Planning Commission had the appointment of a new member, John Moffitt. Mr. Moffitt will fill the remaining term of Dan Prickett, who is now on Town Council.

- Public Works Committee

Mr. Weaver indicated all the members of the Public Works Committee have requested to be reappointed for an additional one-year term. He recommended Dave DeStefano, Jim Gilliam,

Warren Stannard, Steve Sager, and Will Connor's reappointment to the Committee noting that a Chairman will be selected later.

- State ATAX Committee

Mayor Weaver stated the State ATAX Committee is a one-year term and requesting the reappointment of four existing members, Dan Hubbard as *Chairman*, Bill Blizzard representing the Arts function, Roger Warren representing the hospitality industry, Pam Harrington representing the hospitality industry. Mayor Weaver recommended the appointment of three new members, Diana Mezzanotte, Rachel Moore, and Don Semmler.

***Councilmember Connelly made a motion to approve the 2019 appointment and reappointments of members of the Board of Zoning Appeals, Planning Commission, the Public Works Committee and the State ATAX Committee as recommended. The motion was seconded by Councilmember Said and was unanimously passed.***

**B. To Reappoint Judge John Strauch as the Municipal Court Judge**

Mayor Weaver stated that Judge Strauch, who was appointed in 2013, has indicated his willingness to serve an additional term as the Town's Municipal Court Judge. Mayor Weaver recommended the Judge's reappointment for an additional two-year term.

***Councilmember Said made a motion to approve the re-appointment of Judge John Strauch as the Municipal Court Judge for an additional two-year term. The motion was seconded by Councilmember Prickett and was unanimously approved.***

Mayor Weaver stated that at their last meeting the Ways and Means Committee recommended to Town Council the approval of the following spending requests:

- C. To Consider Approval of the Off-Duty Deputy Coverage Contract with Charleston County Sheriff's Office**
- D. To Consider Approval of the of the Island Beach Services, Beach Patrol Contract Amendment Request**
- E. To Consider Approval of the AirMedCare Network Contract Renewal**
- F. To Consider Approval of the Proposal from Hoffman Mechanical Solutions for Municipal Complex HVAC Preventative Maintenance Services**

***Mayor Pro Tem Widuch made a motion to approve items C, D, E, and F. The motion was seconded by Councilmember Connelly and was unanimously passed.***

**G. Discussion of the Kiawah Island Utility Rate Increase Request**

Mayor Weaver stated that as part of the discussion of the Kiawah Island Utility (KIU) Rate Increase Request he would like input from Council Members as to the next steps forward that Council might want to take concerning this issue. He indicated that KIU has submitted to the Public Service Commission rate increases to both water and sewer would result in approximately 9.96% increase. He stated that the previous Council along with the present Council discussed and chose to file as an intervener in the case. The decision to engage further legal consulting or representation would be made after the ORS (Office of Regulatory Staff) made the initial analysis and recommendations.

The ORS has recommended an amount of a 5.18% increase in water rates and a 5.42% increase in sewer rates. He stated that KIU was also looking for a 14.5% rate of return and the ORS is recommending a 14% rate of return which is their current rate.

Mayor Weaver indicated that he would recommend that at this point the Town would not seek additional legal support. He stated that from his perspective that after looking at the adjustments made and the size of the reduction that is being recommended by ORS any additional analysis or advice would not have any substantial impact on any further reduction. He also noted that KIU agrees with all the ORS line item adjustments but is not in agreement with the rate of return, and recommended that the Town, as an intervener, go on the record in support of the both the ORS positions.

Council members engaged in a discussion of the issue, with each Council Member indicating their agreement with not spending legal funds to try to get the rate below the ORS recommendation.

#### **VIII. Town Administrator's Report:**

Ms. Tillerson reported that the demolition project at 122 Turnberry is complete. She indicated the company did a great job removing the house preparing the property for some minimal landscaping work to be done with the Community Association. She also indicated she is working with Mr. Green on a lien of \$55,254.02 which will be filed on the property so that the funds can be recovered when the property is sold.

Ms. Tillerson reported on the FEMA reimbursements to date. She indicated that the clean up for Irma cost the Town \$254,000 and we have received \$102,440 in reimbursement funding.

Ms. Tillerson introduced Deputy Junkin, one of the two permanent full-time deputies assigned to Kiawah. She indicated that the two deputies officially started March 1<sup>st</sup> and the Town should receive the two remaining two deputies by the end of June.

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

Councilmember Prickett reported on his work with the Arts Council in their deliberations on planning for the next calendar year of events. He stated that he had been very pleased with the amount of knowledge, time spent by the members, their understanding of how the arts community works, agents, and venues. He stated that the Council was doing a great job and was impressed by knowledge, wisdom, experience of the members on the Council and it is a pleasure to work in support of them.

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

##### **Marilyn Larach – 1082 Terrapin Court**

Ms. Larach asked what was happening with the Beachwalker Drive extra lane project.

**Mayor Weaver stated the project is moving forward with work being done engaging contractors. He indicated the target is to have the project completed before Memorial Day. He added that the County Park is running behind on their part of the project anticipating completion and opening on May 1<sup>st</sup>.**

Ms. Larach questioned if Kiawah Development Partners ended up donating any land to this project.

**Mayor Weaver stated that they were willing but that there was enough Town right of way to move the road and pedestrian path toward the marsh without needing additional Kiawah Partners property. The movement toward the marsh does not impact DHEC or requires other approval.**



Ms. Larach commented on the Planning Commission meeting being held tomorrow that will once again consider Kiawah Development Partners' plat to open up Duneside Road to traffic from Beachwalker East. She pointed out that many in the Community strongly feel that even though the roads are owned by the Community Association, there are also public safety issues that need to be considered along with the Town's liability, speed limits, and limited sight curves.

**Mayor Weaver commented on the number of emails he has received on this issue and is aware that both the Community Association and the Developers have on numerous occasions engaged various groups in both Sparrow Pond and Duneside in conversations in trying to figure out how to resolve some of the issues. Some of the other issues that are brought up, like speed limits, are beyond the preview of the Planning Commission.**

**Wendy Kulick – 38 Marsh Edge Lane**

Ms. Kulick commented on the look of the Municipal Center signage. She did not know if the paint was peeling or poor construction.

**Mayor Weaver explained there was a recommendation at the last Ways and Means Committee meeting for a contract to replace the current temporary signs with new permanent directional signs. Of the two bidders, one was for \$35,000, and the other was for \$17,000 for five signs. The Ways and Means Committee recognizing that the signage needs to be paired or replaced believed that the two bids were not reasonable and took the recommendation from Mr. Lameo to work with the Community Association to look for more cost-effective alternatives.**

**Dennis McGill – 100 Pleasant Valley Drive**

Mr. McGill asked why the off-duty sheriff's contract did not include payment for the 8 am to 4 pm daily.

**Mayor Weaver explained that those hours were part of a separate contract with the Sheriff's Department for the full-time coverage which was approved months ago.**

XI. **Executive Session:**  
**None**

XII. **Adjournment:**

***Mayor Pro Tem Widuch motioned to adjourn the meeting at 2:55 pm. The motion was seconded by Councilmember Connelly and carried unanimously.***

**Submitted by,**

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**Petra S. Reynolds, Town Clerk**

**Approved by,**

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**Craig E. Weaver, Mayor**

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**Date**



Tab | 4

**TOWN COUNCIL**

**Agenda Item**

## Kiawah Island Town Hall native plant demonstration area

November 16, 2018

by: Josh Dunn, Landscape Architect

The primary objectives of the proposed native plant demonstration area are to display to visitors how native plant materials can be used effectively in the landscape and to encourage the use of more native plant species on and around Kiawah Island. The proposed location for the native plant demonstration area is the primarily wooded area to the East of the new Kiawah Island Town Hall. The key components of the proposed project are grass parking, a natural mulch path that is approximately 0.25 miles long, and passive sitting areas strategically located along marsh views and in other desirable places on the trail. The path would be laid out in the field based on the plan in such a way that existing native plant material and natural elements are best featured.

As shown on the plans, creating an impact statement at the beginning of the path would ideally draw people in and set the tone. Key impact areas along the path can then be chosen for dense impact plantings similar to the entrance with more natural wooded sections of path between. On the natural sections between it is important to properly prune and feature the existing native plant material such as live oaks, sabal palmettos, dwarf sabal palmettos, yaupon hollies, and others.

In terms of planting design, it is important that a healthy mix is provided of 'proven' native plants as well as those less proven. The 'proven' plants provide good structure allowing for some less proven test plant materials to be mixed in and viability tested. It is also important that native plants be arranged in masses in order to have a strong visual impact and lasting impression on visitors. The masses can be small in numbers of plants, but it is important to have multiples of same species in groups. Otherwise the individual plants may get lost in the landscape, especially to those visitors less familiar with some of the species. Another method to reinforce a good impression on visitors would be the repetition of these masses of plants several times along the duration of the path.

A strategy that would perhaps help tie the trail together and work well with the native plant theme would be to incorporate natural material (ie cypress wood, rustic metal, etc) signs and trellis/arches. This would also provide places to showcase some the many native vines and climber species.

The timeline and budget for the project are to be determined but the project can be phased in different ways depending on resources. This project can be treated as a work in progress and a way for everyone to continuously learn more about the best native plant palette for Kiawah Island while showcasing this plant palette for visitors to see first hand.





JDLA

Joel Dunn Landscape Architecture, LLC

708 Pitt Street Mount Pleasant, SC

jldunn@gmail.com

843.822.1772

Native Plant Walking Path and Demonstration Areas  
Town of Kiawah Island  
Overall Site Plan



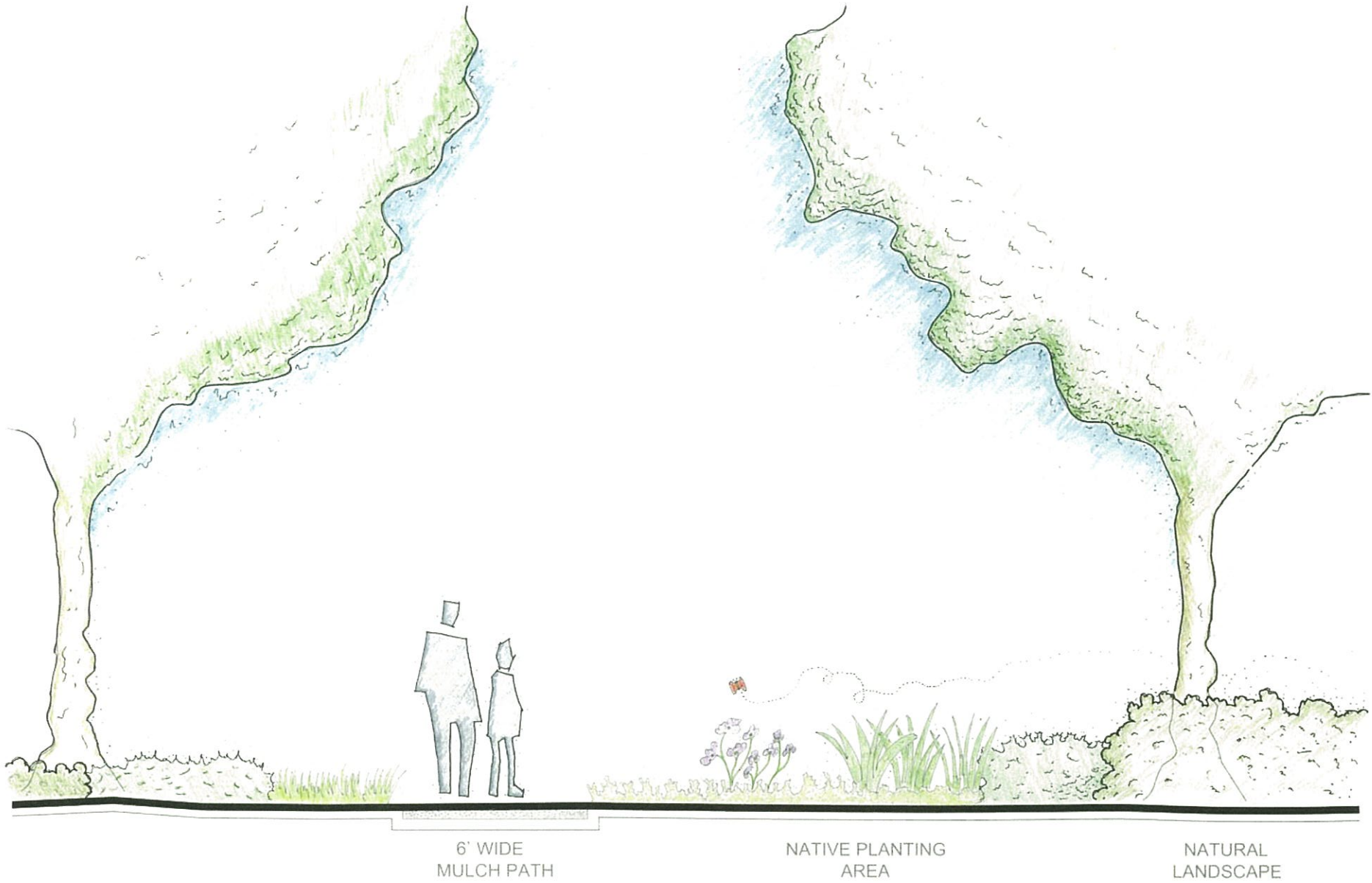
0' 20' 40'

L 1 - SITE PLAN

PROJECT DATE  
NOVEMBER 20, 2018

REVISIONS





## WALKING PATH TYPICAL CROSS SECTION

L 2 - CROSS SECTION

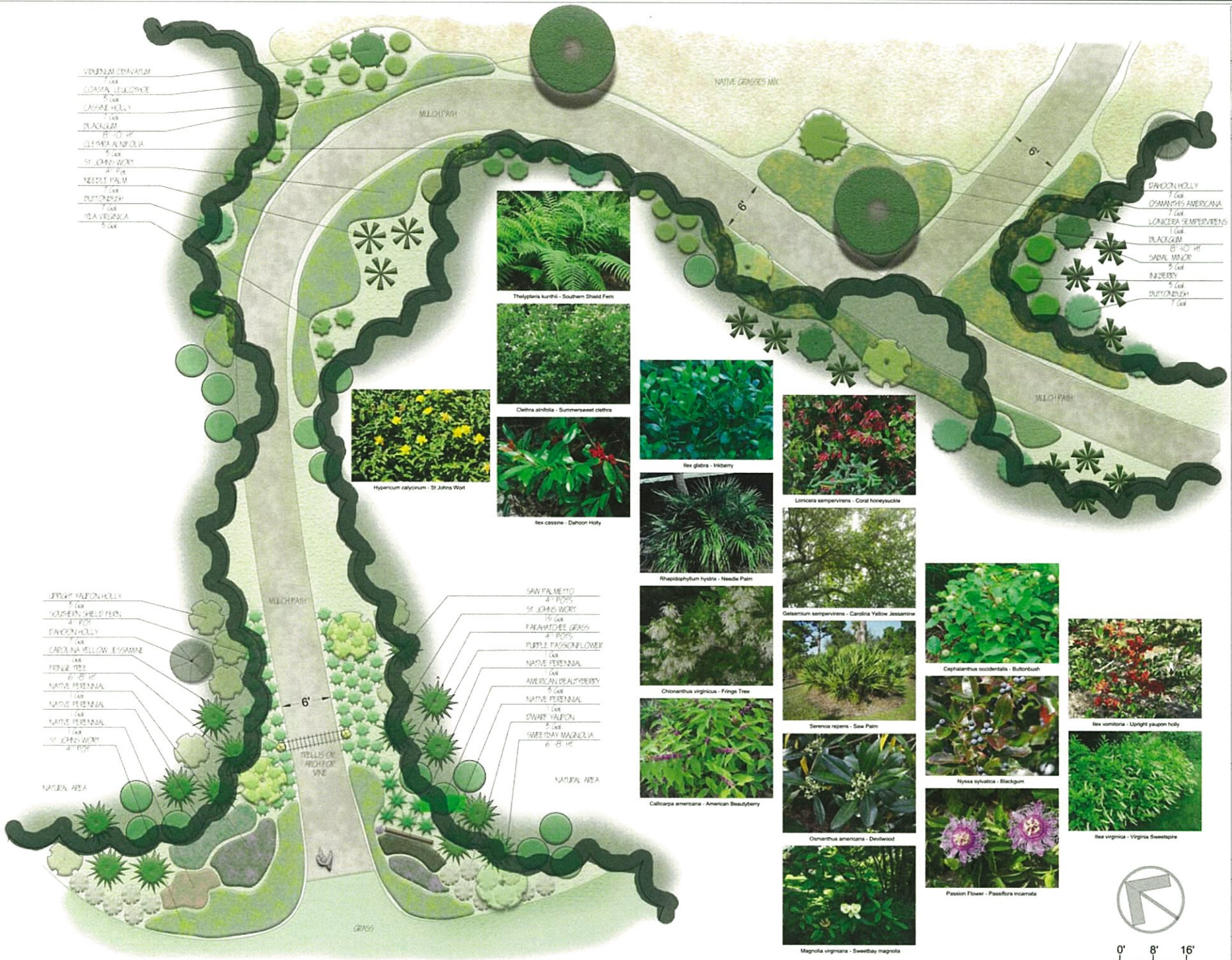
PROJECT DATE  
 NOVEMBER 20, 2018

REVISIONS





Native Plant Walking Path and Demonstration Areas  
Town of Kiawah Island  
Planting Plan





Tab | 5

**TOWN COUNCIL**

**Agenda Item**





# Request for Town Council Action

**TO:** Chair and Members of Ways and Means Committee

**FROM:** Dorota Szubert, Town Treasurer

**SUBJECT:** Auditing Services

**DATE:** 4/2/2019

## BACKGROUND AND ANALYSIS:

In August 2015, the Town Council engaged Greene, Finney and Horton, LLP to provide auditing services for the Town. The four-year engagement ended with FY2018 audit. A new RFP for FY2019 audit with the option for annual renewal for next three years was sent out and advertised in January 2019. The Town received three bids from CPA firms that were reviewed and thoroughly vetted by the Audit Committee. To evaluate submitted proposals, the Committee members used the following criteria:

1. Responsiveness of the proposal
2. Depth of the firm's governmental auditing experience
3. Qualifications and experience of the proposed audit team assigned to the Town
4. Firm size and organizational culture
5. Cost of service

	Greeney, Finney, LLP		McKinnley, Cooper & Co, LLC		Mauldin & Jenkins, LLC	
FY 2019 Fee	\$	30,500	\$	25,000	\$	24,500
FY 2020 Fee	\$	31,000	\$	25,000	\$	25,900
FY 2021 Fee	\$	31,500	\$	25,000	\$	26,900
FY 2022 Fee	\$	32,000	\$	25,000	\$	27,900
Engagement Team	1 Partner		1 Partner		2 Partners	
	1 Manager		1 Manager		1 Manager	
	1 Supervisor		1 Senior Professional		At least 1 Staff Professional	
	1 Staff Professional		1 Staff Professional			
Estimated Hours for the Audit		350		290		250
Governmental Experience	over 20 municipalities in SC		3 municipalities in SC		11 municipalities in SC	
					101 in neighboring states	

## ACTION REQUESTED:

To accept the Ways and Means Committee recommendation accept the proposal and to engage Mauldin and Jenkins, LLC to provide auditing services to the Town for the fiscal year ending June 30, 2019 with the option to renew for the three subsequent years through June 30, 2022.

## BUDGET & FINANCIAL DATA:

The cost for FY2019 audit is reflected in the FY2020 budget draft.





Tab | 6

**TOWN COUNCIL**

**Agenda Item**



Tab | 7

**TOWN COUNCIL**

**Agenda Item**

*Town of Kiawah Island*

## **National Beach Safety Week**

### **Proclamation**

**WHEREAS;** the beautiful coastal and inland beaches of South Carolina represent a world-renowned recreational resource; and

**WHEREAS;** Kiawah Island's residents and visitors alike are drawn to these beaches by the millions each year for water and beach activities; and

**WHEREAS;** the aquatic environment has dangers that can be effectively managed through public awareness and the vigilance of professional lifeguards; and

**WHEREAS;** for reasons of public safety, an annual reminder of the joys and hazards associated with the aquatic environment are appropriate at the commencement of the busy summer beach season; and

**WHEREAS;** Kiawah residents and visitors alike must remember to **Learn to Swim, Swim Near a Lifeguard, Swim with a Buddy, Check with Lifeguards, Use Sunscreen and Drink Water, Obey Posted Signs and Flags, Keep the Beach and Water Clean, Learn Rip Current Safety, Enter Water Feet First and Wear a Life Jacket.**

**NOW, THEREFORE,** I, Craig Weaver, by virtue of the authority vested in me as Mayor of the Town of Kiawah Island, do hereby proclaim May 20 to May 27, 2019 as:

## **National Beach Safety Week**

in the Town of Kiawah Island, and urge all residents and visitors using our beach to enjoy themselves at the beach this year, while taking appropriate measures to protect themselves and their children.

**IN WITNESS WHEREOF,** I have hereunto set my hand this 2<sup>nd</sup> day of April 2019, in the Town Kiawah Island, South Carolina.

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Craig Weaver, Mayor  
**Town of Kiawah Island**



Tab | 8

**TOWN COUNCIL**

**Agenda Item**

Town of Kiawah Island  
2019 Worksheet of Charitable Grants Applications

Tab	Organizations Name:				2017	2017	2018	2018	2019	2019	2019	2019	2019
					Requested	Awarded	Request	Awarded	Requested	Request Change	Staff Recommendations	Ways & Means Recommendations	Recommendations to Town Council
1	AMOR Healing Kitchen	Maria Kelly	amor.healing@gmail.com	843-819-0257					\$ 2,800.00		\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
2	Bach Society of Charleston	Sugar Slabaugh	info@BachSocietyofCharleston.org	859-230-7791					\$ 15,000.00	\$ 8,000.00	\$ -	\$ -	\$ -
3	Backpack Buddies Seabrook Island	Joanne Threlfall	backpackbuddiesseabrookisland@gmail.com	203-417-8518	\$ 2,500.00	\$ 2,000.00	\$ 2,500.00	\$ 2,000.00	\$ 2,500.00		\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
4	Barrier Island Free Medical Clinic, Inc	Brenda Falls	brenda.falls@gmail.com	843-266-9800	\$ 25,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00		\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
5	Barrier Island Little League	Todd Gerhart	barrierislandslittleleague@gmail.com	248-719-0076			\$ 4,998.12	\$ 5,000.00	\$ 8,000.00		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
6	Begin with Books	Patty Bennett	patty.bennett@frontier.com	843-801-1228	\$ 5,000.00	\$ 2,000.00	\$ 5,000.00	\$ 5,000.00	\$ 7,500.00		\$ 2,000.00	\$ 2,500.00	\$ 2,500.00
7	Bridges for End-of Life	Jonathan Wright	jonathan@bridgessc.org	843-216-7323	\$ 1,789.00	\$ 1,000.00			\$ 2,150.00		\$ 2,150.00	\$ 2,150.00	\$ 2,150.00
8	Charleston Area Therapeutic Riding	Amanda A. Gerald	info@catr-program.org	843-559-6040	\$ 7,076.00		\$ 7,076.00	\$ 7,076.00	\$ 7,076.00		\$ 7,076.00	\$ 7,076.00	\$ 7,076.00
9	Charleston Men's Chorus	Stewart Mixon	boardpres@charlestonmenschorus.org	843-224-7181					\$ 4,000.00		\$ -	\$ -	\$ -
10	Charleston Symphony Orchestra	Alana Morrall	amorrall@charlestonSymphony.org	843-723-7528	\$ 30,000.00	\$ 15,000.00	\$ 15,000.00	\$ 4,500.00	\$ 50,000.00	\$ 15,000.00	\$ -	\$ -	\$ -
11	Gibbes Museum of Art	Rebecca Hiestler	rhiester@gibbesmuseum.org	843-722-2706	\$ 20,000.00	\$ 12,000.00	\$ 25,000.00	\$ 5,085.00	\$ 5,085.00		\$ -	\$ -	\$ -
12	Helping and Lending Outreach Support (HALOS)	Kim Clifton	kim@charlestonhalos.org	843-990-9564					\$ 10,000.00		\$ 3,850.00	\$ 3,850.00	\$ 3,850.00
13	Hebron Zion Presbyterian Church	F. Rene Garrett	HebronZionchurch@aol.com	843-559-0865	\$ 3,000.00		\$ 15,000.00	\$ -	\$ 2,000.00		\$ -	\$ -	\$ -
14	Kiawah Cares Foundation	Holly Newman	kiawahcares@kica.us	843-768-9194					\$ 25,000.00		\$ -	\$ -	\$ 9,414.00
15	Kiawah Womens Foundation	Theresa Widuch	kwfoundation@comcast.net	843-768-9576	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00		\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
16	Lowcountry Food Bank	Kelly Kelley	kkelley@lcfbank.org	843-747-8146	\$ 9,160.00	\$ 5,000.00	\$ 9,450.00	\$ 9,450.00	\$ 9,500.00		\$ 9,500.00	\$ 9,500.00	\$ 9,500.00
17	Operation Home	Mariam C. Langley	miriam@operationhome.org	843-212-8935					\$ 10,000.00		\$ 6,500.00	\$ 6,500.00	\$ 6,500.00
18	Operation Sight	Cindi Solomon	info@operationsight.org	877-354-4822	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00		\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
19	Our Lady of Mercy Community Outreach Services	Kristin Raymond	kristin.raymond@olmoutreach.org	843-559-4109	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00		\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
20	Reading Partners	Bonnie Bella	bonnie.bella@readingpartners.org	843-696-2148	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
21	Respite Care Charleston	Sara Perry	sara@RespiteCareCharleston.org	843-647-7405			\$ 4,000.00	\$ 4,000.00	\$ 10,000.00		\$ 4,000.00	\$ 5,500.00	\$ 5,500.00
22	Scope 50	John Reynolds	JohnR99773@aol.com	843-768-0434	\$ 15,000.00	\$ 1,000.00			\$ 5,000.00		\$ -	\$ -	\$ -
23	Sea Islands Blessing Basket	Jada Phillips	jadacphillips@yahoo.com	704-401-6824					\$ 5,000.00		\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
24	Sea Island Cares	Sidney Fraizer	sf29455@comcast.net	843-209-9320			\$ 17,000.00	\$ -	\$ 5,000.00		\$ -	\$ -	\$ -
25	Sea Island Habitat for Humanity	Peter Mathis	peter@seaislandhabitat.org	843-768-0998	\$ 15,000.00	\$ 12,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00		\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
26	Sea Islands Water Wellness Mission	John Carpenter	JTCarpenter1313@gmail.com	309-648-8249			\$ 14,900.00	\$ 14,600.00	\$ 26,000.00		\$ 19,500.00	\$ 19,500.00	\$ 19,500.00
27	South Carolina Aquarium	Chloe Garrison	cgarrison@scaquarium.org	843-579-8627	\$ 25,000.00	\$ 8,000.00	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 5,000.00	\$ -	\$ -	\$ -
28	South Carolina Environmental Law Project	Amy Armstrong	amy@scelp.org	843-527-0078					\$ 10,000.00		\$ -	\$ -	\$ -
29	Sweetgrass Garden Co-op	Dale Snyder	dale.snyder@att.net	843-270-0889	\$ 5,000.00	\$ 2,500.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00		\$ -	\$ -	\$ -
30	Teachers Supply Closet	Lynette Duggins	lynette@teachersupplycloset.org	843-529-4931	\$ 11,500.00	\$ 9,000.00	\$ 11,000.00	\$ 10,000.00	\$ 11,000.00		\$ 6,500.00	\$ 6,500.00	\$ 6,500.00
	Total Requests						\$ 216,924.12	\$ 142,711.00	\$ 318,611.00		\$ 138,576.00	\$ 140,576.00	\$ 150,000.00
	Total Budgeted Funds to be awarded								\$ 150,000.00		\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
	Amount In excess of Budget								\$ 168,611.00		\$ (11,424.00)	\$ (9,424.00)	\$ -