

TOWN COUNCIL MEETING

Kiawah Island Municipal Center

Council Chambers

April 6, 2021; 2:00 PM

AGENDA

- I. Call to Order: *Mayor Labriola called the meeting to order at 2:00 pm.*
- II. Pledge of Allegiance
- III. Roll Call:

Present at the meeting: John D. Labriola, *Mayor*
Dan Prickett, *Mayor Pro Tem*
Maryanne Connelly, *Councilmember*
John Moffitt, *Councilmember*
Dr. Scott Parker, *Councilmember*

Also Present: Stephanie Tillerson, *Town Administrator*
Joe Wilson, *Town Attorney*
Petra Reynolds, *Town Clerk*
Brian Gottshalk, *Public Works Manager*
John Zlogar, *Johns Island Task Force*
Mike McShane, *Johns Island Task Force*
Richard Ackerman, *Managing Partner – Big Rick Partners*
Steven Traynum, *Coastal Science and Engineering*

- IV. Approval of Minutes:
 - A. Minutes of the Town Council Meeting of March 2, 2021

Mayor Pro Tem Prickett made a motion to approve the minutes of the March 2, 2021 Town Council Meeting. Councilmember Parker seconded the motion, and the minutes were unanimously approved.

- B. Minutes of the Special Call Town Council Meeting of March 24, 2021

Councilmember Connelly made a motion to approve the minutes of the March 24, 2021 Special Call Town Council Meeting. Councilmember Parker seconded the motion, and the minutes were unanimously approved.

- V. Mayor's Update:

Mayor Labriola stated he attended the Charleston Area Convention and Visitors Bureau Board of Governors meeting, at which a presentation was made on current trend lines. Completely disregarding 2020, comparisons made to 2019 indicate that trendlines are within 70 to 90 percent of 2019.

- VI. Citizens' Comments (Agenda Items Only):
None

- VII. Presentation:

- A. Johns Island Task Force - John Zlogar

Mr. Zlogar gave a presentation on the Johns Island Task Force (JITF), stating it was a community-based representation of the island, formed in 2013, advocates for the culture and environment of the island, and not affiliated with any governmental entity. He discussed the guiding principles of the task force, Johns Island urban growth boundary, governmental jurisdictions, and the task force's strategic

objective to ensure that Johns Island remains both rural and urban for generations. Mr. Zlogar, along with Mr. McShane, reviewed recent and current JITF efforts and the Johns Island Coalition.

B. Kiawah Life Plan Village (Kiawah Senior Living) – Big Rock Partners

Mr. Ackerman gave a brief background of Big Rock Partners along with a presentation on the Kiawah Life Plan Village. The project, considered a continuing care retirement community, will be renamed and owned by a not-for-profit to benefit the resident-owners.

The presentation included site and floor plans along with elevations, and Mr. Ackerman described and discussed the renderings depicting the living units, facilities, and amenities. He also gave a timeline of the project, stating that site work, which includes a turn lane, is expected to take approximately nine months, with vertical construction scheduled to begin in January 2022 with approximately 24 months of construction to completion.

C. 2020 Beach Monitoring Report – Coastal Science and Engineering

Mr. Traynum presented the 2020 Beach Monitoring Report highlighting some of the major changes and outlook for the coming years. Despite periods of erosion and accretion in various areas, he stated that Kiawah is one of the state’s healthiest, most stable beaches. He reviewed the description of the beach, the impact of shoal bypass events, and restoration projects that have taken place.

Mr. Traynum reviewed and discussed the impact of storm events and volume changes on each of the six monitoring reaches:

- Kiawah Spit
- West Beach
- Turtle Point
- Ocean Course
- Lagoon
- Stono Inlet

Mr. Traynum states that overall the island gained about 57,000 cubic yards of sand over the past year with nothing that requires immediate attention, although preparing for the possibility of addressing the East End at some point in the future.

**VIII. Old Business:
None**

IX. New Business:

A. To Consider Approval of the Charitable Grant Recommendations

Mayor Labriola stated the twenty requests totaling \$183,000.00 were reviewed in depth by the Ways and Means Committee. The recommendation was made to fund seventeen requests in the amount of \$150,000.00.

Town of Kiawah Island 2021 Charitable Grants Ways and Means Recommendation to the Town Council			
Tab	Organization Name	2021 Grant Request	2021 Ways and Means Recommendations
1	Arts, etc.	\$ 10,000.00	\$ -
2	Backpack Buddies Seabrook Island	\$ 2,500.00	\$ 2,500.00
3	Barrier Island Free Medical Clinic, Inc	\$ 20,000.00	\$ 20,000.00
4	Bridges for End-of Life	\$ 2,185.00	\$ 2,185.00
5	Charleston Area Therapeutic Riding	\$ 7,084.00	\$ 7,084.00
6	Kiawah Cares Foundation	\$ 8,000.00	\$ -
7	Kiawah Womens Foundation	\$ 7,000.00	\$ 7,000.00
8	Lowcountry Food Bank	\$ 9,954.00	\$ 9,954.00
9	New, St. James Bethel African Methodist Episcopal Church	\$ 3,000.00	\$ 3,000.00
10	New Webster JIP Food Pantry	\$ 5,000.00	\$ 5,000.00
11	Operation Home	\$ 10,000.00	\$ 8,300.00
12	Operation Sight	\$ 5,000.00	\$ 5,000.00
13	Our Lady of Mercy Community Outreach Services	\$ 25,000.00	\$ 25,000.00
an	Palmetto Project/Begin with Books	\$ 7,500.00	\$ 6,000.00
15	Sea Islands Blessing Basket	\$ 7,000.00	\$ 7,000.00
16	Sea Island Habitat for Humanity	\$ 12,000.00	\$ 9,000.00
17	Sea Islands Water Wellness Mission	\$ 20,000.00	\$ 25,000.00
18	Sweetgrass Garden Co-op	\$ 5,000.00	\$ -
19	Teachers Supply Closet	\$ 5,000.00	\$ 3,000.00
20	The Paraclete Foundation of Holy Spirit Catholic Church	\$ 6,000.00	\$ 5,000.00
Total Requests		\$ 183,223.00	\$ 150,033.00
Total Budgeted Funds to be awarded		\$ 150,000.00	\$ 150,000.00
Amount in excess of Budget		\$ 33,223.00	\$ 23.00

Councilmember Parker made a motion to approve the Charitable Grant recommendations. The motion was seconded by Councilmember Connelly and was unanimously passed.

B. To Consider Approval of the AirMedCare Contract Renewal

Councilmember Connelly made a motion to approve the approval of the AirMedCare contract renewal. The motion was seconded by Councilmember Parker and was unanimously passed.

C. To Consider Approval of the Contract with LS3P for the Municipal Garage Improvements

Mayor Pro-Tem Prickett made a motion to approve the contract with LS3P for the municipal garage improvements. The motion was seconded by Councilmember Connelly and was unanimously passed.

D. To Consider Approval of the Proposal from Outdoor Spatial Design for Landscape Architectural Design Services

Mayor Pro-Tem Prickett made a motion to approve the contract with Outdoor Spatial Design for Landscape Architectural Design Services. The motion was seconded by Councilmember Connelly.

Councilmember Parker indicated that the Ways and Means Committee discussed the OSD contract and asked for clarification on the scope of design services provided in the presented contract. Mr. Gottshalk indicated the revised, lower-cost proposal from Outdoor Spatial Design (OSD) focuses on mitigating the safety issues and dying plant material, not landscape redesign.

Following the discussion, the motion was unanimously passed.

E. To Consider Approval of the Contract with Evergreen Solutions to Conduct a Compensation and Benefits Study

Councilmember Connelly made a motion to approve the Contract with Evergreen Solutions to Conduct a Compensation and Benefits Study. The motion was seconded by Councilmember Parker and was unanimously passed.

F. Request Recommendation for Approval for Installation of a New Kiawah Island Sign at the Main Gate

Mr. Gottshalk gave a brief review of the previous discussions and the selection of Southwood and Fast Signs as possible vendors. He stated that after trying to obtain confirmation of timeline and materials sourcing, Fast Signs had not responded. Southwood submitted a revised quote that was forwarded to Council and assumes that the Town will source the timber for the sign. At the time, the availability of the timber had not been confirmed.

Mayor Pro Tem Prickett indicated that the timber has been difficult to source, and if the availability of the timber cannot be confirmed, none of the quotes will be accepted. He suggested that the sign be cleaned for the PGA, and following the golf tournament, a normal competitive procurement process can be followed. Members discussed the suggestion and agreed to delay the purchase of a new sign.

Councilmember Connelly made a motion to table the approval of the installation of a new sign at the main gate. The motion was seconded by Councilmember Parker and was unanimously passed.

Councilmember Moffitt made a motion to move into Executive Session. The motion was seconded by Councilmember Parker and was unanimously passed.

X. Executive Session

A. Executive Session Pursuant to Section 30-4-70 (a) (2) of the South Carolina Code to Discuss Matters Relating to the Proposed Purchase of Property

Mayor Pro Tem Prickett made a motion to exit Executive Session and resume Regular Session. The motion was seconded by Councilmember Parker and was unanimously passed.

XI. New Business:

A. To Consider Approval of a Letter of Intent for the Purchase of Property

Councilmember Connelly made a motion to approve the execution of the letter of intent. The motion was seconded by Councilmember Parker and was unanimously passed.

XII. Town Administrator's Report:

Ms. Tillerson stated in the Emergency Ordinance included a stipulation that the portion of the money collected through fines be donated to a nonprofit organization that impacted the hospitality industry. She indicated that \$5,800.00 been collected and requested a recommendation from Council.

Councilmember Parker suggested that the money be donated to the Barrier Island Free Medical Clinic because it opened up its mission to include the hospitality workers who are frequently without health insurance. Members discussed and agreed to the recommendation.

Ms. Tillerson stated that effective May 1st, the Municipal Center office would be changing its business hours to 8:00 am to 4:00 pm.

XIII. Council Member:

- a. Committee Updates
- b. General Comments

Councilmember Moffitt reported that the housing study workgroup was assembled last week and began a discussion on what projects are going on supporting the housing study report. He noted that the meeting included robust conversation, and the workgroup would be meeting again after the PGA.

As the liaison to the Public Works Committee, Councilmember Moffitt asked Ms. Tillerson to provide an update on the Parkway Landscape project. For the most part, Ms. Tillerson stated that planting had been completed except for the triangles and the roundabout. In addition, she noted all trees had been installed along with over 16,000 plants and drip irrigation.

Ms. Tillerson stated that OSD would reevaluate the area at the right turn lane where the new bike path was installed for their recommendation on installing extra landscaping in the area to provide an additional barrier along the bike path. She noted there was not sufficient buffer to install a structure, as previously discussed.

Councilmember Connelly reported on work as part of the Comprehensive Emergency Management Plan. She stated, while on Council, her goal is to improve EMS response times to the island, which are especially important with the increase of residents in Ocean Park. She stated that working with Chief Millican - CCEMS, Chief Walz – SJTFD, and Sgt Phillips – CCSO options have been developed to include Kiawah obtaining its own ambulance, Kiawah obtaining its own emergency response vehicle, fully staffing station 10, or a combination of both. She also reported on the funding awarded by Charleston County Council to EMS for additional staffing and equipment.

Councilmember Connelly reported the Arts Council is still holding events virtually but is looking forward to holding live events. In looking at the planning schedule for this year and the next, one of the major challenges has been securing public venues.

Councilmember Connelly reported the Town's financials were distributed to the Audit Committee for review, and the members found no areas of concern.

Councilmember Parker reported on:

➤ **Environmental Committee of March 10th:**

1. The major areas discussed revolved around the budgeting process for non- conservancy-related projects such as dolphin education, bluebird boxes, and shorebird programs.
2. A significant amount of time was devoted to the island's bobcat population and SGAs. Five Bobcats were caught and collared during the last cycle, three of which had blood samples were taken that came back negative for SGAs. Bobcat 600 was killed when struck by a car on Easter Sunday and was sent for testing. The other main discussion revolved around the ongoing development of an SGA research program and the \$960,000.00 required to fund the entire project. The project has been separated into three programs varying in scope and funding needs. Funding will be a combination of monies from Clemson, the Department of Pesticide Regulation, the Town, the Conservancy, the Department of Natural Resources (DNR), and the pest control industry.
3. The Kiawah Island Community Association (KICA) has been trimming trees around ponds to improve sun and wind access to the ponds to make the ponds healthier. An increase in algae blooms but is not a result of tree trimming. Due to the cold spring keeping the water temperature cold, the Tilapia are not feeding, and they are our major source of algae control in spring, summer, and fall.
4. A marsh management plan will be forthcoming with \$30,000.00 being budgeted for a consultant to help in the development of a plan.

➤ **Adaptive Management Plan:**

Councilmember Parker met with Lucas Hernandez, the KICA resiliency specialist, last Tuesday to get an update on his work on the Plan. He indicated he is making good progress. Since last month's update, he has met with Berkeley Electric Coop (BEC) and Kiawah Island Utility to arrive at measurable and meaningful thresholds related to the utilities. As part of the meeting, BEC shared they are currently adding a redundant main power line to the island.

Mr. Hernandez has also met with the DOT (Department of Transportation), who already has criteria in place. He is adopting thresholds as they relate to water on the road surfaces. He also met with the office of Coastal Resource Management and DNR. Unfortunately, the meetings, predominantly about permitting, were not as productive as one might hope, either in helping set thresholds or providing solutions to impending problems.

Mr. Hernandez plans to be ready by June to present his findings and recommendations. However, he is unsure whether it is more productive for separate presentations to the KICA Board and Town Council or a joint presentation or workshop with both entities to get input and additional perspectives so that a finalized plan can be presented to both stakeholders that will be satisfactory to all.

Councilmember Parker stated the tidal gauge at the Parkway bridge is now part of the National Weather Service network. The addition has implications regarding long-term forecasting for the island and allows for high tide and localized flooding alerts. These alerts from the National Weather Service could be pushed out through the CodeRed system to notify central dispatch and the St Johns Fire District of potential difficulties in responding to the island.

➤ **Kiawah Island Conservancy annual meeting on March 16th:**

The Conservancy's annual audit for the last fiscal year was presented, which received a clean opinion. He reported the Conservancy is in good financial health and continues to provide stewardship to 52 properties totaling 2300 acres, and is beginning to expand beyond the gate. As part of its commitment to the Larger community, it is now also a member of the Johns Island Task Force.

The Conservancy has three major prime importance projects: marsh vulnerability, groundwater health, and climate impact studies.

1. The marsh vulnerability project focuses on current conditions such as marsh edge slope, the ratio of un-vegetated/vegetated areas, sediment movement, etc. This information will help guide restoration and enhancement projects in the future.
2. The groundwater monitoring continues its long-term data assessment and is beginning a project in conjunction with the College of Charleston to assess salinity levels and the influence of our extensive pond system on groundwater.

3. The Conservancy is in the early stages of discussions with KICA, Architectural Review Board (ARB), and others about green infrastructure use on the island. The use of green infrastructure not only for institutions and commercial properties but also working with the ARB to develop some things that would be “pre-approved” for individual homeowners to do.

Mayor Pro Tem Prickett reported the State Accommodations Tax Committee would be meeting next week to consider applications for the 2022 fiscal year. He reviewed the members who are on the committee. He indicated that he was the non-voting Chairman of the committee along with David Wall from the Arts Council, Roger Warren, Pam Harrington, John Wilson, and Diana Mezzanotte, who are former Councilmembers, Amy Anderson who is the head of Marketing for South Street Partners, and Don Semmler who is the owner of the Andell Inn.

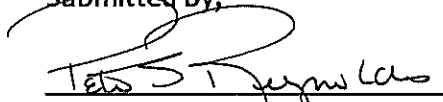
Mayor Pro Tem Prickett indicated the SATAX allocations for FY 2021 were based on an amount that was exceeded. At the meeting, two issues will be discussed; if money should be spent this year since there are some additional funds, if there is a need, then allocating those funds, and setting the budget for FY 2022.

XIV. Citizens' Comments:
None

XV. Adjournment:


Councilmember Parker made a motion to adjourn the meeting at 4:45 pm. Mayor Pro Tem Prickett seconded the motion and was unanimously passed.

Submitted by,



Petra S. Reynolds, Town Clerk

Approved by,



John D. Labriola, Mayor

5-4-2021
Date