

**TOWN COUNCIL MEETING**  
Municipal Center Council Chambers  
September 6, 2022; 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*  
Dan Prickett, *Mayor Pro Tem*  
Maryanne Connelly, *Councilmember*  
John Moffitt, *Councilmember*

**Also Present:** Stephanie Tillerson, *Town Administrator*  
Joe Wilson, *Town Attorney*  
John Taylor, Jr. *Planning Manager*  
Brian Gottshalk, *Public Works Manager*  
Craig Harris, *Public Safety Director*  
Chris Makowski, *Communications Manager*

IV. **Approval of Minutes:**

A. Minutes of the Special Call Town Council Meeting of August 2, 2022

*Mayor Pro Tem Prickett made a motion to approve the Special Call Town Council meeting minutes of August 2, 2022. Councilmember Connelly seconded the motion.*

*Following Councilmember Moffitt pointing out an error, the minutes were unanimously approved as amended.*

B. Minutes of the Town Council Meeting of August 2, 2022

*Councilmember Connelly made a motion to approve the Town Council meeting minutes of August 2, 2022. Councilmember Moffitt seconded the motion, and it was unanimously approved.*

V. **Mayor's Update:**

Mayor Labriola stated that through September, interested residents of Kiawah could submit their candidacy for the Town Council election in December. Three seats are available, two (2) four-year terms and one (1) one-year term.

Mayor Labriola reported that work on the Kimley Horn study of the intersection of the Parkway and Beachwalker Drive announced last month had begun. The hope is that the work will be completed and a report submitted in the next two months. He also noted that work on the Comprehensive Plan to begin by the end of September.

Mayor Labriola reviewed some important dates:

- September 8<sup>th</sup> – groundbreaking for the new MUSC emergency facility.
- October 5<sup>th</sup> – Planning Commission meeting to consider the application for preliminary site approval of the Beachwalker project.

- October 10<sup>th</sup> – Charleston County Planning Commission meeting to consider the full Planned Development application for the Andell West project.

Councilmember Connelly stated that this would be her last meeting as a member of the Town Council since she would be moving to Seabrook. After serving four years, she reviewed her involvement with the alligator study, bobcat rodenticide study, and shark studies that were done; dealing with hurricanes, tropical storms, sea level rise, marsh management, landscaping, single-use plastics, development agreements, market analysis, Parcel 13, The Cape, The Timbers, and annexation. With her primary responsibility in Public Safety, she saw the Certified Emergency Response Team become operational, all the firefighters certified as EMTs, full-time sheriff coverage since 2019, bike patrol, Beach Patrol received DHEC certification, and most importantly, getting an ambulance stationed on the island significantly reducing response times. She also spoke about dealing with COVID and establishing the 24-hour hotline for compliance officers and beach regulations. She noted the Town was fortunate to have a diverse group of professionals living on the island and willing to serve and complimented the Town's staff.

Before leaving, Councilmember Connelly recommended that the Town looks at creating its own Police Department and creating the position of a Wildlife Officer. She also said she enjoyed her work for the Town and would miss it and the people.

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

##### **Mr. Ryan Kennedy, founder and owner of Water Dog Paddle Company**

Mr. Kennedy stated that as a Kiawah/Seabrook native, he has worked for ten years serving the residents and families as a kayak, paddle board, and eco company, providing a fun and educational nature experience.

Mr. Kennedy stated that he was willing to work with the Town on a solution that would not remove his company's access to the Kiawah River and continue his service as a favorite vacation activity.

#### VII. Old Business:

##### A. To Consider Approval of **Ordinance 2022-05** - An Ordinance To Amend The Town Of Kiawah Island Municipal Code Article 13 - Traffic Control, Section 13-103 - Parking Prohibited - **Second and Final Reading**

Mr. Harris stated that further consideration was given to the complex issues of commercial loading and unloading and public access to the Kiawah River. He noted that the access was originally designed for public parking to prevent fishing from the bridge and not for commercial use. Also, the addition of designated commercial parking does not restrict what company is allowed to use the parking, which may create an issue.

Ms. Tillerson added the change in the ordinance from the first reading was the elimination of designated commercial parking. The public safety concern is that allowing commercial activity along that area of the Parkway would draw more people exiting and entering vehicles in a location with moving traffic. She noted one option would be working with the Community Association on an agreement for a location behind the gate.

Mayor Labriola expressed his concern about safety overall along the Parkway and asked that speed limits on the Parkway are looked at.

Mr. Kennedy stated that the Community Association only allows access to one commercial company annually and is currently held by Tidal Trails. Removing commercial activity on the

Parkway threatens his livelihood, and he would be willing to work with the Town to find a way to continue servicing his clients.

**David DeStefano – 31 Burrows Hall Road**

Mr. DeStefano clarified that the Community Association access contract is to serve people on the island and does not allow a company to bring customers from off-island without a pass.

*Mayor Pro Tem Prickett made a motion to approve the amendment of Ordinance 2022-05 - An Ordinance To Amend The Town Of Kiawah Island Municipal Code Article 13 - Traffic Control, Section 13-103 - Parking Prohibited. Councilmember Moffitt seconded the motion, and it was unanimously approved.*

*Councilmember Connelly made a motion to approve the second and final reading of Ordinance 2022-05 - An Ordinance To Amend The Town Of Kiawah Island Municipal Code Article 13 - Traffic Control, Section 13-103 - Parking Prohibited as amended. Councilmember Moffitt seconded the motion, and it was unanimously approved.*

**VIII. Consent:**

**A. To Consider Approval of the Proposal to Conduct a Performing Arts Center Feasibility Study**

Mayor Labriola stated that the Ways and Means Committee reviewed the proposal and supported the additional funding.

Ms. Foster stated that in July 2022, the Town issued an RFP seeking the services of a qualified consulting firm to conduct a comprehensive study to determine the feasibility of creating a Performing Arts and Cultural Center. A selection committee evaluated the nine submitted proposals and narrowed their selection to four firms. After further consideration, the committee recommended Webb Management Services conduct the study due to their past experiences with various governments, arts, and community organizations.

AMS	\$85,750
Johnson Consulting	\$67,500
Theatre Projects Consultants Inc.	\$79,738
<b>Webb Management Services</b>	<b>\$77,500</b>

The proposal from Webb Management Services is outlined to meet the unique needs outlined in the Town’s RFP, offering a hands-on and community approach. The project scope is broken up into two phases: phase one focuses on assessment, and phase two focuses on concept development. Webb Management Services is highly rated by its references, with a unique pattern of continuous partnership among its clients. The selection committee is confident they will provide comprehensive service to the Town.

The town staff recommends the approval of the proposal from Webb Management Service at the cost of \$77,500.00. Fifty Thousand (\$50,000) was budgeted in the Arts Council Fund, leaving a balance of \$27,500.

Councilmember Connelly stated that the Arts Council events are well attended and frequently sold out. She reviewed the recent challenges in venue availability and the increasing cost of equipment rentals.

Mayor Pro Tem described his involvement with the City of Charlotte when they engaged in a similar venture to fund and operate several cultural centers in the city and the lessons learned while analyzing complex questions.

Mayor Labriola stated the subject, which has been around for many years, is not so much a question of the events but a maturation of the community and the level of interest in having a venue on the island compared to traveling to the city, and if Town staff is willing to accept a new business line.

***Councilmember Connelly made a motion to approve the proposal from Webb Management Services to conduct a Performing Arts Center Feasibility Study. Mayor Pro Tem Prickett seconded the motion, and it was unanimously approved.***

**IX. New Business:**

**A. To Consider Approval of the Purchase of a New Wildlife Truck**

The Town of Kiawah Island provides town vehicles for staff whose job responsibilities require them to perform field work regularly. The Wildlife Department is seeking to add another vehicle due to the growing demands of field calls and daily operations.

Town staff publicly posted an RFP to solicit quotes for a new Toyota Tacoma for the Wildlife Department. In addition to the posted RFP, town staff personally contacted three dealerships to solicit quotes. Fred Anderson Toyota was the only company to respond with a bid, which came back at \$47,546.00 within the budgeted amount.

***Councilmember Moffitt made a motion to approve the purchase of a new Toyota Tacoma from Fred Anderson Toyota. Councilmember Connelly seconded the motion, and it was unanimously approved.***

**X. Executive Session:**

**A. Executive Session to Receive Legal Advice Pursuant to S.C. Code Section 30-4-70(a)(2) Concerning Development Agreement and the Appeal of the Planning Commission Decision - No Action Will be Taken**

***Mayor Pro Tem Prickett made a motion to move into Executive Session to receive legal advice pursuant to S.C. Code Section 30-4-70(a)(2) concerning the Development Agreement and the appeal of the Planning Commission decision. Councilmember Moffitt seconded the motion, and it was unanimously approved.***

***Mayor Pro Tem Prickett made a motion to move into Regular Session. Councilmember Connelly seconded the motion, and it was unanimously approved.***

Mayor Labriola stated that during the Executive Session, no decisions were made, and no actions were taken.

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

Ms. Tillerson reported that the developer of the proposed storage facility in Andell West hosted a charette at Town Hall, but the Town had received no application.

**XII. Council Member:**

- a. Committee Updates
- b. General Comments

None

**XIII. Citizens' Comments:**

**David DeStefano – 31 Burrows Hall Road**

Mr. DeStefano reported that at the Community Association Safety and enforcement meeting, praise was given for how the various community entities worked during the president's visit.

Mr. DeStefano reviewed his previous concerns with the short-term rentals as the number of individuals allowed in a rental is two per bedroom plus two.

Mr. DeStefano questioned the lack of progress on the Kestral Court project. Ms. Tillerson indicated that a stop work order by the Community Association halted the progress, but the issues have been addressed, and hopefully, the approval will allow work to continue.

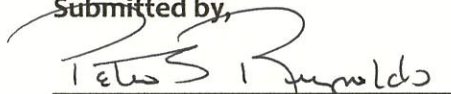
**Brad Belt - 151 Bobcat Lane**

Mr. Belt expressed the community's concern with the Council's overuse of Executive Sessions. He noted that it was the fourth Council meeting this year to have an executive session and one at a Planning Commission meeting. He stated that each contained matters of interest to the community, and he felt the repeated use of the executive session function breeds distrust when there is no discussion before or after the session on the nature of the conversation.

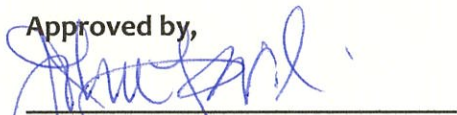
**XIV. Adjournment:**

*Mayor Pro Tem Prickett made a motion to adjourn the meeting at 3:56 pm. Councilmember Connelly seconded the motion, and it was unanimously passed.*

Submitted by,

  
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Petra S. Reynolds, Town Clerk

Approved by,

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

10-14-2022

Date