

**Ways and Means Committee Meeting
Kiawah Island Municipal Center
August 31, 2010 at 9:00am**

Minutes

- I. Call to Order: Mr. Orban called the meeting to order at 9:00am.**
- II. FOIA:** Notice of this meeting has been published and posted in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island.
- III. Roll Call:**
- Present:** **G. Steven Orban, Chair**
 William G. Wert, Mayor
 Alan L. Burnaford
 Harry H. McHugh
- Also Present:** **Tumiko Rucker, Town Administrator**
 Kenneth Gunnells, Town Treasurer
- Absent:** **Charles R. Lipuma**
 Cathy Wilson, Town Clerk
- IV. Approval of Minutes**
- A. Minutes of August 3, 2010**
Mayor Wert motioned to approve the minutes. Mr. Orban seconded the motion. Mr. Burnaford changed the word “licensure” to “license” on and “Town’s” to “Town” on page 2 of the minutes. With those changes the minutes were unanimously approved.
- V. Old Business**
None
- VI. New Business**
- A. CSOL SATAX Performance**
Mrs. Rucker stated that the CSOL has proposed an alternate concert from the previously approved ATAX CSO concert associated with the CSOL House Tour. It was noted that currently, the CSO is not a functioning organization. The Ways and Means Committee has approval authority over recommendations of the ATAX Committee and may approve the change. Final arrangements are to be determined. Due to lack of specifics provided, the Ways and Means Committee tabled the item until further information is provided. This event is not an Arts Council event.

B. FY 2010-2011 Budget Amendment

Mr. Gunnells stated that the budget has been amended to reflect additional costs and revenues. The expenditures are related to imaging costs, software and computer purchases, and charitable contributions. The revenues were adjusted to reflect interest income and changes in solid waste billing fees.

Mayor Wert motioned to recommend the approval of the FY 2010-2011 budget amendment. Mr. McHugh seconded the motion. The motion carried unanimously.

C. Aerial Photography Bid

The Town recently requested bids for aerial photography. After staff's review of the bids, Kucera International was recommended to the Ways and Means Committee at a price of \$23,850. The project is scheduled for completion prior to December 30, 2010. KICA has, in years past, paid 50% of the cost of the projects. However, this project will be covered 100% by the Town because KICA did not include the cost in their budget. If KICA would like use of the photographs in the future, a fee will be charged. The photography will be used in beach mapping and studies along with other various Town projects.

Mayor Wert motioned to recommend that Town Council award the aerial photography bid to Kucera International. Mr. Burnaford seconded the motion. The motion carried unanimously.

D. Sea Islands Chamber of Commerce

Mrs. Rucker stated that the Sea Island Chamber of Commerce is a new non-profit chamber focusing on island communities. She explained that they do not have any members to date but they have around 20 companies that are interested in learning more. She explained that her opinion is that they are in their formative stage and have a very broad mission. They also do not have an established relationship with the Charleston Chamber, in which the Town is a member at the \$500 level.

Mayor Wert noted that one of their offers included a visitor's bureau, which the Town already has. He also stated that they were not provided with a clear answer on the driving force behind the need of a chamber. Overall, members questioned the mission and purpose of the chamber.

Mayor Wert motioned to recommend to Town Council that the Town should not seek membership in the Sea Island Chamber of Commerce. Mr. McHugh seconded the motion. The motion carried unanimously.

E. Green Belt Funds

Mrs. Rucker stated that portions of the County Transportation Sales Tax proceeds are comprised to offer financial grants to urban areas in the County. The funds are to be used to preserve green space and the Town has \$120,326 available for usage. The Town has identified viable projects and received verbal approval from the County indicating that the scope of work is consistent with allowed uses. The scope of the proposed projects includes improving the access to the marsh near the Kiawah Bridge, making it handicap accessible and providing handrails. The second phase of the project is to improve the boardwalk at the fishing pier on Beachwalker Drive, extending the footpath and adding handrails. The last phase of the project is to add an unpaved pedestrian path from the end of the paved trail on Beachwalker Drive to the entrance of Beachwalker County Park. The cost estimate of the project is \$124,400 with a contingency of \$18,000. This brings the total to near \$140,000.

Mayor Wert stated that the Town has been approached by the Kiawah Island Natural Habitat Conservancy to utilize the funds for purchase of property located near Freshfields Village. The purchase would be a joint project with the Town of Seabrook Island. He stated that he feels it would be better used within the Town's jurisdiction.

Mayor Wert motioned to forward the approval to Town Council and go out to bid with the maximum price of \$120,326 listed. Mr. McHugh seconded the motion. The motion carried unanimously.

Mrs. Rucker will submit the application for project approval after the Town Council meeting. The County will handle all payments to contractors.

Mayor Wert thanked Collins Engineering for gathering the information and drawings.

F. Bank Stabilization Bid Review/Recommendation

Mr. Orban stated that two bids were received for the project.

Mayor Wert motioned to recommend the approval of Three Oaks Construction to Town Council for the Bank Stabilization project. Mr. Burnaford seconded the motion. Mr. David Sweeny stated that the lowest qualified bidder is Three Oaks and he sees no issues with approving them for the work. **The motion carried unanimously.**

G. Carolina Waste Recycling Services

Mrs. Rucker stated that the Town continues to work with Parkside Villas to provide onsite recycling. The current contractor, Fennell, is unable and unwilling to provide the smaller dumpsters needed. Carolina Waste will provide and service the 3-yard dumpsters for a combined monthly cost of

\$1,333. The service will begin September 2010. There is not a contractual agreement with Carolina Waste at this time and Town Council approval is needed prior to letting a contract. Solid waste will be picked up three times a week and recycling picked up two times per week. The net increase will be \$7,540 if approved for the next 10 months of the fiscal year.

If this option is not approved, recycling service at Parkside will not be offered. The struggle has been working with space limits and container sizes.

Mr. McHugh motioned to forward the proposal to provide recycling and solid waste pickup at Parkside Villas from Carolina Waste to Town Council for approval. Mayor Wert seconded the motion. The motion carried unanimously.

H. Destination Clubs/Business License and Zoning Discussion

Mrs. Rucker stated that she brought this item to the Ways and Means Committee for discussion. She stated that there is a property owner who has approached the Town with concerns of a neighboring property that is being managed by a destination club. They have a much higher volume of renters than the short-term rental program. Because of the high volume there are associated noise and parking issues. The property is located at 532 Bufflehead and is individually owned. Mr. McHugh stated that the Town should still be subject to all existing regulations. The company is licensed to conduct business on Kiawah Island and they are paying the appropriate fees. The business license ordinance does allow rentals but only on a short-term basis. The destination club is used more like a hotel. It was recommended that KICA and Town patrol will monitor the residence more closely for code violations.

Craig Weaver, a neighboring property owner, attended the meeting and stated that he feels it is a commercial business operating in a R-1 zoned property. Zoning requirements list memberships in several parcels only and it is not allowed in all R-1 zoning. He stated it is unique and different from short-term rentals.

Mayor Wert suggested sending a letter to the two owners notifying them that they are violating the zoning ordinance and other sections of the Municipal Code and let them know that unless the violations are corrected, the Town will begin the process of ending the rental of the home. The letter will be copied to the destination clubs. He also asked the Town Administrator to contact the Town Attorney to review regulations for destination clubs.

VII. Chairman's Report

No report.

VIII. Treasurer's Report

Mr. Gunnells stated that auditors are scheduled to complete the audit tomorrow. At this time, there are not major findings and they will be recommending that the Town conduct an inventory of equipment. The year-to-date FY 2009-2010 general fund budget had an increase \$617,000 in fund balance. County accommodations came in below budget due to cuts. Business license revenues were \$159,000 over revenues.

IX. Citizen Comment:

Marilyn Olson, 4895 Green Dolphin Way

Mrs. Olson stated that she wanted to repeat her comments that were recorded in the January 2010 Ways and Means Committee Meeting regarding trash boxes on the beach. She stated that there are several that are buried in the sand, inaccessible or in disrepair. She requested that the Town address the issue and appropriate the funds. The Town will have Mr. Lameo inspect the bins and discuss better maintenance with Carolina Waste.

Craig Weaver,

Thanked the Committee for allowing him to address his concerns regarding the destination club rental in his neighborhood.

X. Committee Member Comment

Mayor Wert stated that the beach renourishment project has been very beneficial for the Town as the erosion of the dunes continue in other areas. He also stated that the Beach Patrol company is doing a great job for the Town.

XI. Adjournment:

Mayor Wert motioned to adjourn the meeting at 10:34am. Mr. Burnaford seconded the motion. The motion carried unanimously.

Submitted by,

Catherine Wilson, Town Clerk

Approved by,

G. Steven Orban, Chairman

Date