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Community Facilities Element - VII

COMMUNITY FACILITIES ELEMENT

The Community Facilities Element considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, fire protection public safety, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities.

Background

In most communities, a city or town government is the principal provider for community facilities and services. The Town of Kiawah Island is unique because several community services and facilities are provided and maintained by private entities. The Town of Kiawah Island is responsible for planning and zoning, emergency preparation, disaster recovery, code enforcement, public safety, and garbage collection. The Town has chosen to provide these services directly or through private contracts.



The Kiawah Island Community Association (KICA) owns the bulk of the Island's infrastructure including roads, bridges, culverts and bike trails behind the main gate.

Interaction with KICA is enhanced by having both Town and KICA Administrations in the same municipal center.

Municipal Center

The Kiawah Island Municipal Center is located on Beachwalker Drive. The building was completed in 1997. It includes offices for the Town, Kiawah Island Community Association (KICA) and a satellite office of the Charleston Convention and Visitor's Bureau; and Council Chambers. Subsequent additions have included a Town garage and completion of additional office and storage space on the second floors of both wings.

Town Hall occupies one wing of the Kiawah Island Municipal Center, providing work space for the Town's employees. The Council Chambers are used for Council meetings, municipal court proceedings, public meetings and hearings and public interest meetings such as Census training. The Kiawah Island Community Association (KICA) occupies the second wing of the Municipal Center. Office space is provided for the Administration Department and Commercial Pass Office.



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The Charleston Convention and Visitor's Bureau operates a small, fully functional, satellite office in the lobby area of the Municipal Center. Kiawah Island's Visitor's Center offers information on regional and local area lodging, shopping, dining and special events.

The Town proactively interfaces with state and county organizations and public agencies. Municipal revenues have grown significantly, enhancing program funding while growing reserves.

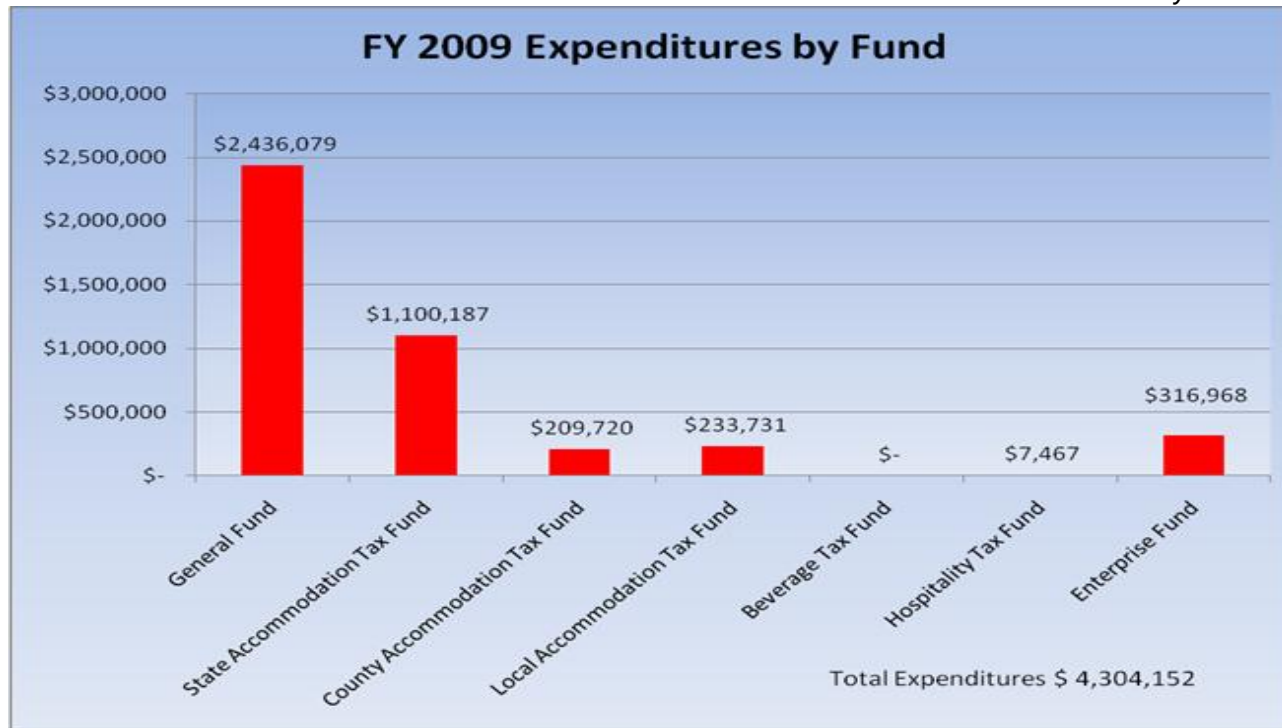
The Town is fiscally sound and budgets very conservatively. This conservative approach has allowed the Town to maintain fund balance reserves but still providing adequate services despite the economic downturn. The Town's governmental funds are depicted in the chart below.

Figure VII.1 FY 2009 Expenditures by Fund



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The Town’s objective regarding community facilities is to ensure that adequate facilities and services are provided to the community regardless of the entity providing the service.

The following services are available in the Town of Kiawah Island:

Water and Wastewater Facilities

Water and wastewater services are provided by the Kiawah Island Utility, Inc. (KIU) a private firm.



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KIU's water system has been significantly upgraded over the development history of the island. A one million gallon water storage tank was added on the eastern end of the Island. In addition, pressure booster pumps and low pressure cutoff controls to non-priority systems were installed. The fire safety code was updated including codification of fire flow districts. These steps help assure sufficient water flow and pressure for fighting fires. KIU is always monitoring the needs of the Town and has plans for upgrades should they become necessary.

KIU's wastewater system currently has a capacity of 1.7 million gallons per day (MGD). The system serves 3,750 residential and commercial customers.

Solid Waste Management

An Island-wide residential solid waste management system was implemented to provide a uniform collection for the Island. There are various types of garbage service including:

- Curbside;
- Backdoor (once per week);
- Saturday backdoor (twice per week during the summer season and once per week during the off-season).

Curbside recycling is available to all single-family homes, homeowner associations, and some villa communities. The Town also provides two public recycling centers located on Sora Rail Road and the Municipal Center. In 2008 the Town began expanding its recycling program and received a \$40,000 grant from South Carolina Department of Health and Environmental Control (DHEC). These funds were used to procure 35-gallon roll-out recycling carts and expand recycling to 10 boardwalk locations on the Kiawah Beach. The Town has launched an "Island-wide Recycling Initiative" that includes educating residents and visitors about the availability of recycling on the Island. The Town has developed promotional literature including magnets, door hangers, trifold and plastic bags to help expand the recycling program and increase its efficacy. The Town has increased its solid waste budget from \$700,000 in fiscal year 2008 to over \$1 million in fiscal year 2011. Since 2009 the recycling levels on the Island have increased by 25 tons or 10%. In 2010, the Town was named as the winner of DHEC's Recycle Guys Distinguished Municipal Recycling Program.





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Yard debris pickup is available to single-family homes and to all unimproved lots in the residential zoning districts. The Town also has an overflow dumpster for household garbage located on Sora Rail Road. Quarterly white goods collections are offered each year. Two household hazardous waste collections are also offered each year. Collection for villas and condos is handled directly by the regimes' homeowners' associations. Commercial entities are responsible for their own collection service.

Electric and Communication Utilities

The utilities on the Island are provided by a variety of private firms:

Berkeley Electric Cooperative (BEC) is the electricity supplier to the Island and has a franchise agreement with the Town of Kiawah Island. Beginning in 2008, BEC began replacement of its 20 year old electric lines along the Kiawah Island Parkway with a nine duct line to the front gate. BEC is expected to complete the replacement of the electric lines from the main gate to the substation on Kestrel Court in the fall of 2010.

AT&T is the largest telephone provider on the Island for residential and commercial customers. There are other smaller telephone providers on the Island as well, but they have a considerably smaller market share.

Comcast Cable has a non-exclusive franchise agreement with the Town to provide cable and video services on the Island. In June 2010, the Town approved a 3% franchise fee for video service with AT&T.

Cellular service is also available on the Island with strict guidelines for cell towers. Service is often limited in certain areas of the Island due to the dense tree canopy. The current service providers include T-mobile, Verizon and Sprint.

Public Safety and Security

The Charleston County Sheriff's Office answers calls for assistance and performs investigative functions for the Town of Kiawah Island. The Town contracts with the Sheriff's Office for off-duty deputies to supplement patrol and enforcement services. The Town funds 75% of the Sheriff's Deputy's costs via the State Accommodations Tax Fund and 25% is



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funded from the Town's General Fund. The Kiawah Island Community Association (KICA) provides limited private security services. The Kiawah Island Golf Resort also manages limited premise security for their properties.

The Town's Public Safety Committee and joint KICA, Ad hoc Safety Committee both indicated in 2008 that the safety levels provided by the Sheriff's Deputies and KICA security are appropriate for the Island's needs. Kiawah Island has a very low crime rate with only minor offenses and traffic violations recorded.

Fire and Emergency Medical Service (EMS)

Charleston County EMS provides emergency medical services to the Town of Kiawah Island. Charleston County EMS Station 10, located on Betsy Kerrison Parkway just outside the Kiawah Island entrance, was built in 1990. This facility provides emergency service for Kiawah Island, Seabrook Island, and Johns Island. EMS Station 10 serves approximately 3,000 to 5,000 customers. The Charleston County EMS has been recognized as a leader in the provision of pre-hospital emergency care. In 2006, the agency received the South Carolina's EMS Award of Excellence and the Paramedic Competition Team won first place championships in local and state EMS competition.

With over 120 EMTs and Paramedics, Charleston County EMS provides a wide range of services including advanced life support care and transportation, special operations-bike and motorcycle teams, coverage at special community events, community education and much more. Charleston County EMS is the sole emergency medical services provider for the Town of Kiawah Island and responds to approximately two hundred requests annually for emergency medical service by residents and visitors on the island.

Fire protection is provided by the St. Johns Fire District. Two fire stations are located in the Town. The first fire station, Station 4, was built in 1984 in the East Beach area and services all of Kiawah Island and the southern portion of Johns Island. The second fire station, Station 6, was built in 1997 at the East End of the Island and became operational in May of 1998. The service area for Station 6 is Kiawah Island. The total manning of the two stations on Kiawah Island is between eight (8) and ten (10) firefighters per day. The total number of employees for a shift of operations in the St. Johns Fire District is between twenty-five (25) and twenty-eight (28) plus ten (10) chief officers who are qualified to respond.



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In 2005, the District added a platform vehicle to Station 4 that will reach the new, multi-level Sanctuary Hotel and existing multi-story structures. Fire truck replacement like this one is accomplished through a scheduling system that keeps front line equipment in service for ten (10) years for pumpers and fifteen (15) years for ladders/platforms.

Emergency Preparedness/Disaster Planning

The Town of Kiawah Island Emergency Preparedness Plan is updated on an annual basis and was updated in June 2010. The purpose of this plan is to keep residents and organizations on Kiawah Island informed of conditions which may present a threat to life and/or property and to ensure that all information, recommendations, and/or orders coming from national, state, or local authorities are passed on to all residents and organizations.

The Town uses several outlets to make sure information, especially concerning evacuation and re-entry, is communicated to property owners, visitors and commercial interests in a timely manner. The Town has a telephone notification system, the "Code Red" system, to contact property owners, guests and commercial interests in times of emergency. The Town also holds an annual meeting to inform property owners about the dangers of being on a barrier island during a hurricane and to suggest appropriate preparations to make in advance of hurricane season. The purpose of this meeting is also to educate property owners on general preparedness procedures in other types of disasters as well including earthquakes, tsunamis, tornados, fires or floods. The Town's entire Emergency Preparedness Plan is described on the Town's website: www.KiawahIsland.org

To handle recovery from a natural disaster, the Town has a pre-positioned debris removal contract that allows for the removal of vegetative, construction, animal and white goods debris from the right of ways of all streets on the Island. This contract also provides for damage assessment, debris reduction, barge transportation, temporary housing, satellite phone service and meals in a post disaster scenario.

The Town is an active participant in the Charleston County Emergency Operations Center. In 2007 the Town began utilizing a major component of the center- Web Emergency Operations, which allows the Town to remotely communicate status updates, request resources and distribute public information notices with County, fire, law enforcement, medical personnel and news media from a remote location should an evacuation occur.



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In 2008 all Town Council members completed the mandatory National Incident Management System (NIMS) for elected officials and Town staff completed the prescribed Incident Command Structure (ICS) courses to ensure compliance with the required NIMS program.

Recreation

There are numerous recreational facilities owned by the Kiawah Island Golf Resort (KIGR) and the private membership club, Kiawah Island Club. The Resort (KIGR) owns and maintains five golf courses (one just off the Island), two tennis facilities, two pools, and three premium dining facilities, plus a full complement of 5-star amenities at the Sanctuary Hotel. The Kiawah Island Club (KIC) owns and maintains two golf courses with clubhouses (one of which is located off-Island), a beach club, a spa and a sports pavilion. There are three pools and many other amenities offered at these sites. In 2010, the KIC's River Course Clubhouse was destroyed in a fire and KIC is in the process of re-constructing the facility.

In The Preserve, a park with trails, community pavilion, boat and crabbing docks, canoe storage and observation deck were added. Community piers were also added at Egret Pond, Falcon Point Road and Salt Cedar Lane. These are all owned and maintained by KICA. A park with amenities is planned for the yet to be developed area known as Cougar Island.

Other recent improvements include the following:

- Improvement of the boat launch and floating docks at Rhett's Bluff (KICA).
- A boat launch at Mingo Point (KIGR).
- Construction of the KICA facility "The Sandcastle" in 1997, which includes a pool complex that was enlarged in 2000, exercise facilities and meeting and administrative spaces and rooms for special events. In 2005, extensive improvements were made to this facility.



There are approximately 193 acres of park and recreational areas in the Town of Kiawah Island. Map III.1, entitled "Kiawah Island Parks, Trails, and Open Space System" Identifies the parks on Island by number.



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Key Issues

The following are the key issues related to the Community Facilities Element:

- Cooperating and coordinating with all private and public organizations on the Island for the provision of services and facilities;
- Continuing cooperation of public safety service providers;
- Availability and access to facilities for the entire community, including physically handicapped residents and visitors;
- Cooperating with KICA, the Developers (KDP), and the Resort (KIGR) in achieving community goals; and
- Due to the relative affluence and high profile nature of segments of the Island's population, there is a need for higher levels of security for residents, non-resident property owners and visitors.

Goals

To help the Town further realize its Vision, the following goals should be considered when evaluating proposals for change.

1. Coordinate with all public and private organizations for the provision of essential community services.

	Implementation Strategy	Responsibility	Time Frame
a.	Evaluate the provision of public safety services to ensure the safety and security of the Town's resident, non-resident property owner, and visitor populations, including security, fire protection, and emergency medical	Town Administrator	Annually



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	care, among others; provide Town Council with an annual report of status.		
b.	Evaluate the provision of utility services to meet the quality, volume and emergency needs of existing and proposed development. Such services include electricity, water, wastewater management, solid waste management, cable, telephone and other services; provide Town Council with an annual report of status.	Town Administrator	Annually
c.	Consider the potential risk that essential community services may not meet the Town's expected levels of quality and volume as well as the needs of the Town in times of emergencies, and develop plans to manage such risk.	Town Council	Annually
d.	Evaluate the merits of developing the Town's borrowing capacity as a source of funding to address critical community services that may be needed on an emergency basis.	Town Council	By 2011

2. Monitor and sustain the continued adequacy of emergency preparedness plans and communicate regularly such plans to resident, non-resident property owner, and visitor populations.

	Implementation Strategy	Responsibility	Time Frame
a.	Coordinate reviews of the Town's Emergency Preparedness Plan, and related processes and infrastructure, with all relevant local, state, and national authorities. Update the Plan accordingly.	Town Council Town Administrator	Annually
b.	Communicate regularly the essential elements of the Town's Emergency Preparedness Plan to residents, non-resident property owners, and visitors.	Town Council Town Administrator	Annually
c.	Develop plans for a variety of potential post-emergency event scenarios and estimate clean-up, recovery and replacement costs for Town assets.	Town Council Town Administrator	Annually



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3. Develop and maintain an environmentally sustainable system of parks and open spaces which provide access to the beach and river; preserves, protects and enhances natural resources; and meets residents' diverse recreational needs.

	Implementation Strategy	Responsibility	Time Frame
a.	For strategies see Natural Resources Element Goal #3		

4. Maintain professional development and training for Town Council, Boards, Committees and Staff.

	Implementation Strategy	Responsibility	Time Frame
a.	Ensure that required courses are completed annually.	Town Council	Annually