

**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:**

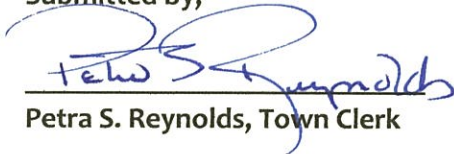
Mayor Weaver presented and discussed results from an informal survey the Town did last year, surveys done by the Community Association and emails he received. He noted the difficulty in knowing exactly what constituents want due mainly to differences in diversity, some do not live here, and very few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

  
Petra S. Reynolds, Town Clerk

Approved by,

  
Craig E. Weaver, Mayor

4/27/19  
Date