

**Town of Kiawah Island**  
**INFRASTRUCTURE & PUBLIC WORKS COMMITTEE**  
Virtually via Zoom  
**August 14, 2025; 10:00 am**

Minutes

**I. Call to Order: *Chairman Spencer called the meeting to order at 10:00 am.***

The committee met virtually via Zoom due to extensive water damage at Town Hall.

**II. Roll Call:**

**Present at the Meeting:** Lance Spencer, *Chairman*  
Philip Mancusi-Ungaro  
Brad McIlvain  
John Shippee  
Warren Stannard

**Absent:** David DeStefano  
Brian Gottshalk

**Also Present:** Jody Forrest, *Kiawah Island Community Association*  
Andy McIlwain, *Comcast, Account Executive for Kiawah Island*  
Nolan Grage, *Comcast, Manager of Xfinity Communities*

**III. Citizens' Comments (Agenda Items Only):**

None

**IV. Approval of Minutes:**

- A. Minutes of the Infrastructure and Public Works meeting of June 5, 2025
- B. Minutes of the Infrastructure and Public Works meeting of July 10, 2025

Chairman Spencer asked if there were any corrections to the June 5<sup>th</sup> and July 10<sup>th</sup> minutes. He, along with Philip Mancusi-Ungaro, had submitted minor typographic corrections to the clerk.

With those minor corrections, both sets of minutes were deemed approved.

***Chairman Spencer asked whether there were any objections to entering the Executive Session. The Committee Members indicated they had no objections.***

The Committee entered the Executive Session to hear from Comcast/Xfinity representatives Andy McIlwain (Account Executive) and Nolan Graves (Manager of Xfinity Communities). The representatives joined from KICA's offices after being unable to meet at Town Hall due to the water damage.

**V. Executive Session:**

- A. Executive Session to receive a presentation from Comcast/Xfinity pursuant to S.C. Code Ann. 34-4-40-(a)(1) regarding proprietary matters related to utility operations and infrastructure.

The Committee exited Executive Session following the Comcast presentation, with no action taken during the Executive Session.

**VI. Old Business:**

Chairman Spencer noted that Brian Gottshalk was absent due to ongoing Town Hall remediation efforts, so there are no real updates on most of the other items.

**A. Franchise Agreements**

Chairman Spencer reported he expected minimal progress on Franchise Agreements during August since the Mayor is traveling through Labor Day. He has requested that he, along with Philip Mancusi Ungaro, be included in future meetings between the Mayor and Town Attorneys on Franchise Agreement matters.

Philip Mancusi Ungaro reported that he had sent the Mayor a list he had put together of items he felt were important in the franchise agreements. The Mayor responded that it was a good list, but he's been talking to the Town Attorney and didn't know where things are going.

Chairman Spencer stated that he expected more action on that when the Mayor gets back, but that the Mayor's office was significantly impacted by the Town Hall flooding, which will also require attention upon his return.

**B. Bridge Repairs**

**C. Engineering Study to Extend Bridge Life**

**D. Kiawah Island Parkway (KIP) and Mingo Curve Flood Risk Study**

No updates were provided due to Brian Gottshalk's absence.

**VII. New Business:**

**A. Consideration of a Kiawah Island Shuttle System**

Chairman Spencer indicated he would defer this item, but shared that Tom Nevin brought it forward from the Kiawah Island Club. The concept involves bringing the stakeholders together to explore potential economies and synergies by unifying the various transit and shuttle services currently operated by different entities on Kiawah. The proposed system would serve residents, vacationers, and employees, with an initial scope potentially including routes to Freshfields and Town Hall.

Committee discussion included Philip Mancusi Ungaro's recollection of a free shuttle service operated by the Resort in the early 2000s that circulated the island, which his children used to travel to Night Heron Park. John Shippee noted that the Club's Member Advisory Board has discussed employee parking challenges and the need for off-island parking with shuttle service, noting that the Resort may have similar issues. Shuttles had been noted in the Maybank Highway area, with John Shippee stating that current Club operations include transporting employees from 20+ apartments at Crown Commons.

Jody Forrest reported being approached by someone working with Tom Nevin about developing a 200-space parking lot at the corner of Rivers and Betsy Kerrison Drive, near the new BP gas station and Burger King development, as part of an employee transit system, and was looking for multiple people to get on board.

Chairman Spencer indicated he would table a detailed discussion until the September meeting, when Tom Nevin and Plamen Dimitrov return, and that the possibility of establishing a subcommittee to explore the concept further would be considered.

**VIII. Chairman's Updates:**

Lance Spencer had no additional updates beyond those covered in the meeting discussions.

**IX. Committee Members' Comments:**

Brad McIlvain suggested providing a public update on the progress of the cell tower ordinance. Philip Mancusi Ungaro agreed, noting an increase in the iKiawah discussions about residents switching to T-Mobile for satellite network coverage. He felt it would be beneficial to remind residents about the ongoing cell tower improvements. Brad McIlvain agreed, emphasizing it's a positive story showing progress going in the right direction. Jody Forrest added that providing a realistic timeline would also be helpful.

Chairman Spencer agreed to reach out to John Taylor and Communications Director Meredith Blair about creating an update. While the timeline remains somewhat uncertain, he noted they have a macro-level understanding of timing, beginning with the Ocean Course tower. He mentioned his personal policy of avoiding responses on iKiawah forums, but noted that community discussion had largely clarified that T-Mobile's satellite coverage claims are more marketing than current reality.

The Committee confirmed their next meeting for Thursday, September 4, 2025, at 10:00 am. While some members may need to attend virtually due to travel, they agreed to maintain the date. Chairman Spencer noted he would be traveling in October, potentially affecting that month's meeting schedule.

Jody Forrest added that KICA (Kiawah Island Community Association) was awaiting a proposal, with answers from Comcast to be presented to the KICA Board, but has not received it yet. Chairman Spencer noted that the Committee's outreach to Comcast had inspired action.

Philip Mancusi Ungaro indicated he felt that Comcast wanted to finish negotiating with KICA before negotiating with the Town. Offline discussions have noted that whatever ends up being done separately, nothing is done to affect the individual agreements, and that they remain consistent.

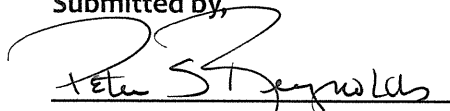
**X. Citizens' Comments:**

There were no citizens' comments.

**XI. Adjournment:**

Chairman Spencer adjourned the meeting at 11:35 am.

Submitted by,

  
Petra S. Reynolds, Town Clerk

11-18-2025

Date