

TOWN COUNCIL
Municipal Center Council Chambers
August 5, 2025, 1:00 pm

AGENDA

I. Call to Order: Mayor Belt called the meeting to order at 1:00 pm.

II. Pledge of Allegiance

III. Roll Call:

Present at the Meeting: Bradley Belt, *Mayor*
Russell Berner, *Mayor Pro Tem*
Luke Farrell, *Council Member*
Lance Spencer, *Council Member*

Present Via Zoom: Madeleine Kaye, *Council Member*

Also Present: Mac McQuillin, *Town Attorney*
Craig Harris, *Public Safety Director*
John Taylor, Jr., *Planning Director*
Daniel Vincent, *Planner 1*

IV. Approval of Minutes:

A. Minutes of the Town Council Meeting of July 1, 2025

Mayor Belt indicated that Council Members had been provided with a copy of the minutes in advance of the meeting and that he had made an edit, which was provided to the clerk. He asked if there were any other changes or comments.

With that change, the minutes were deemed approved.

V. Citizens' Comments (Agenda Items Only):

None

VI. Updates:

A. Mayor

Mayor Belt provided several updates.

➤ **Captain Sam's Spit Litigation:**

- The matter is under mediation and subject to confidentiality requirements.
- The Town's objective has been to protect public access to Beachwalker County Park and preserve Sam's Spit as a natural habitat in perpetuity.
- A second mediation session has occurred, and there is potential for a framework to solve these objectives.
- The process is complicated, involving multiple stakeholders beyond the plaintiffs.
- There is a separate piece of litigation involving the property owner against the State of South Carolina regarding a 17-year-old takings claim.

➤ **Emergency Debris Management Site:**

- The Town has been using property off Kiawah Island Parkway owned by the Resort or its affiliates for emergency debris management.
- The County has raised issues regarding the use of this site.
- The Town is considering potential alternative sites for debris management in case of a storm. Options include working with the County or potentially acquiring a piece of property on Johns Island that would need to be at least three acres per FEMA regulations.

➤ **Betsy Kerrison Parkway:**

- Both audits will run in parallel for efficiency.
- The financial audit will be completed by the end of September, with the controls audit following in October.

With Council Member Spencer having to step out of Council Chambers, Mayor Belt indicated he would make his updates later in the meeting.

C. Administrator

In the absence of Town Administrator Stephanie Tillerson, Mayor Belt provided several administrative updates.

- Kiawah Arts Council:
 - The kickoff event last Friday on the Freshfields Green featured a reprise of the Will Thompson Band.
 - The next event would be Sean of the South at the West Beach Conference Center after the next council meeting.
- Upcoming Town events:
 - The last Friday Food Truck Festival, "Bites and Brews," will be on August 15th.
 - Another swing dance event will be on August 21st at Town Hall.

Mayor Belt reported an unfortunate incident of a bobcat killed on the island, likely hit by a car, that somehow made it to Captain Sam's Spit. He stated that the disconcerting thing was that the samples sent off for necropsy showed very, very elevated levels of SGAs (Second-Generation Anticoagulants). Since municipalities are precluded by state law from regulating the use of pesticides, particularly SGAs, the Town has followed up with Clemson, the state regulatory department, in the hope of reconsideration of regulations on second-generation anticoagulants.

A discussion ensued about whether regimes could monitor the use of rodenticides or ban SGAs on their properties, and whether the Town could help with monitoring bait traps. Mr. Jordan indicated that bait boxes are often unlabeled, making it difficult to identify their contents. Still, he noted that pest control companies are required to keep records, so a copy of those records could be requested.

Mayor Belt noted that the summer high season had been relatively smooth and peaceful, and publicly thanked all public safety-related entities on and off the island for their extraordinary cooperation throughout the summer. The Town's Community Service Officers, Beach Patrol, EMS, St. John's Fire District, Resort Security, KICA Security, and CCSO (Charleston County Sheriff's Office).

Director Harris provided updates on the following:

- July was extremely hot, and he commended all workers for their efforts in dealing with the heat.
 - An incident on the beach where visitors became aggressive with Beach Patrol was resolved with assistance from the CCSO deputies.
- Preparations are underway for Labor Day, with extra patrol off-duty officers requested for August 29-31 and September 1.
- CCSO deputies conducted speed enforcement last week, issuing 112 citations.
- The Public Safety Department is monitoring tropical weather developments, with increased chances of development in the Southeastern and Central Atlantic regions.

Mayor Belt emphasized ongoing speed enforcement issues, noting that many citations were issued on Betsy Kerrison Parkway and Kiawah Island Parkway, particularly around the problematic Mingo curve. There have been instances of vehicles colliding with each other and running off the road; public safety is the top priority. He indicated that speed enforcement would continue to be emphasized until behavior changes. Additionally, he announced that off-duty deputies who had been issuing written warnings would begin issuing citations.

Mayor Pro Tem Berner stated that at yesterday's meeting, the KICA Board voted to approve Electric Mobility Enhancement devices for the elderly and those needing assistance, clarifying wording in their rules.

A discussion about e-bikes clarified that they are not prohibited in the Town, but are prohibited on any roads or leisure trails owned by KICA. Mayor Belt stated that there is often some confusion because people see e-bikes on the leisure trails going to and from Freshfields Village to Beachwalker County Park, but explained that e-bikes are not prohibited on those Town properties, but are prohibited on the beach.

Council Member Spencer apologized for his absence and reported on the following:

Council Member Spencer noted several times at recent council meetings that there had been discussions about mobility and accessibility. He suggested that an underlying consideration when passing ordinances, even if it cannot be mandated, might be putting in language encouraging mobility and accessibility.

Regarding the debris management property issue, he noted numerous parcels for sale along Betsy Kerrison and Bohicket Roads. Additionally, he suggested that the Town explore strategic purchases or a land bank to preserve the context of the approach to Kiawah, including the watershed, traffic, and habitats.

He shared an anecdote about fiber optic service, noting that AT&T had indicated it had the investment to bring fiber to Kiawah years ago, but could not make any headway with Kiawah. They also noted the turnaround in Kiawah's interest in bringing fiber and other modern services to the community.

When asked for clarification, Council Member Spencer said that, until recent conversations, I am not sure everybody knew the difference between the Town, KICA, and other entities. He emphasized that the difficulty of working with Kiawah was kind of a theme we have heard so many times. He appreciated all the stakeholders who have been part of the process so far, helping to bring a different perspective to introducing those services.

Mayor Belt followed up on Council Member Spencer's comments about confusion between entities, recounting an email exchange with a resident who was concerned about the pace of the Town's activity on enhancing cellular communication. The resident claimed that a service provider stated they wanted to install new equipment on one of the cell towers, but was specifically prohibited from doing so by the Town based on environmental concerns. The Mayor noted there had been no such application, suggesting confusion about whether it was actually KICA, the ARB, or simply an excuse for not investing.

The Mayor announced that he had requested the Town Attorney to begin working with the Town on a franchise ordinance, along with a review of all franchise agreements to gain a better understanding of the critical infrastructure on Kiawah Island.

VII. Old Business:

A. To Consider Approval of Ordinance 2025-11 - An Ordinance to Amend Chapter 12 - Land Use Planning and Zoning Ordinance Pursuant to Existing Ordinance 2023-23 Removing the 2013 Amended and Restated Development Agreement From the Zoning Code as an Appendix and Clarifying the Setback Standards – *Second and Final Reading*

Mr. Taylor explained that this ordinance clarifies the administration of setbacks. It simplifies the ordinance by including only the exhibits of setbacks that would be constituted after the expiration of the 2013 Development Agreement, which occurred two years ago. It more clearly states which setbacks are applicable to properties that have been developed and those that have not, based on the timing of the 2013 Development Agreement.

Mayor Belt noted that this also resolves a zoning dispute related to a specific property matter.

Council Member Farrell moved to approve Ordinance 2025-11 on second and final reading. The motion was seconded. The motion passed unanimously.

B. To Consider Approval of Ordinance 2025-12 – An Ordinance to Amend the Town of Kiawah Island Comprehensive Plan – Land Use Element Future Land Use Categories and – Comprehensive Plan Map IX.2, Future Land Use; to Change the Future Land Use Designation for the Subject Parcels within or Near the Ocean Park Neighborhood – *Second and Final Reading*

Mr. Taylor explained that Ordinance 2025-12 changes the zoning designation for properties located within and adjacent to Ocean Park, noting the Planning Commission recommended approval. Many parcels are changing from the R-2 designation to the R-1 designation. This includes properties not within the official Ocean Park Homeowners Association (HOA), some of which are owned by the Kiawah Island Golf Resort, which have specific zoning designations.

Mr. Taylor explained that the companion Ordinance 2025-13 updates the future land use map for the parcels discussed in the previous ordinance from R-2 Residential to R-1 Residential.

Mayor Belt confirmed that the changes were approved on first reading and supported by Ocean Park HOA, property owners, and the Resort.

Mr. Taylor noted, for the record, that an inquiry had been received from a property owner on when the process would be complete. Staff shared that today's second and final reading would complete the process.

Mayor Pro Tem Berner noted that this change reduces the allowed dwelling units per acre from six to three, which he viewed as a positive change.

Mayor Pro Tem Berner made a motion to approve the second and final reading of Ordinance 2025-12. Council Member Farrell seconded the motion, and it was unanimously approved.

C. To Consider Approval of Ordinance 2025-13 - An Ordinance to Amend Chapter 12 – Land Use Planning and Zoning, Article II. – Zoning, Division 2. – Zoning Map/Districts, Section 12-62. – Zoning Map by Rezoning the Subject Parcels Located within or Adjacent to the Ocean Park Neighborhood – *Second and Final Reading*

Mayor Pro Tem Berner made a motion to approve the second and final reading of Ordinance 2025-13. Council Member Farrell seconded the motion, and it was unanimously approved.

D. To Consider Approval of Ordinance 2025-14 – Amending Procurement Policy Ordinance –*Second and Final Reading*

Mayor Belt explained that this ordinance contained tweaks to the procurement ordinance to address a gap in the approval process for expenditures under \$20,000 and to clarify language regarding the procurement of artistic services.

Mayor Pro Tem Berner made a motion to approve the second and final reading of Ordinance 2025-14 as amended. Council Member Farrell seconded the motion.

Mayor Pro Tem Berner commented that this change would increase efficiency in the procurement area.

Council Member Farrell noted that this was the type of issue the Audit Committee examines, and the internal controls audit would review this policy to ensure its efficacy, that it is being implemented correctly, and that there are no gaps.

Following the discussion, the motion was unanimously approved.

VIII. New Business:

A. To Consider Approval of Ordinance 2025-15 – An Ordinance To Establish Noise Standards Within the Town Of Kiawah Island and to Repeal Chapter 8, Sections 15-801 Through 15-807 of the Town Municipal Code – *First Reading*

Mayor Belt provided context for the noise ordinance revision, explaining that it was prompted by recent citizen complaints, particularly those related to construction at Ocean Pines using industrial-sized tree grinding equipment. Upon review, the current noise ordinance was found to be problematic in terms of interpretation and how its various provisions interact with one another. The Mayor explained that the proposed ordinance aims to streamline and simplify the noise regulations. He invited discussion on several aspects, including decibel levels, hours of operation for specific activities, and activities that are specifically prohibited.

Mayor Pro Tem Berner made a motion to approve the first reading of Ordinance 2025-15. Council Member Spencer seconded the motion.

Council Member Kaye praised the improvement but raised several questions about the definitions of daytime hours and the distinction between residential and commercial areas. She asked about 70 dBA noise levels and quoted a resident calling gas-powered leaf blowers "a hazard and a plague." She also had questions about restrictions on residential noise on weekends, specifically Saturday versus Sunday, as well as concerns regarding construction activity, golf course activity, and enforcement.

Mayor Pro Tem Berner researched noise levels during the discussion, noting that 70 decibels is surprisingly not very loud. Examples given were of a ringing telephone and alarm clock, a noisy restaurant, moderate freeway traffic, and a light assembly plant.

Council Member Spencer interjected, drawing from personal firsthand experience, that 70 to 75 decibels, especially for a prolonged period, is very loud.

Mayor Belt cited EPA standards that 70 dBA is the maximum level no one should be exposed to during a normal day over the course of the day. He shared his personal view that two-cycle gas-powered leaf blowers are a problem both from a noise pollution and an air pollution standpoint, noting that many other jurisdictions around the country have banned them altogether or at least restricted their hours of use.

Council Member discussion included the impact of the ordinance adoption on landscaping equipment, as well as decibel measurements at different distances.

Council Member Farrell suggested considering the duration of noise in addition to decibel levels, explaining that noise drops six decibels every time the distance from the source is doubled.

Council Member Spencer emphasized the need for more definition around construction activity noise levels and durations.

Mayor Pro Tem Berner pointed out inconsistencies in the ordinance of decibel limits for different activities and areas. Mayor Belt indicated that the differences were intentional, not inconsistencies, further explaining how the different decibel limits were designed to work.

Council Members debated Mayor Pro Tem Berner's suggestion to add definitions or examples of different decibel levels into the ordinance, determining that it should be a separate document that can be referenced to provide guidance.

Further discussion included golf course maintenance, which the ordinance permits to begin at 6:30 a.m., and whether the Kiawah Island Club and the Kiawah Island Golf Resort had been consulted.

Roger Warren, President of the Resort, provided input on the potential impact on golf course maintenance activities, indicating that they were aware of the noise issue and willing to cooperate, but wanted to ensure the opportunity to use the equipment. He expressed willingness to work with the Town on transitioning to quieter electric equipment over time, but could not commit to a time frame.

After extensive discussion, Council Members identified numerous issues, including the duration of sound, decibel levels, measurement locations, commercial noise standards, time restrictions, definitions of violators, and fines, as well as the potential prohibition of two-cycle gas-powered

engines. Further discussing voting for or tabling the first reading, Council decided more work was needed on the ordinance before it could be approved on first reading.

Council Member Farrell made a motion to table the first reading of Ordinance 2025-15. Mayor Pro Tem Berner seconded the motion, and it was unanimously approved.

B. To Consider Approval of Ordinance 2025-16 - An Ordinance to Amend Chapter 12 – Land Use Planning And Zoning, Article II. - Zoning, Division 3. - Use Regulations, Sec. 12-103. – Conditions Of Use, to Modify Standards Regarding Communication Tower Infrastructure to Enhance Public Safety and Quality of Life Issues Regarding Cellular Coverage – Public Hearing and First Reading

Mr. Vincent introduced the proposed ordinance to amend the regulations governing communication towers.

Council Member Spencer stated that Kiawah is at least a generation behind in cellular and fiber optic communications. The Mayor tasked the Infrastructure and Public Works Committee with investigating cellular infrastructure issues and identifying potential solutions to address them. He outlined the process of working with tower providers and cellular carriers to identify blockers and limiters that prevent the provision of modern communications on Kiawah. He detailed two key drivers: quality of life and public safety, noting coverage gaps where first responders and public safety officials struggle with connectivity for basic forms of communication.

Council Member Spencer explained the technical limitations: The first identified was Kiawah's tree canopy, which hinders cellular coverage, and one has to get above it to achieve the effective radius of the cell signal. The second, the stealth provision or camera concealer, was identified as the main barrier to 5G deployment, which requires a horizontal distance away from the tower to put all the different kinds of radios.

Council Member Spencer stated that the proposal being considered is the result of community input, including input from the Infrastructure and Public Works Committee, the Planning Commission, the Planning Commission subcommittee, and significant participation from several providers. To achieve better coverage, the following technical parameters are required. If we do not support the parameters, then we will have to live with 4G, and someday, 4G will become obsolete, allowing us to replace those radios with 5G when it is two generations behind. However, I believe we need to either follow the recommendations of the experts who have done this tens of thousands of times across the United States, or we can accept what we have.

Mayor Belt commended the work of the Infrastructure and Public Works Committee, the Planning Commission, and the Planning Commission subcommittee, noting receiving an email from subcommittee member Gene Babinec along with a letter of support from the Resort.

Mr. Vincent provided a timeline overview and outlined the proposed amendments, which include establishing a maximum tower height at 150 feet, clarifying submittal requirements, retaining provisions for expert assistance, and modifying public notice requirements for proposed towers. He displayed a map showing all seven existing towers, noting that six are stealth designs.

Council Member Kaye's questions included the purpose of a balloon test and whether there were any anticipated new towers. She noted that, with the comments received, the work done by the Planning Commission, and support from the community, made it a no-brainer.

Mayor Pro Tem Berner noted that the ordinance requires the tower's fall zone not to extend onto an adjoining property and questioned whether any of the seven locations would be close to the neighboring property if they were to be constructed up to 150 feet. It was noted that all modifications would be subject to an approval process, with Mr. Taylor clarifying that specific metrics must be met during the site review process, along with approval from an engineer that the location is safe.

Council Member Farrell made a motion to enter into the Public Hearing for Ordinance 2025-16. Mayor Pro Tem Berner seconded the motion, and it was unanimously approved.

Joanne Hennessy, Chair of the Planning Commission, provided additional context from the Planning Commission's deliberations. We flew drones to 120 and 150 feet to get a handle on what this means—no question we need to do away with stealth. Stealth is old technology, and a non-issue. She indicated that there were many questions about the marginal utility of one 120-foot versus one 150-foot tower, explaining that the ordinance would allow 120 feet by right, with 150 feet requiring additional justification, and does not automatically permit 150-foot towers everywhere on the island. Council Member Spencer clarified that the utility measure is performance at 90 ft vs 120 feet because those are the lowest heights carrier antennas will be for 120 or 150 foot antennas, respectively. The performance at 120 feet is typically significantly better than at 90 feet, which is the rationale for 150-foot towers.

David DeStefano, a member of the Infrastructure and Public Works Committee, added perspective, noting that he had questioned all the carriers early on. If we were starting to build Kiawah right now, how many towers and how high would they have to be? They guessed at three towers at 150 feet. Whether it will take seven 150-foot towers will have to be determined by the technical people. He explained the stacking issue, where multiple carriers are at different heights on the same tower.

Kimberly Adams, with Crown Castle, on behalf of the industry, thanked the Town, Council Member Spencer, the various committees, Town staff, and the Resort for finding a balance that modernizes the ordinance. She also confirmed the need for 150-foot towers when multiple carriers must be accommodated at different heights.

During the Public Hearing, various technical discussions took place regarding radio frequencies and future 6G technology.

Mayor Pro Tem Berner made a motion to exit the Public Hearing and return to regular session. Council Member Farrell seconded the motion, and it was unanimously approved.

Mayor Pro Tem Berner made a motion to approve the first reading of Ordinance 2025-16. Council Member Farrell seconded the motion.

The Council Member discussion focused on the differences between 120-foot and 150-foot towers, the potential for future technology upgrades, the hurricane resistance of monopole designs, and the balance between improved coverage and aesthetic concerns.

Mayor Belt noted his observation that the amendment was not a separate cell tower ordinance, but rather an antecedent to the use table, with a footnote that is a condition of use for that particular use in the permitted zoning district. He suggested looking at it between the first and second reading.

Following the discussion, the motion was unanimously approved.

At Council Member Farrell's request, Mayor Belt stated that both the letter from the Resort, Mr. Warren, as well as the email from Planning Commission Member and Subcommittee Member Gene Babinec, were entered into the record.

C. To Consider Approval of Resolution 2025-01 – South Carolina Statewide Mutual Aid Agreement for Emergency and Disaster Response/Recovery

Mayor Belt introduced Resolution 2025-01, explaining that this was a standard form of statewide mutual aid agreement between communities in the state and first responder organizations. He noted that the only question he had raised was regarding the liability provision, but it was unlikely to impact the Town because, in almost any event, the Town would be the requesting party, not the responding party, due to its limited resources.

Mr. Harris explained that the agreement essentially served as a framework for addressing pre-, during, and post-event situations, where resources may exceed what was initially needed and would require assistance with additional resources outside of Kiawah.

Mayor Pro Tem Berner made a motion to approve Resolution 2025-01. Council Member Spencer seconded the motion.

Mayor Pro Tem Berner raised concerns about potential liability issues and suggested getting input from the Town's insurance carrier. Mayor Belt noted that the Town would rarely be able to render assistance, as it lacks resources such as public works infrastructure, police and fire departments, or its own emergency management systems. In almost any instance where the Town would utilize this, we would request assistance, and the liability provision addresses who is liable.

Mayor Pro Tem Berner indicated that he would feel more comfortable having comments from the insurance carrier. Mayor Belt indicated that the resolution could be approved with the condition of approval from the Town's insurance company or be tabled. He also noted that a condition for assistance would be the provision of a letter from the insurance carrier.

Mr. McQuillin confirmed this was a standard form agreement from the South Carolina Emergency Management Division, designed to help us rather than to hurt us, and was comfortable with the language.

Council Members discussed whether the agreement was new or a reauthorization. Director Harris indicated that it was a longstanding agreement and that Kiawah was the only municipality listed that had not yet signed on to it.

Following the discussion, the motion was approved by a 4-1 vote, with Council Member Kaye abstaining due to not receiving the materials.

D. To Consider Approval of the CARTA (Charleston Area Regional Transportation Authority) Fiscal Year 2026 Budget

Council Member Farrell made a motion to approve the CARTA Fiscal Year 2026 Budget. Council Member Spencer seconded the motion.

Matthew Ryan from CARTA explained that due to funding from the 2016 sales tax referendum, they are required to get budget approval from all Charleston County municipalities, regardless of whether they receive service.

Mayor asked what if we were to say at this point, we are not going to approve this budget until there is a CARTA bus that comes down from Maybank Highway down to Freshfields Village at least once a day.

Mr. Ryan responded that, to the best of his knowledge, he had not been advised that the request had been made. In response to Council Member Farrell's question, he indicated that no other municipality had refused to approve the budget, confirming that there are no fiscal consequences to the Town.

Mayor Belt indicated that this was not a Town issue, but rather for its workforce. Mr. Ryan noted that CARTA would conduct a comprehensive system review in the upcoming fiscal year and could consider including that as part of the study as well.

Discussion ensued about the lack of service to Johns Island and Kiawah, with Council members expressing frustration. Mayor Belt stated that lower-cost public transportation is a benefit for those employed by businesses on Kiawah Island, as it reduces the number of cars on the road, thereby improving traffic flow. Mayor Pro Tem Berner indicated he would vote no because they are not servicing us, with Council Member Farrell agreeing. Council Member Spencer suggested the comprehensive study was bureaucratic talk for it is never going to happen. There was a need for CARTA to recognize that a workforce issue exists, which could, in part, be addressed.

Mayor Belt questioned the implications of voting No or tabling the approval. Mr. Ryan and Mr. Harris indicated that if the Town voted No, it would be the only municipality to have voted against the budget approval. Mr. Harris stated that he felt this was something that could be discussed with CARTA to gain a full understanding of their objectives for the next couple of years, rather than taking this route.

Council Member Farrell made a motion to table the approval until next month. Mayor Belt seconded the motion.

Council Member Kaye offered a different perspective, suggesting that if Kiawah has transportation needs, we are a wealthy enough community with a wealthy enough Resort to handle those, especially in comparison to other communities in Charleston County, and did not see a good, solid reason to delay this process.

Mr. McQuillin confirmed that CARTA is only required to get approval of its annual budget from jurisdictions representing 50% of the population within its service area. So a No vote is probably not going to matter.

Council Member Farrell countered Council Member Kaye's comment, stating that it is not providing services for Kiawah; it is providing services for Johns Island and Charleston residents to get to their place of employment, which could be Kiawah, Seabrook, or Freshfields.

Following further discussion about the message it would send and the lack of impact, given Kiawah represents 0% of CARTA's service area population, Council Member Farrell withdrew his motion to table the approval.

Following the discussion, the underlying motion to approve the CARTA Fiscal Year 2026 Budget was approved by a 4 to 1 vote, with Council Member Spencer opposed.

IX. Citizens' Comments:

David DeStefano - 31 Burroughs Hall

Mr. DeStefano raised concerns about the electronic speed signs lacking posted speed limits and suggested the 25 mph zone at the first subtle curve should remain at 35 mph. He noted anecdotally that he had requested at one point to have the lights flash when going too slow. Ironically, he has not been able to reach 30 mph on Kiawah Island Parkway in a month due to slow traffic, contrasting with the speeding issues on Betsy Kerrison Parkway.

X. Executive Session:

Mayor Belt explained that two matters would be addressed in executive session: the Captain Sam's Spit litigation/mediation and the employment contract for the Town Administrator.

Two years ago, the Council approved a contract for the Town Administrator. Pursuant to the terms of that contract, the Administrator's contract would automatically renew for two years unless the Council took action at least 60 days before its October expiration. He noted there were other matters related to the provisions of that contract and personnel matters that are appropriately discussed in executive session.

Mayor Pro Tem Berner made a motion to enter into the Executive Session. Council Member Farrell seconded the motion, and it was unanimously approved.

- A. Pursuant to S.C. Code Ann. § 30-4-70(a)(2), to Receive Legal Advice Protected by the Attorney-Client Privilege Concerning Matters Related to Captain Sam's Spit.**
- B. Pursuant to S.C. Code Ann. § 30-4-70 (a)(1), to Discuss the Employment Contract of the Town Administrator.**

Upon Returning to Open Session, the Council May Take Action on Matters Discussed in Executive Session.

Mayor Pro Tem Berner made a motion to exit the Executive Session and return to the Regular Session. Council Member Farrell seconded the motion, and it passed unanimously.

Mayor Belt stated that the two matters on the agenda were discussed, but no actions or decisions were taken during the Executive Session.

Council Member Farrell made a motion to approve the extension and renewal of the employment agreement between the Town of Kiawah Island and Town Administrator Stephanie Tillerson on substantially the same terms with minor tweaks advised by the Town Attorney to address issues related to binding future councils, with no substantive changes unless agreed to by Ms. Tillerson. Council Member Kaye seconded the motion.

Mayor Pro Tem Berner emphasized that there were no substantive changes. Mayor Belt added, unless otherwise agreed to by Ms. Tillerson. Mr. McQuillin stated for the record that the changes are intended to protect both the Town and Ms. Tillerson, ensuring the agreement is legally compliant.

Following the discussion, the motion was unanimously approved.

Mayor Belt added that he had received feedback from various Council Members. All agree that Ms. Tillerson is a very valued employee of the Town and has done an excellent job as Town Administrator, and we look forward to. I look forward to working with her in her current capacity and as my current capacity so long as it may exist.

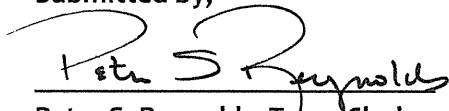
XI. Council Member Comments:

No Council Members offered additional comments.

XII. Adjournment:

Mayor Belt adjourned the meeting at 4:12 pm.

Submitted by,



Petra S. Reynolds, Town Clerk

9/10/2025

Date