



MUNICIPAL CENTER COMMITTEE
Kiawah Island Municipal Center
Council Chambers
July 9, 2015; 1:00 PM

MINUTES

A. Call to Order: *Mr. Labriola called the meeting to order at 1:00 pm.*

B. 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.

C. Roll Call:

Present: John Labriola, Chairman
Mary Johnson
F. Daniel Prickett
Roger Warren
Mark Permar
Charles Lipuma, Mayor

Also Present: Brian Wurst – LS3P
Charles Looney – LS3P

D. Approval of Minutes:

A. Minutes of the Municipal Center Committee Meeting of June 25, 2015

E. Old Business:

None

F. New Business:

Mr. Labriola began the discussion by stating the fee document submitted by LS3P and approved by Town Council would evolve concepts, layout and cost per square foot for the project.

Mr. Labriola stated that at the last meeting there was discussion and agreement relative to the garage. Mayor Lipuma indicated the agreement was for the elimination of portion of the wildlife area that was requested as part of the concept design.

Mr. Warren made the suggestion the Committee agree and vote on a formal base program before changes are made. Members, for the benefit of those that were absent, discussed the program that was presented and revised at the last meeting. Mrs. Kulick added that there was a very detailed discussion of the square footage and space requests or requirements.

A. Review Guiding Principles

Mr. Wurst reviewed with the Committee what he proposed as *guidelines* for the project;

- To create a "Gateway" to the Town of Kiawah Island of high quality commensurate with the Sanctuary and River Course and Cassique Clubhouses.
- Provide a comfortable, warm and welcoming atmosphere for visitors, residents and employees of the town...epitomizing true southern charm
- Effectively and efficiently handle the day to day operations of the Town - unencumbered by prior restrictions while anticipating the future needs of the Island.
- Showcase environmentally sensitive comprehensive design that complements and enhances the natural surroundings.

Mr. Permar felt that quoting Sanctuary, River Course and Cassique Clubhouses as part of the guidelines may be misperceived by the public. Mr. Warren agreed that the perception could be made that the design would replicate a style and high construction premium that is not required in a municipal center. Mrs. Johnson stated that the intention was not to replicate, but as an office building, to reflect on the Kiawah style.

Member discussion included fiscal responsibility as a guiding principal, and designing to reflect the community.

B. Review Of Program as Described at the Last Meeting

C. Review of Program Spaces (including some illustrations of typical offices)

Members reviewed the individual items of the presented program and suggested changes;

Council Chambers;

- Friendly to Council Members as well as to the Community and Public
- Flexibility to expandable the space to be multi-purpose
- Advanced technology to run meetings and can also be used for special events.
- Movable podium and dais with electronics

Committee member engaged in an extremely in-depth discussion of the size of a multi-use space that would be used for Council Chambers, Municipal Court, Committee meetings, Public & Community Events, and future needs.

Mr. Labriola suggested that the with the length of the meeting to this point, Mrs. Johnson and Mayor Lipuma review the rest of the program and note their comments or suggested changes and submit them to LS3P.

Mr. Labriola asked when Council will receive an update to give them an idea of how the project is progressing in function, scope and scale. He indicated that Council approved the fee but not the square footage and cost proposal and the Committee needs to have the full Council's comments on the functionality of the building. Mr. Wurst indicated that he will have schematic drawing in the computer that will include plans, elevations, building sections, site plan suggestions and floor plans, available at the next meeting on the 23rd. Members discussed the importance of having Council members in attendance at the Committee meetings so that they can be included in the planning, then the resulting documents can be formally present to Council at the August 4th Town Council meeting.

A. Review Site Plan Alternatives (program allocations on the site)

Members reviewed and discussed the Site Plan Alternatives presented to the Committee.

G. Citizen Comments:

None


H. Committee Member's Comments:

None

I. Adjournment:

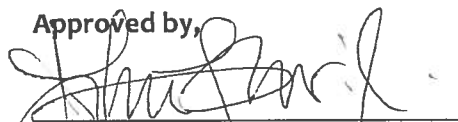
The meeting was adjourned at approximately 5:10 pm.

Submitted by,



Petra S. Reynolds, Town Clerk

Approved by,



John D. Labriola, Chairman

8-3-2015
Date