



Town of Hilton Head Island

Town Council

Tuesday, November 5, 2019 at 4:00 pm

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from Town Council: John J. McCann, *Mayor*; Marc Grant, David Ames, Tamara Becker, Glenn Stanford; *Council Members*

Absent from Town Council: Bill Harkins, *Mayor Pro-Tempore*; Tom Lennox, *Council Member*

Present from Town Staff: Steve Riley, *Town Manager*; Joshua Gruber, *Assistant Town Manager*; Scott Liggett, *Director of Public Projects and Facilities*; Shawn Colin, *Director of Community Development*; Brad Tadlock, *Fire Chief*; Jenn McEwen, *Director of Cultural Affairs*; Jennifer Ray, *Deputy Director of Community Development*; Melissa Cope, *Systems Analyst*; Krista Wiedmeyer, *Executive Assistant/Town Clerk*

Present from Media: Kathrine Kokal, *Island Packet*

1. Call to Order

The Mayor called the meeting to order at 4:00 p.m.

2. FOIA Compliance

Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

3. Pledge to the Flag

4. Invocation – Pastor Todd Cullen, Hilton Head Island Community Church

Pastor Cullen delivered the Invocation.

5. Approval of Minutes

- a. Town Council Meeting, October 15, 2019

Mr. Stanford moved to approve the minutes from October 15, 2019. Mr. Grant seconded. The motion was approved by a vote of 5-0.

6. Report of the Town Manager

- a. Culture & Arts Advisory Committee Update – Jenn McEwen, Director of Cultural Affairs

Ms. McEwen, gave an update to the members of Town Council highlighting a number of activities and events that have taken place throughout the community. She also discussed the upcoming Lantern Parade, taking place on November 9, 2019, encouraging all to participate.

- b. Alliance for Healthy Youth – Wendy Cummings, Chair

Wendy Cummings, Board Chair, for the Alliance for Healthy Youth addressed the members of Council providing information about the organization, and the activities taking place throughout the community. Ms. Cummings gave each member of Council a handout, which provided further information.

- c. Items of Interest

Mr. Riley reviewed the Items of Interest, including Town news, upcoming Town meetings, and noteworthy events taking place throughout the Island over the coming weeks.

7. Reports from Members of Council

a. General Reports from Council

Mr. Grant stated that he had a concern in terms of affordable homes on Hilton Head Island. He said that in terms of Habitat for Humanity, he would like to see if the Town has additional land that can be dedicated to more Habitat housing on Hilton Head Island. Mr. Grant also made a request for a status update from the Town's Code Enforcement. He asked that the report contain the following; how many citations have been issued through this calendar year, how have the body cameras improved communication, what staff development courses have been taken to improve de-escalation of issues when they arise, if no courses have been taken, are they in the works, and have there been any community outreach sessions. Mayor McCann asked Mr. Riley that such an update be provided at the next Community Services and Public Safety committee meeting.

b. Report of the Intergovernmental Committee – Bill Harkins

Mr. Harkins was absent – no report.

c. Report of the Community Services & Public Safety Committee – Marc Grant

Mr. Grant reported that the Committee had approved its meeting schedule for 2020. He also reported that the Committee discussed the bid that came in for the lighting at the Yacht Cove intersection. Mr. Grant said that because there had only been one bid received, the Committee had requested that this project go back out for bid again. He reported that the Committee had discussed and approved the hands-free driving resolution to come forward to Council as a whole for review and consideration. Mr. Grant concluded stating that the Committee would be looking at several upcoming items, including the right-of-way for Mitchelville Road.

d. Report of the Public Planning Committee – David Ames

Mr. Ames reported that the Committee had received an update from Palmetto Breeze. As a result of the update, the Committee recommended that Town staff evaluate three possibilities; 1) connection to the Sea Pines trolley, 2) adding a third trolley and extending the route of service, and 3) whether or not a no-fee service might make sense. Mr. Ames said that the Committee also requested an annual interim operating statement from Palmetto Breeze. He said that the Committee had made a motion to add to the Town website a graphic showing the status of each LMO amendment so the public could access that at their convenience and track the progress of the amendments. Mr. Ames said that there had been discussion about the LMO sub-committee meeting on a more regular basis.

e. Report of the Finance & Administrative Committee – Tom Lennox

Mr. Lennox was absent – no report.

8. Proclamations / Commendations - None

9. Consent Agenda - None

10. Appearance by Citizens

Risa Prince: Addressed the members of Town Council regarding the U.S. 278 Gateway Corridor Project.

11. Unfinished Business - None

12. New Business

a. First Reading of Proposed Ordinance 2019-27 – Beach Holes & Shovels

First Reading of Proposed Ordinance 2019-27 amending Chapter 1 of Title 8 (Beaches, Waterways, Recreational Areas, and Arts), of the Municipal Code of the Town of Hilton Head Island, South Carolina, to amend Section 8-1-211, Definitions, to add the definition of Personal Property; and to amend Section 8-1-211, Unlawful Activities Enumerated, to add regulation of the digging of holes and the size of shovels allowed on the beach; and providing for severability and an effective date.

Mr. Ames moved to approve. Mr. Stanford seconded. Mr. Grant asked about the consequences and enforcement of these changes. Josh Gruber, Assistant Town Manager, addressed Mr. Grant's question, explaining that in terms of consequences, a violation to this section of the Code would be punishable similarly to other violations of the Town's Code. Mr. Gruber said as far as enforcement, both the Town's Code Enforcement Officers and the Beaufort County Sheriff's Office would be responsible for enforcing, and Shore Beach Services would continue to educate citizens. With no further discussion, the motion was approved by a vote of 5-0.

b. First Reading of Proposed Ordinance 2019-28 - Conveyance of Property to Habitat for Humanity

First Reading of Proposed Ordinance 2019-28 of the Town of Hilton Head Island, South Carolina, Authorizing the Conveyance of Real Property owned by the Town of Hilton Head Island, South Carolina, pursuant to the authority of S.C. Code Ann. § 5-7-40 (Supp. 2019), and § 2-7-20, *Municipal Code of the Town of Hilton Head Island* (1983); and providing for severability and an effective date.

Mr. Ames moved to approve. Mrs. Becker seconded. With no discussion, the motion was approved by a vote of 5-0.

c. First Reading of Proposed Ordinance 2019-29 – Palmetto Electric Cooperative, Inc. Non-Exclusive Franchise Agreement

First Reading of Proposed Ordinance 2019-29 granting Palmetto Electric Cooperative, Inc. a Non-Exclusive Franchise to use the Public Rights-of-Way within the Town of Hilton Head Island for the purpose of erecting, constructing, maintaining, and operating electrical services and facilities thereon and thereunder; and providing for severability and an effective date.

Mr. Ames moved to approve. Mr. Stanford seconded. Mr. Grant asked if the rate was similar to other communities and why the Town went with 25 years and not less. Mr. Riley said the rates can range, but that generally 3-4% is standard for all communities. Mr. Riley said that the previous contract was for 20 years, and because they are working to amend it 5 years early, the decision was made to add the 5 years back in to stay on schedule, making the new agreement 25 years. Mr. Riley also stated that this is a "non-exclusive" agreement, and if another provider wanted to come in, nothing would keep that provider from trying to compete. With no further discussion, the motion was approved by a vote of 5-0.

d. Consideration of a Resolution – CDBG Five Year Consolidated Plan (2015-2019) Substantial Amendment

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, to approve the Community Development Block Grant (CDBG) Entitlement Program Five Year Consolidated Plant (2015-2019) Substantial Amendment.

Mr. Stanford moved to approve. Mrs. Becker seconded. Mr. Grant asked about pages 37-39 of the report. Jennifer Ray, Deputy Director of Community Development stated that those particular items were not part of the amendments made. But that this is a section of the report that will be looked at again in the next six months. With no further discussion, the motion was approved by a vote of 5-0.

12. New Business (cont.)

e. **Consideration of a Resolution – CDBG Fiscal Year 2018-2019 (Program Year 2018) Annual Action Plan Substantial Amendment**

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina to approve the Community Development Block Grant (CDBG) Entitlement Program Fiscal Year 2018-2019 (Program Year 2018) Annual Action Plan Substantial Amendment.

Mr. Stanford moved to approve. Mrs. Becker seconded. With no discussion, the motion was approved by a vote of 5-0.

f. **Consideration of a Recommendation – Workforce Housing Policy Framework**

Consideration of a Recommendation from the Public Planning Committee that Town Council accept the Workforce Housing Strategic Plan and approve the policy framework for a workforce housing program.

Mr. Grant moved to approve. Mr. Stanford seconded. Mr. Ames stated that the Public Planning Committee had been working for over two years on the affordable housing challenge, and is recommending the acceptance of the policy framework. Mr. Ames said that he respectfully asks Mr. Riley to expedite the policies for the Committee's review by mid-January. He stated the policies would include; policies for commercial, conversion, and reuse; location criteria for workforce housing; potential sites of Town-owned properties; and a sliding scale of density bonuses. Mrs. Becker said that she would like to see the addition of transportation needs. She said that she felt there has been a lot of discussion and evidence that a transportation component needs to be added to the framework. Mrs. Becker asked that not only is it added to the current recommendation but also discussed at the workshop in December. Mr. Ames said that he thought it would be difficult for Town staff to bring forward recommendations on transportation between now and mid-January, but did agree that this topic should be something that is discussed at the annual workshop. Mr. Grant asked about rehabbing current homes, and assisting individuals that may need assistance. Shawn Colin, Director of Community Development stated that rehabbing homes, was not a specific item outlined by the Public Planning Committee, and that staff would like to bring forward the framework and policies as approved by the Committee. He said if housing rehab was another area that staff should begin looking at, subsequent to the item currently before Council, it could be done. Mr. Grant said that he would like this looked at as it is something that effects all citizens. Mr. Colin said that staff was made aware of a program that the Town of Bluffton has with similar actions. Mr. Riley, asked for clarification to the current recommendation, and if it would include the transportation piece. He recommended the addition of item number 9, which would read: "*explore the role of transportation and transit in addressing the workforce issue.*" This would allow it into the recommendation, and allow for future conversations concerning the matter. Mr. Stanford clarified that this would be a principle that would be considered, in terms of once implementation of the policies and adoption of regulation. Mr. Riley confirmed. Mr. Ames, restated, that his focus today were to have policies, by mid-January on the four specific items he previously mentioned. He said that there are a number of issues that still need to be worked through, and is happy to put the transportation matter in the recommendation, but does not want it to delay the four previous items he mentioned. Mayor McCann said he agreed with Mr. Ames, that transportation should not delay the other four items. Mr. Riley noted that in order to add this item to the framework, it would require the consent of both the maker of the motion and seconder. Both Mr. Grant and Mr. Stanford gave their consent to amend and change the original motion to include the addition of the transportation item. With some discussion from the public at large, the Mayor called the question. The motion was approved by a vote of 5-0.

13. Executive Session

Mr. Riley stated that an Executive Session was needed to review the following matters: (a) Land Acquisition, discussion of negotiations incidents to the proposed sale, lease, or purchase of property in the (i) Stoney area, and (ii) in the Beach City Road area.

At 4:40 p.m., Mr. Stanford moved to go into Executive Session for the items mention by Mr. Riley. Mr. Grant seconded. The motion was approved by a vote of 5-0.

At 5:07 p.m., Town Council returned to the dais.

14. Possible actions by Town Council concerning matters discussed in Executive Session

15. Adjournment

At 5:08 p.m., Mr. Stanford moved to adjourn. Mrs. Becker seconded. The motion was approved by a vote of 5-0.

Krista Wiedmeyer, Town Clerk

Approved: November 19, 2019

John J. McCann, Mayor