



Town of Hilton Head Island

Town Council

Tuesday, September 17, 2019 at 4:00 pm

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from Town Council: John J. McCann, *Mayor*; Bill Harkins, *Mayor Pro-Tempore*; Tom Lennox, Marc Grant, David Ames, Tamara Becker, Glenn Stanford; *Council Members*

Present from Town Staff: Steve Riley, *Town Manager*; Joshua Gruber, *Assistant Town Manager*; Charles Cousins, *Assistant to the Town Manager*; Scott Liggett, *Director of Public Projects and Facilities*; Shawn Colin, *Director of Community Development*; Angie Stone, *Human Resource Director*; Brad Tadlock, *Fire Chief*; Teri Lewis, *Deputy Director of Community Development*; Jennifer Ray, *Deputy Director of Community Development*; Joheida Fister, *Deputy Fire Chief*; Taylor Ladd, *Senior Planner*; Nicole Dixon, *Development Review Administrator*; Missy Luick, *Senior Planner*; Andrew Nicholls, *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 Michael Carr, Central Church

Pastor Carr delivered the Invocation.

5. Approval of Minutes

- a. Town Council Meeting, August 20, 2019

Mr. Harkins moved to approve the minutes from August 20, 2019. Mr. Stanford seconded. The motion was approved by a vote of 7-0.

6. Report of the Town Manager

- a. Gullah-Geechee Land and Cultural Preservation Quarterly Update – Lavon Stevens, Chairman

Lavon Stevens, Chairman, gave an update to the members of Town Council highlighting the past three months of business covered by the Task Force. Mr. Stevens said he is hoping to see that Town Council shows their full support behind the recommendations coming forward later in the meeting.

- b. Town Manager's Quarterly Status Report to Council

Mr. Riley referenced the status report, and asked the members of Council to let him know if they had any questions regarding the report.

- c. Consideration of Moving the Start Time for the October 15, 2019 Regular Meeting from 4:00 p.m. to 3:00 p.m.

Mr. Riley reported that a request was made to move the October 15, 2019 Town Council meeting from 4:00 p.m. to 3:00 p.m. He said this was to accommodate those members of Council traveling to Columbia for training with MASC.

Mr. Harkins made a motion to move the start time of the October 15, 2019 Regular Meeting from 4:00 p.m. to 3:00 p.m. Mr. Stanford seconded. The motion was approved by a vote of 7-0.

- d. 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

Mayor McCann expressed his gratitude to everyone who worked in the EOC during the Hurricane Dorian evacuation. He said it was really great to see the plan those individuals had put into play. Mayor McCann also reported that he was in the process of planning a meeting with the Mayors from Bluffton and Hardeeville to discuss the legislature's impact on the Home Rule Act.

b. Report of the Intergovernmental Committee – Bill Harkins

Mr. Harkins reported that at the upcoming meeting in October, the Committee would be hosting Senator Tom Davis who would be giving an update on the upcoming legislative agenda.

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

Mr. Grant stated that he did not have a report.

d. Report of the Public Planning Committee – David Ames

Mr. Ames reported that the Committee met on August 19, 2019, where the Committee reviewed and approved the recommendations from the Gullah Geechee Culture Preservation Project Report. He also reported that the Committee had met on August 22, 2019, where they discussed the changes and updates to the beach ordinance and the Workforce Housing recommendations.

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

Mr. Lennox reported that during the earlier scheduled Committee meeting, they discussed the replenishment of the storm reserves.

8. Appearance by Citizens - None

9. Consent Agenda

a. **Second Reading of Proposed Ordinance 2019-16 – Lease of Real Property**

Second Reading of Proposed Ordinance 2019-16 of the Town of Hilton Head Island, South Carolina, authorizing the execution and delivery of a lease of Real Property owned by the Town of Hilton Head Island, South Carolina, with the Beaufort County Sheriff's Office, Pursuant to the authority of S.C. Code Ann. § 5-7-40 (Supp. 2011), and § 2-7-20, Code of the Town of Hilton Head Island, South Carolina, (1983); and providing for severability and an effective date.

b. **Second Reading of Proposed Ordinance 2019-19 – 280 Fish Haul Road Rezoning**

Second Reading of Proposed Ordinance 2019-19 to amend Title 16, "The Land Management Ordinance" of the Municipal Code of the Town of Hilton Head Island, South Carolina, by amending Section 16-1-107, the Official Zoning Map with respect to the certain Parcel identified as Tax District 510, Map 4, Parcel 16, (TIN R510 004 000 0016 0000) on the Beaufort County, South Carolina Tax Maps to rezone the Parcel from RM-4 (Low to Moderate Density Residential) and RM-8 (Moderate Density Residential) Zoning Districts to the RM-12 (Moderate to High Density Residential) Zoning District; and providing for severability and an effective date.

c. **Second Reading of Proposed Ordinance 2019-23 – FY2020 Budget Roll Forwards**

Second Reading of Proposed Ordinance 2019-23 to amend the Budget for the Town of Hilton Head Island, South Carolina, for the Fiscal Year ending June 30, 2020; to provide for the budgeted appropriations of prior year budget roll-forwards and the expenditures of certain funds; to allocate the sources of revenue for the said funds; and providing for severability and effective date.

d. **Second Reading of Proposed Ordinance 2019-24 – Recreational Vehicles**

Second Reading of Proposed Ordinance 2019-24 to amend Title 16 of the Municipal Code of the Town of Hilton Head Island, South Carolina, the Land Management Ordinance (LMO), Chapters 3, 4, and 10 to revise various sections. These amendments, commonly referred to as "RV Amendments" as noticed in the Island Packet on May 5, 2019, include changes that provide for general amendments to a variety of Sections in the LMO related to the use of Recreational Vehicles; and providing for severability and an effective date.

9. Consent Agenda (cont.)

Mayor McCann stated that tonight would be the first time that Town Council would utilize a “consent agenda” to address items of official business. He said, a consent agenda is a policy of a governing body to approve, in one motion, routine and/or noncontroversial items. Any member of Town Council wishing to remove an item from the consent agenda may do so by making a request to the chairman, and that item would be taken up individually as a separate action item. The Mayor said that this practice will help to efficiently move our meetings along. With no questions from any member of Town Council, the Mayor asked if anyone wanted any of the items reviewed individually. Both Mr. Ames and Mrs. Becker requested to have items 9(b) and 9(d) reviewed individually.

With no further requests, Mr. Harkins moved to approve the consent agenda including only items 9(a) and 9(c). Mrs. Becker seconded. With no discussion, the motion was approved by a vote of 7-0.

9(b) Mr. Harkins moved to approve. Mr. Stanford seconded. Mr. Ames and Mrs. Becker echoed similar comments, stating that there should be a master plan in place before the Town considers any further zoning. With no further discussion, the motion was approved by a vote of 5-2, Mr. Ames and Mrs. Becker opposed.

9(d) Mr. Harkins moved to approve. Mr. Stanford seconded. Mrs. Becker said she appreciated the work Town staff did, but that there should be a master plan in place before the Town considers any further zoning. With no further discussion, the motion was approved by a vote of 5-2, Mr. Ames and Mrs. Becker opposed.

10. Proclamations / Commendations - None

11. Unfinished Business

a. Revised First Reading of Proposed Ordinance 2019-25 – Change in Rules and Procedure

Revised First Reading of Proposed Ordinance 2019-25 of the Town of Hilton Head Island, South Carolina, to amend Title 2 General Government and Administration of the Municipal Code of the Town of Hilton Head Island, South Carolina by amending Chapter 5 (Meetings of Council and Rules of Procedure) Section 2-5-50 Agenda and Order of Business; and providing for severability and an effective date.

Mayor McCann stated that he was pulling this item from the agenda to be reviewed and considered by the Finance and Administrative Committee at a later date.

b. First Reading of Proposed Ordinance 2019-20 – Tidal Bluff Rezoning

First Reading of Proposed Ordinance 2019-20 to amend Title 16, “The Land Management Ordinance,” of the Municipal Code of the Town of Hilton Head Island, South Carolina, by amending Section 16-1-107, the Official Zoning Map with respect to those certain parcels identified as Beaufort County Tax District 510, Map 5 Parcels 17, 376, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, and 406 to rezone the parcels from the RM-4 (Low to Moderate Density Residential) Zoning District to the RM-12 (Moderate to High Density Residential) Zoning District.

Mr. Harkins moved to approve. Mr. Stanford seconded. Mrs. Becker stated that she wasn’t sure why or how this item ended up back for approval when Town staff had originally recommended that Council not approve this rezoning. She stated that she was concerned about the impact this development would have on the existing single family homes in this area. Mr. Ames stated that as a community, a decision needed to be made with regard to where workforce housing solutions should go. He said that he agreed with the original staff backed recommendation to not approve this rezoning. With no further discussion, the motion was approved by a vote of 5-2, Mr. Ames and Mrs. Becker opposed.

12. New Business

a. First Reading of Proposed Ordinance 2019-22 – Small Wireless Facilities

First Reading of Proposed Ordinance 2019-22 to amend Title 16, “The Land Management Ordinance,” of the Municipal Code of the Town of Hilton Head Island, South Carolina, by amending Table 16-4-103.D.2 (Accessory Use/Structure Table), by adding Section 16-4-103.E.10 (Small Wireless Facilities), and by amending and adding Definitions to Section 16-10-105 (General Definitions); and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. Grant seconded. Members of the public noted that this item is still being discussed at the state level and should be finalized at the state level before being discussed at the local level. Mr. Ames noted that this goes back to the topic the Mayor discussed earlier about Home Rule, and bringing the local authority back into the hands of the municipalities. With no further discussion, the motion was approved by a vote of 7-0.

12. New Business (cont.)

b. First Reading of Proposed Ordinance 2019-26 - Transfer of Real Property to the South Carolina Department of Transportation

First Reading of Proposed Ordinance 2019-26 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, under the authority of SC Code Ann. § 5-7-40 (Supp. 2019), and § 2-7-20, Municipal Code of the Town of Hilton Head Island, South Carolina, (1983); and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. Stanford seconded. Mrs. Becker asked for clarification concerning the two different projects that could potentially be taking place, the Jenkins Island improvements and the 278 Project. She asked, should the Jenkins Island improvements not take place, is there a plan in place whereas this parcel would be returned back to the town. Mr. Riley, noted that this was the expectation and consideration. With no further discussion, the motion was approved by a vote of 7-0.

c. Consideration of a Recommendation – Gullah-Geechee Culture Preservation Project Report

Consideration of a Recommendation from the Public Planning Committee that Town Council accept the Gullah Geechee Culture Preservation Report recommendations, including Town staff approach.

Mr. Harkins moved to approve. Mr. Ames seconded. Mrs. Becker stated that the report has language that requests specific amounts of funding for specific types of projects. She said language like this concerns her, especially what the implications could be on the future budgets. Mrs. Becker said that one example that comes to mind is with regard to delinquent taxes. She said that she wants to make sure that Council is not making a commitment to putting aside funds to paying for delinquent taxes. Mrs. Becker did clarify for the record that she does support the report and staff's recommendation, but does want some clarification of some of the language. Mr. Stanford said that he felt that what Council was doing by approving the recommendation, was accepting the concept of the plan, but not allocating any funds to specific aspects of the plan. In agreement, the other members of Council echoed Mr. Stanford's thoughts.

Mr. Grant stated that he had attended the meeting in which the recommendation was approved and forwarded to Town Council for approval. He said that one of the concerns was priorities. Mr. Grant said that there were different meetings with Mr. Stevens and other members of the community, where the discussions were about the goals that the Task Force wants to accomplish. He said that the Task Force talked about having short-term, mid-term, and long-term goals. Mr. Grant said, that his intention is, as of today is to give an approval, allowing the Task Force to go back, begin to work on what they want to do first, second, and what can be done in conjunction with the staff. Mr. Grant said, the document, or recommendation does not say that the Task Force is asking for money to help pay for taxes. He said, that the Task Force would like to look at strategies of how the Town could educate, work with different agencies throughout the County and State in terms of assisting those who need assisting. Mr. Grant said, the point is, he believed that Town Council should fully support this recommendation, in terms of giving staff and the Task Force the opportunity to move forward. He said one of the things he also encourages is to ensure that Dr. DuBose and staff do what needs to be done, to get out into the community. Mr. Grant said, that they will need to reach out, sit down with people, talk about their concerns, and build better relationships between the Town and the community. He said by having these tough conversations, some of these things might resolve themselves. Mr. Grant said to Town Council, let's approve the recommendation. He said, let's send a message back to the Task Force and staff that we fully support them and the work they did. But when you come to us in the future, especially by our retreat, show us a little more progress or "meat on the bone" in terms of where the goals are. Mr. Grant said that he feels very positive with the recommendations, and that the Task Force and staff can accomplish what they have put forward. He echoed again, once Council sees some real solid goals, or "meat on the bone" goals as to where the Task Force wants to go, then a real detailed conversation will take place. Mayor McCann asked Mr. Grant if he was amending the motion, which would approve the recommendation, but ask the Task Force and staff to bring it back by Town Council's retreat with detailed goals for further discussion. Mr. Grant confirmed. With continued discussion from the members of the community echoing Mr. Grant's statements, and no further discussion from Town Council, Mayor McCann called the question. The motion to approve the Recommendation and bring back to the Town Council Workshop for further discussion was approved by a vote of 7-0.

12. New Business (cont.)

d. Consideration of a Resolution – Regional Housing Trust Fund

Consideration of a Resolution of the Town of Hilton Head Island, South Carolina, Town Council authorizing the Town Manager to enter into a Memorandum of Agreement with Beaufort County for the purpose of Cost Sharing for Contracting for Consulting Services to develop a Regional Affordable Housing Trust Fund.

Mr. Harkins moved to approve. Mr. Stanford seconded. Mr. Stanford stated that he wanted to make sure that all members understood that with an approval, it was to hire a consultant to present details of a possible regional trust fund, not approving the Town’s participation in such a fund. Mayor McCann confirmed. With no further discussion, the motion was approved by a vote of 7-0.

e. Consideration of a Resolution – HUD/CDBG Entitlement Program 2018 Consolidated Annual Performance Evaluation Report

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) 2018 Consolidated Annual Performance Evaluation Report (CAPER).

Mr. Harkins moved to approve. Mr. Stanford seconded. With no discussion, the motion was approved by a vote of 7-0.

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) Old Wild Horse Road area, and (ii) Spanish Wells Road area; and (b) Personnel/Employment Matters, (i) Discussions of appointments to boards and commissions, and (ii) Discussions of the Town Manager’s Annual Performance Review and Compensation.

At 4:52 p.m., Mr. Harkins moved to go into Executive Session for the items mention by the Town Manager. Mr. Stanford seconded. The motion was approved by a vote of 7-0.

At 5:10 p.m., Town Council returned to the dais.

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

Mr. Lennox stated that based on the Town Manager’s Fiscal Year 2019 Performance Review, Town Council recommends that Mr. Riley receive a 5 percent increase to his base pay, effective the beginning of this fiscal year, July 1, 2019. Mr. Lennox, therefore so moved. Mr. Harkins seconded. The motion was approved by a vote of 7-0.

Mr. Grant moved to appoint Thomas Dowling to the Parks and Recreation Commission to fill the vacancy created by the resignation of Michael McCullion, with a term ending June 30, 2021. Mr. Stanford seconded. The motion was approved by a vote of 7-0.

15. Adjournment

At 5:12 p.m., Mr. Stanford moved to adjourn. Mr. Grant seconded. The motion was approved by a vote of 7-0.

Krista Wiedmeyer, Town Clerk

Approved: October 15, 2019

John J. McCann, Mayor