



Town of Hilton Head Island
TOWN COUNCIL
Tuesday, September 21, 2021, 3:00 p.m.
MEETING MINUTES

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

Present from Town Staff: Marc Orlando, *Town Manager*; Josh Gruber, *Deputy Town Manager*; Shawn Colin, *Advisor to the Town Manager*; Angie Stone, *Assistant Town Manager*; John Troyer, *Finance Director*; Chris Yates, *Interim Director of Community Development*; Krista Wiedmeyer, *Town Clerk*

1. Call to Order

Mayor McCann called the meeting to order at 3:00 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. Roll Call

Roll was taken by the Town Clerk, and attendance was confirmed.

4. Invocation – Reverend Dr. Robin Dease – St. Andrew By-the-Sea United Methodist Church

Reverend Dease delivered the invocation.

5. Pledge to the Flag

6. Approval of the Minutes

- a. Town Council Workshop – August 16, 2021
- b. Town Council Regular Meeting – August 17, 2021
- c. Town Council Special Meeting – August 19, 2021
- d. Town Council Workshop – August 23, 2021

Mr. Harkins moved to approve the minutes. Mr. Stanford seconded. The motion carried by a vote of 7-0.

7. Report of the Town Manager

a. Items of Interest

- i. Update on the Procedure for the 2020 Town Redistricting – Josh Gruber, Deputy Town Manager**

Mr. Orlando opened the discussion by providing some background on the redistricting, noting that the Town is constitutionally obligated to undertake the redrawing of the wards as a response to the new census data.

Mr. Gruber reviewed the information related to the procedure for the redistricting in the Town, reporting that the South Carolina Revenue and Fiscal Affairs Office had been called to assist with the Town's redistricting efforts. He noted that in August, the Town had received the census data showing an increase of 562 new residents on the Island. Mr. Gruber provided an example for reference purposes of how this number, if evenly spread across all the wards may only require minor changes to the redistricting. He said that staff is preparing for the redistricting and working on scheduling an initial public meeting as requested by the Revenue and Fiscal Affairs. Mr. Gruber stated that further updates would be provided as the information becomes available.

- b. MASC Presentation of the 2021 Municipal Achievement Award for the Rehabilitation of Storm Water Pump Stations**

Mr. Orlando provided a brief background and history of the project before introducing Mr. Barrineau from MASC to show a short video and present the award to the Town.

- c. Board of Zoning Appeals Bi-Annual Update – Patsy Brison, Chair**

Chairman Brison delivered her report to the Mayor and Town Council, reviewing the memo enclosed in the agenda materials.

8. Reports from the Members of Town Council

a. General Reports from Town Council

Mr. Brown reported that he had attended a meeting at the Holy Catholic Church facilitated by the Deep Well Project and the Immigration Coalition. He said the topic of the meeting was the Rollers Trailer Park or the property on Marshland Road currently going through the rezoning process. Mr. Brown reported that the owner of the property does not desire to maintain the property as a trailer park even if the property does not sell. He at this time is no longer renewing leases. Mr. Brown said that when asked how many of these families wanted to continue to live on Hilton Head Island, everyone's hands went up. He said that he would like to receive an update on what is happening in this area with the residents and the rezoning. Mr. Orlando said he would have information available by the second meeting in October.

Mr. Ames echoed Mr. Brown's thoughts, expanding on the current housing market and the availability of affordable housing. He said housing on the island is unsustainable and out of balance. Noting that unless this is made a priority, there is no way to turn this back around without it getting worse.

b. Report of the Lowcountry Area Transportation Study – Councilman Stanford

Mr. Stanford reported that the Committee is beginning the process of a long range plan to study and plan for future transportation needs on Hilton Head Island. He said more importantly, this will be for the entire region. Mr. Stanford reported that a public hearing was recently held to obtain public feedback and put ideas on a map.

c. Report of the Lowcountry Council of Governments – Councilwoman Becker

Mrs. Becker said the Council had not met recently, but will be meeting on September 23rd and will report back thereafter.

d. Report of the South Carolina Floodwater Commission – Councilman Brown

Mr. Brown reviewed the background information about this Commission. He emphasized the importance of the information and studies from the Floodwater Commission and how the Town should take advantage of the resources provided by the Commission.

e. Report of the Southern Lowcountry Regional Board – Councilman Lennox

Mr. Lennox reported that the Board met on August 24th, where the topic was the Regional Housing Trust Fund. He said that Eric Greenway, the Beaufort County Administrator has been the Quarterback for this effort and is planning to make a presentation to each of the municipalities.

f. Report of the Beaufort County Airports Board – Councilman Ames

Mr. Ames reported that passenger counts at the airport are maintaining their pace. He reported that United Airlines announced that it was going to be flying to Washington DC every day throughout the year and not just during high season.

g. Report of the Community Services & Public Safety Committee – Councilman Harkins

Mr. Harkins reported that the Committee would be meeting the following week where they would be discussing the Main Street acquisition. He said he encouraged all of his colleagues to tune in.

h. Report of the Public Planning Committee – Councilman Ames

Mr. Ames reported that the August meeting was cancelled, but that the next meeting would be taking place on September 28th at 9:00 a.m., where the discussion would be on short-term rentals and the proposed ordinance.

i. Report of the Finance & Administrative Committee – Councilman Lennox

Mr. Lennox reported that the Committee met earlier in the day, where they discussed the recent financial update and the proposed meeting dates for 2022.

9. Commendation – Arts Center of Coastal Carolina 25th Anniversary

Mayor McCann congratulated the Arts Center of Coastal Carolina on their 25th Anniversary. Thanking Mr. Reeves and his team for being a long time partner to the Town.

10. Appearance by Citizens

Skip Hoagland: addressed the Mayor and Town Council on financial matters related to the Town and Chamber.

Jane Joseph and Michael Marks: addressed the Mayor and Town Council on the Office of Cultural Affairs Strategic Plan they would review later in the meeting.

Jessie White: addressed the Mayor and Town Council on the William Hilton Parkway project.

11. Unfinished Business

a. Second Reading of Proposed Ordinance 2021-20 – Business License Model Ordinance

Second Reading of Proposed Ordinance 2021-20 to repeal and replace certain portions of the Municipal Code of the Town of Hilton Head Island, South Carolina, to include Sections 10-1-10 through Section 10-1-210 and replace with revised Code Sections 10-1-10 through 10-1-250; and providing for severability and an effective date.

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

12. New Business

a. First Reading of Proposed Ordinance 2021-22 – Fiscal Year 2022 Budget Amendments

First Reading of Proposed Ordinance 2021-22 to amend the Budget for the Town of Hilton Head Island, South Carolina, for the Fiscal Year ending June 30, 2022; to provide for the budgeted appropriations of prior year Budget Roll Forwards and certain other appropriations and commitments and the expenditures of certain funds; to allocate the sources of revenue for the said funds; and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. Stanford seconded. With limited discussion, the motion carried by a vote of 7-0.

b. Consideration of a Resolution – 2020 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) 2020 Consolidated Annual Performance Evaluation Report (CAPER)

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

c. Consideration of a Resolution – Drainage Easement Agreement with the 3901 Main Street Property Owners Association

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, authorizing the execution and delivery of a Drainage Easement Agreement with the 3901 Main Street Property Owners Association.

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

d. Consideration of Resolutions – Standard Drainage Agreements and Access, Drainage and Maintenance Easements

Consideration of resolutions authorizing the Town to execute standard drainage agreements and access, drainage and maintenance easements with the Spanish Wells/Spanish Wells Club POA, Seagrass Landing POA, Yacht Cove POA, Wells East POA, Jarvis Creek Club POA, and Bermuda Pointe POA.

Mr. Harkins moved to approve. Mr. Stanford seconded. Some discussion was had, specifically confirmation that the agreements with the large PUDs are currently underway and in the process of being considered. With no further discussion, the motion carried by a vote of 7-0.

e. Consideration of a Resolution – Office of Cultural Affairs & Arts Council Strategic Plan

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina for the adoption of a Strategic Plan to address priorities for the Office of Cultural Affairs and Arts Council

Mr. Harkins moved to approve. Mr. Ames seconded. Mrs. Becker if this strategic plan would become or coincide with the overall Town strategic plan or would it be implemented on its own? Mr. Orlando confirmed that this is included in the overall strategic plan and that the Town would be very intentional on the implementation and refinement of the plan along the way. Mrs. Becker continued, asking about the curriculum related to the educational component of the strategic plan. It was her understanding that the curriculum would be provided as part of the plan. Mr. Orlando explained that the curriculum had not been built yet, but that when the time came to build it, the Committee and Council would be working closely in that process. With no further discussion, the motion carried by a vote of 6-0-1, Mrs. Becker abstaining.

At 4:18 p.m., Mr. Harkins moved to enter into Executive Session to discuss the items noted on the agenda. Mr. Stanford seconded. The motion carried

At 4:59 p.m., Town Council returned from Executive Session.

f. 5:00 p.m. Public Hearing and First Reading of Proposed Ordinance 2021-17 – 2020 Lowcountry Hazard Mitigation Plan

First Reading of the Proposed Ordinance 2021-17 to adopt the “2020 Lowcountry Hazard Mitigation Plan” as an appendix of “Our Plan, the Town of Hilton Head Island 2020-2040 Comprehensive Plan”; and providing for severability and an effective date.

At 5:00 p.m., Mayor McCann called the Public Hearing to order. No citizens addressed the Mayor and Town Council. The Public Hearing closed at 5:01 p.m.

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

At 5:02 p.m., Mr. Harkins moved to return to Executive Session. Mr. Stanford seconded.

13. Executive Session

- a. Discussion of negotiations incident to proposed sale or purchase of property in the: (i) Beach City Road area, (ii) William Hilton Parkway and Stoney area, (iii) William Hilton Parkway and Squire Pope area, (iv) William Hilton Parkway and Old Wild Horse area, and (v) William Hilton Parkway in the Mid-Island area. [pursuant to SC Freedom of Information Act § 30-4-70(a)(2)]
- b. Receipt of legal advice concerning pending, threatened, or potential claim related to user fees on tax bills [pursuant to SC Freedom of Information Act § 30-4-70(a)(2)]

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

At 5:41 p.m., Town Council returned from Executive Session. Mayor McCann moved to approve a resolution of the Town of Hilton Head Island, South Carolina, suspending the collection of the Town’s Road Usage Fee as codified in the Town of Hilton Head Island Code of Ordinances, Sections 4-11-10 through 4-11-90. Mr. Stanford seconded. The motion carried by a vote of 7-0.

15. Adjournment

By unanimous vote, the meeting adjourned at 5:47 p.m.

Approved: October 5, 2021

Krista M. Wiedmeyer, Town Clerk

John J. McCann, Mayor