



Town of Hilton Head Island  
**TOWN COUNCIL MEETING**  
**Tuesday, June 20, 2023, 3:00 PM**  
**Minutes**

**Present from Town Council:** Alan Perry, *Mayor*; Alex Brown, Patsy Brison, Tamara Becker, Steve Alfred, Glenn Stanford, *Town Council Members*

**Absent from Town Council:** David Ames, *Mayor Pro-Tempore*

**Present from Town Staff:** Marc Orlando, *Town Manager*; Josh Gruber, *Deputy Town Manager*, Angie Stone, *Assistant Town Manager*, Shawn Colin, *Assistant Town Manager – Community Development*; Chris Blankenship, *Fire Chief*; Ben Brown, Sr. *Advisor to the Town Manager*; Kimberly Gammon, *Town Clerk*; John Troyer, *Finance Director*; Carolyn Grant, *Communications Director*; Bob Bromage, *Public Safety Director*; Jennifer Ray, *Capital Program Manager*; Natalie Harvey, *Director of Cultural Affairs*

**1. Call to Order**

Mayor Perry called the meeting to order at 3:00 p.m.

**2. FOIA Compliance**

Ms. Gammon affirmed compliance with FOIA.

**3. Pledge to the Flag**

**4. Invocation**

Council Member Alex Brown delivered the invocation.

**5. Civility Pledge**

**6. Adoption of the Agenda**

Mr. Orlando stated the need to amend the agenda and remove Item 8.b from the agenda. Mr. Stanford moved to approve the agenda as amended. Ms. Becker seconded. Motion carried 6-0 (Ames absent)

**7. Approval of the Minutes**

- a. Special Meeting Minutes of May 23, 2023
- b. Ad Hoc Committee Meeting Minutes of May 30, 2023

Mr. Stanford moved to approve the above referenced minutes. Ms. Becker seconded. Motion carried 6-0. (Ames absent)

## **8. Report of the Town Manager**

### **a. Items of Interest**

Mr. Orlando reported that earlier in the day he, Mayor Perry and Council Member Brison hosted the City of Verona Italian Exchange Students. He stated they received an overview of the Island economy, environment, culture and form of government. He added the students shared their favorite aspects of the Island noting dolphins and green space were among the items discussed.

Mr Orlando congratulated Historic Mitchelville Freedom Park on their successful events held during the Juneteenth Celebration.

Mr. Orlando reported the Town has hired summer interns utilizing local students that are home for the summer.

Mr. Orlando stated Jeff Buckalew, Town Engineer will be leaving the Town and thanked him for his service and contributions to the Town of Hilton Head Island.

### **b. Planning Commission Biannual Update – Mark O’Neil, Vice Chairman**

Removed from the agenda.

### **c. Parks & Recreation Commission Biannual Update – Ray Kisiah, Chairman**

William Zurilla, Vice-Chair addressed Council with a review of the previous six months activity of the Commission.

### **d. Workforce Housing Program Monthly Update – Missy Luick, Assistant Community Development Director**

Shawn Colin updated Council regarding the progress concerning the Workforce Housing Program. He stated the recruitment process continues regarding the manager position. He thanked Council for the recent appointments to the Housing Action Committee and stated staff looks forward to working with them soon. Mr. Colin noted they are working on asset mapping, acquiring a partner for the Northpoint Partnership and working regionally with the Housing Trust Fund.

### **e. Capital Improvement Program Quarterly Update – Jennifer Ray, Capital Program Manager**

Jennifer Ray updated Council on the status and timeline for current and future projects.

### **f. Office of Cultural Affairs Quarterly Update – Natalie Harvey, Director of Cultural Affairs**

Natalie Harvey updated Council regarding recent activities of the Office of Cultural Affairs. She reviewed upcoming events and projects providing dates

and details regarding such.

- g.** Town of Hilton Head Island 360/40 Celebration Update – Angie Stone, Assistant Town Manager

Angie Stone updated Council regarding the activities and events planned for the celebration.

## **9. Reports from Members of Town Council**

- a.** General Reports from Town Council

Ms. Brison stated she was delighted to attend and participate in the Juneteenth Celebration. She asked all to mark their calendars for next year. She expressed appreciation for being able to participate in the drum circle with her own djembe drum.

Ms. Becker reported she attended a Court of Honor for the Eagle Scouts from Troup 245. She stated it was an honor to be there and congratulated the recipients.

- b.** Report of the Lowcountry Area Transportation Study – Glenn Stanford

Mr. Stanford stated the recent meeting addressed the massive growth in Jasper County between US278 and State Route 170. He said they are planning to address the transportation system with that growth in mind. He added there is construction taking place on US17 and the reason it is taking so long is due to the pluff mud which needs compacted, and it should be completed within the next year. In conclusion he reported that the initial designs are being worked on for the improvement of Interstate 95 and is due to be completed in 2032.

- c.** Report of the Lowcountry Council of Governments – Tammy Becker

No report.

- d.** Report of the Beaufort County Airports Board – David Ames

No report.

- e.** Report of the Southern Lowcountry Regional Board – Glenn Stanford

Mr. Stanford reported the Board received a report on Capital Improvement Projects from various municipalities. He stated there is continued growth and management of the development of the Regional Housing Trust.

- f.** Report of the Island Recreation Association Board – Alex Brown

Mr. Brown reviewed the names of newly elected officers for the Board.

- g.** Report of the Community Services and Public Safety Committee – Tammy Becker

Ms. Becker reported the Committee met and the previous week to review applications regarding Boards, Committees and Commissions and discussion and review of such will take place in today's Executive Session.

**h. Report of the Public Planning Committee – David Ames**

Mr. Stanford reported the Committee met on June 8, 2023 and received presentations regarding the Conservation and Growth Framework, District Planning and LMO Amendments including a newly proposed text amendment called Islanders Mixed-Use within the Sea Pines Circle District. He stated the Committee voted to forward the request to Town Council without making a recommendation for or against the proposed text amendment. He added the proposed text amendment would be coming to the full Council at the July 18, 2023 meeting.

**i. Report of the Finance and Administrative Committee – Alex Brown**

Mr. Brown stated the Committee met earlier in the day and John Troyer explained and discussed the Municipal Installment Purchase Revenue Bond. He stated the Committee looked at the Town borrowing capabilities with a new technique verses ones used in the past. Mr. Brown stated the Committee submitted questions and staff will bring back answers at a future meeting.

**10. Appearance by Citizens**

Skip Hoagland addressed Council regarding funds awarded to the Hilton Head Island-Bluffton Chamber of Commerce stating the need for accountment of the funds provided. He stated his opinion for the need of a full-time Mayor.

Peter Kristian addressed Council regarding the Town audit conducted annually and the accolades received for the audit. He expressed his thanks to Jeff Buckalew for his years of service. Mr. Kristian suggested rearranging the meeting agenda by moving the action items to the beginning of the agenda. In conclusion, he thanked and congratulated Fire/Rescue and the Town Manager for their actions in assisting the occupants of a car that drove into a lagoon in Hilton Head Plantation.

Risa Prince, representing Lowcountry Community Partners addressed Council regarding Workforce Housing and the proposed Islanders Mixed-Use text amendment. She stated the LCP is not recommending Council vote for or against the item at this time stating the need for additional analysis. She stated specifics regarding their recommendation.

Matt Sweeney addressed Council regarding his support for Workforce Housing and the text amendment related to the Office Way project.

Carol Buxser addressed Council regarding her support for Workforce Housing and the text amendment related to the Office Way Project.

Cherry Norris address Council regarding her support for Workforce Housing

and the text amendment related to the Office Way Project.

Kathleen Redman addressed Council regarding her support for Workforce Housing and the text amendment related to the Office Way Project.

Skip Hoagland stated he was speaking on behalf of Lynn Greely. Mayor Perry told Mr. Hoagland that was not permitted and could not do so and if he did, he would face ramifications. Mr. Hoagland stated he would accept the citation. Mr. Hoagland proceed to make comments on the workings of the Hilton Head Island-Bluffton Chamber of Commerce.

Xiaodan Li addressed Council regarding Workforce Housing and the time spent on review of such. She provided statistics she composed and emphasized her support of the private sector taking the lead on Workforce Housing. She spoke in support of the text amendment related to the Office Way project.

Ashleigh Phillips addressed Council regarding her support for Workforce Housing and the text amendment related to the Office Way Project.

Diederik Advocaat addressed Council regarding the need for Sea Pines residents input for the proposed text amendment related to the Office Way project. He voiced concerns for traffic congestion. He added that ethics laws prohibit public employees from lobbying. He urged Council to follow the guidelines.

## **11. Unfinished Business**

Mr. Stanford stated that the items below were approved on first reading and moved to have them moved to a Consent Agenda. Ms. Brison moved to amend the motion to include only Item 11.a. Mr. Stanford, maker of the motion agreed to the amendment. Ms. Brison seconded the amended motion. Motion carried 6-0 (Ames absent).

- a. Second and Final Reading of Proposed Ordinance 2023 – 14 to Amend the Franchise Agreement between the Town of Hilton Head Island and Shore Beach Services, Inc. Concerning the Allocation of Lifeguard Personnel – Josh Gruber, Deputy Town Manager

Approved unanimously 6-0 (Ames absent) as a Consent Agenda Item.

- b. Consideration of a Resolution Authorizing an Amendment to the Agreement to Sell and Purchase Real Property with Beaufort County for the Exchange of Barker Field, the Old School House Property, the Cross Island Boat Landing, and a One Acre Parcel Located on Jenkins Road – Josh Gruber, Deputy Town Manager

Josh Gruber explained the Resolution had been previously approved by Town Council, but staff was bringing it back with a slight amendment. He explained that when title and survey work were completed, one parcel is not a separate parcel but part of another one that was already included. He noted that the item is being brought back removing the reference to the parcel being a separate one and seeking reaffirmation to move forward with the transfer under all the other same subject terms and conditions, one of which is that the boat landing remain open and accessible as it is to the public today.

Mr. Stanford moved to approve resolution authorizing the Town Manager to enter into an amendment to the purchase and sale agreement with Beaufort County for the sale and purchase of real property and to take all additional actions as necessary to effectuate the property transfers. Mr. Alfred seconded.

Mr. Grey Smith addressed Council regarding his confusion regarding a consent agenda and the exchange process on the property with Beaufort County. He expressed his need for further explanation. Mayor Perry explained the process regarding consent agenda items. Mayor Perry and Mr. Gruber explained the property exchange.

Mr. Morris Campbell addressed Council regarding a suggestion that properties be projected on the screen for the residents to see where they are located when being discussed.

Motion carried 6-0 (Ames absent).

## **12. Executive Session**

- a. Discussion of Personnel Matters (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70[a][1]) related to:
  1. Town Council Appointments to Town Boards, Commissions, and Committees:
    - Accommodation Tax Advisory Committee
    - Board of Zoning Appeals
    - Construction Board of Adjustments and Appeals
    - Design Review Board
    - Gullah Geechee Land and Cultural Preservation Task Force
    - Housing Action Committee
    - Parks & Recreation Commission
    - Planning Commission
- b. Discussion of Negotiations Incident to Proposed Contractual Arrangements and Discussions for the Proposed Sale or Purchase of Property (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 [a][2]) related to:

1. Main Street Area
  2. Palmetto Bay Road Area
  3. Marshland Road Area
  4. Pope Avenue Area
  5. Union Cemetery Road
- c. Discussion Incident to Proposed Contractual Arrangements with the Island Recreation Association (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 [a][2])
  - d. Discussion and Status Update on the Negotiations Incident to Proposed Contractual Arrangements for the Northpoint Public-Private Partnership Workforce Housing Project (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 [a][2])
  - e. Discussion of Employment, Appointment, Compensation, Promotion, Demotion, Discipline or Release of an Employee, or a Person Regulated by a Public Body (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70[a][1], [2]) related to:
    1. Town Attorney Contract

At 4:17 p.m. Mr. Orlando stated the need to enter Executive Session for the reasons listed above. Mr. Stanford moved to enter Executive Session for the reasons cited by the Town Manager. Ms. Bison seconded. Motion carried 6-0 (Ames absent).

### 13. Action from Executive Session

Upon return to regular session at 8:15 p.m., Mayor Perry asked if there were any actions to be taken as a result of Executive Session.

Mr Stanford moved to appoint the following individuals to the Town of Hilton Head Island **Housing Action Committee**: Candace Birkenhauer, Stuart Bell, Sandy West, Ayaks Castellanos, Marc Oknerand and Sandy Gillis. Mr. Alfred seconded with the understanding that there is likely to be additional appointments. Motion carried 6-0 (Ames absent).

Mr. Stanford moved to appoint the following individuals to the following Town of Hilton Head Island Boards, Committees or Commissions:

**Accommodations Tax Advisory Committee**: Cecile Eck, Keith Schlegel and Martin Lesch

**Construction Board of Adjustment Appeals**: Michael Lynes, Douglas Pine, Jay Owen and Will Okey

**Design Review Board**: Annette Lippert, Judd Carstens, Todd Theodore

**Parks and Recreation Commission**: Ray Kisiah, Michael Manesiotis, William Zurilla

**Planning Commission:** Albert Mealer, Joseph DuBois  
Mr. Alfred seconded. Motion carried 6-0 (Ames absent).

**14. Adjournment**

The meeting was adjourned at 8:16 p.m.

**Approved: July 18, 2023**

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Kimberly Gammon, Town Clerk

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Alan R. Perry, Mayor

The recording of this Meeting can be found on the Town's website at [www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)