



Town of Hilton Head Island
TOWN COUNCIL MEETING
Tuesday, September 19, 2023 – 3:00 p.m.
MINUTES

Present from Town Council: Alan Perry, *Mayor*; David Ames, *Mayor Pro-Tempore*; Tamara Becker, Alex Brown, Steve Alfred, Patsy Brison

Absent from Town Council: Glenn Stanford

Call to Order

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

FOIA Compliance

Gammon confirmed compliance with FOIA.

Pledge to the Flag

Invocation

The Venerable Dr. Father Kelly O'Lear (Fr. Kelly), Associate Rector, St. Luke's Anglican Church

Adoption of the Agenda

Ames moved to approve. Brison seconded. Motion carried 6-0.

Approval of the Minutes

Strategic Planning Workshop Minutes of August 9, 2023

Regular Meeting Minutes of August 15, 2023

Special Meeting Minutes of August 29, 2023

Ames moved to approve the August 9, 2023 workshop minutes with the addition of stating the workshop was held at the Westin Hilton Head Island Resort, the minutes of the August 15, 2023 meeting be tabled for corrections and for approval of the Special meeting minutes of August 29, 2023. Brison seconded. Motion carried 6-0.

Report of the Town Manager

March Orlando announced the Town of Hilton Head Island Finance Department has again received the government Finance Officers Association Certificate of Achievement for

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excellence in financial reporting Award. Orlando introduced and welcomed Andrew Davis, Marketing and Communications Director for the Town of Hilton Head Island. Orlando reported that the Town of Hilton head Island Lantern parade was a finalist in the Municipal Association of South Carolina's 2023 Achievement Awards Program and the parade was featured in an article in their monthly publication with a photo of the parade featured on the cover page.

Recognition of Ben Franklin Award of Valor – Chris Blankenship, Fire Chief

Chris Blankenship introduced Batallion Chief David Bell, Fire Apparatus Operator Brendan Horlbeck and Fire Lieutenant Sean Kavlick, recipients of the International Association of Fire Chief's Ben Franklin Award of Valor. He expressed his appreciation and thanks to the recipients.

Update on Environmentally Conscious Best Management Practices – Byran McIlwee, Director of Public Projects

Bryan McIlwee conducted a detailed presentation noting the Town of Hilton Head Island is always looking to be a leader in protecting the environment and establishing best management practices. The Town prides itself on being environmentally conscience and is known as a nature-based community. The Town and its residents encourage and value eco-friendly practices such as: reduction in plastic, oyster shell recycling and beach clean-up programs, island wide eco-friendly aesthetics and regulations. The Landscaping and Grounds Industry for years has been using products that are approved by the EPA (United States Environmental Protection Agency). The EPA studies and approves certified chemicals and products used in daily landscape maintenance. There are now more organic resources and environmentally friendly alternatives on the market for consideration by the Town methods of pest management can be organized into four main categories: cultural (crop rotation, resistant varieties), mechanical (discing, screens, traps), biological (beneficial insects and pathogens), and chemical (pesticides). Pest management is more effective, practical, and safer when all four types of management are employed. This is a principle known as Integrated Pest Management (IPM). Chemical control is an integral component of IPM, even in organic operations. Conventional (or synthetic) pesticides are materials that are manmade, often from materials found in nature, though their chemical structures have been altered in some way. By altering the chemical structure, certain characteristics can be improved. For example, synthetic pyrethroids are altered to be more stable in sunlight than natural pyrethrin. Organic pesticides, on the other hand, are considered naturally derived, meaning their chemical structures are unaltered from the way they exist in nature. While the chemical structure is unaltered from its natural form, the material is often processed or extracted to make it more effective or easier to use. Organic pesticides typically break down rapidly in the environment. As a result, when used for persistent pest problems such as plant diseases, organic materials must be applied much more often than their conventional counterparts.

Currently, the Town relies on four (4) contractors to maintain roads, medians, pathways, facilities and grounds, including:

Town, SCDOT and County roads

William Hilton Parkway, Cross Island Parkway, Palmetto Bay Road, Pope Avenue, New

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Orleans Road, Beach City Road, Mathews Drive and many more
All Town parks and beach parks.
All Town open space and preserved land.
All Town facilities such as Town Hall, Fire and Rescue HQ and Fire Stations.

Mcllwee reviewed the assessment of current practices, actions to date, the proposed schedule, next steps in the process and answered questions from members of Council.

Reports from Members of Town Council

General Reports from Town Council

Becker noted the inaugural event held over the weekend stating it was a great event and she thanked all who attended. She wished a happy New Year to the Jewish Community.

Brison expressed her appreciation to staff and volunteers that contributed to the community celebration and noted the interfaith service was heartwarming. Brison pointed out the addition of new artwork in the art gallery hallway at Town Hall and thanked Natalie Harvey. She reminded all that the Crescendo kick-off party will be taking place on October 10 and encouraged all to participate.

Report of the Lowcountry Area Transportation Study – Glenn Stanford

No report.

Report of the Lowcountry Council of Governments – Tammy Becker

No report.

Report of the Beaufort County Airports Board – David Ames

Ames stated the County awarded the airport terminal contract and it is expected to take two years to complete.

Report of the Southern Lowcountry Regional Board – Glenn Stanford

No report.

Report of the Island Recreation Association Board – Alex Brown

Brown reported the Association had its annual planning session on August 18. He noted it was facilitated by USCB and there was discussion regarding programs and any gaps that can be improved upon with a goal of a plan that will be presented to Town Council.

Report of the Community Services and Public Safety Committee – Tammy Becker

Becker reported the Committee has held meetings reviewing applications for various committees and commissions and conducted interviews for current vacancies. She noted recommendations will be made during Executive Session later in the meeting. Becker stated on September 18, the Committee received and Fire Rescue Bi-Annual Update from Chief Blankenship, the 2nd Quarter Crime Statistics from Beaufort County Sheriff's Office and recommended to move forward to the full Council to consider a recommendation to the Military Enhancement Committee of Beaufort County along with a recommendation to the full Council for consideration of approval of an ordinance to establish a parking management program and the Committee will review a resolution at their next meeting to

go along with the ordinance to Council.

Report of the Public Planning Committee – David Ames

Ames reported the Committee met on September 14 to review the Bridge to the Beach District Plan. He said it is the third of eight district plans that are in the process of planning. He added that the Committee recommended to move forward to the full Council an amendment to the LMO establishing a single-family floor area ratio of .45 which is the gross floor area of structure on a lot divided by the total square foot of the lot.

Report of the Finance and Administrative Committee – Alex Brown

Brown reported the Committee moved to forward the request regarding the business license update to the class schedule as required by Act 176 of 2020 to the full Council for consideration of approval.

Appearance by Citizens

John Casey addressed Council regarding his support of the Island Mixed-Use Project due to the fact it is privately funded.

Robin Liebenberg addressed Council regarding the use of chemicals for landscaping on Hilton Head Island. She stated she is against the use of Roundup on the Island.

Pamela Ovens addressed Council regarding toxic chemical use on Hilton Head Island stating her opposition to the use of Roundup.

Lynn Fontaine addressed Council stating her opposition for the use of public funding for workforce housing.

Sherrie Mikrut addressed Council stating her support of the Mixed-Use Text Amendment and Office Way Project and her opposition to utilizing public funds for the Northpoint and Coastal Community Development Corporation.

Skip Hoagland addressed Council regarding the need for more transparency.

Eric Somerville addressed Council and complimented the Town Maintenance Department on the improvements in landscaping on the Island. He also spoke in opposition to funding the Coastal Community Development Corporation.

Skip Hoagland stated he would be speaking on behalf of Lynn Greely. Mayor Perry reminded him it is not permitted and if he continued, he would be issued a citation. Hoagland stated he welcomed the citation and proceeded to speak requesting a forensic audit of the Hilton Head Island-Bluffton Chamber of Commerce.

Xiaodan Li addressed Council expressing her concerns regarding public funding of the Coastal Community Development Corporation and the risks to the Town of Hilton Head Island.

Matt Sweeney addressed Council regarding his opposition to public funding being provided to the Coastal Community Development Corporation.

Sherry Pettigrew addressed Council regarding the proposed amendment to the Land Management Ordinance regarding the Floor Area Ratio of 0.45 for non-PUD areas. She expressed concern that property owners may not yet be aware of the limitations and the

impact on their property and a one-size fits all approach is not the way to address the issue.

Cherry Norris addressed Council stating her appreciation for the Singer-Songwriter event and noted that she and Martin Lesch are co-producing the tree ceremony to be held on December 1. Norris expressed her support for the Office Way Project and her opposition to the Coastal Community Development Corporation.

Kim Conte addressed Council regarding her opposition to the use of Roundup and other chemicals on Hilton Head Island.

Marcy Tressel addressed Council regarding the toxic effects on birds and fish from the use of Roundup.

Chris Geiger addressed Council regarding the beauty of the Island and diverse wildlife and asked for enforcement of the use of Roundup as opposed to banning.

George Paletta addressed Council regarding his support of the Office Way Project noting it is being funded privately.

Unfinished Business

Consideration of an Ordinance Authorizing and Directing the Town of Hilton Head Island to Enter into an Intergovernmental Agreement Relating to South Carolina Local Revenue Services; to Participate in one or more Local Revenue Service Programs; to Execute and Deliver one or more Participant Program Supplements; and Other Matters Relating Thereto – Second and Final Reading - John Troyer, Director of Finance

John Troyer explained the ordinance would allow the Town to enter into an agreement with the Municipal Association of South Carolina to continue this collection effort.

Ames moved to approve. Brison seconded. Motion carried 6-0.

New Business

Presentation by the Coastal Community Development Corporation – John Troyer, Director of Finance

Alan Wolfe, Chairman of the Coastal Community Development Corporation conducted a detailed presentation regarding their funding request from the Town in the amount of \$600,000. He reviewed the program in detail along with all the requirements. The CCDC would like the Town to consider a partnership and/or the Town's participation and support for their proposed endeavors to address workforce housing. The CCDC is seeking support from other jurisdictions and organizations.

Mayor Perry asked for public comment.

Angie Hutchins addressed Council expressing her concern that if funding is approved it will open the door to other non-profits request for funding.

Skip Hoagland addressed Council stating funding the Coastal Community Development Corporation would be an illegal use of public funding.

Sherrie Mikrut addressed Council stating she supports a free-market system and it is not fair to give to one but not the others and her opposition to funding the Coastal Community

Development corporation.

Chris _____ addressed Council stating her concerns regarding the Coastal Community Development Corporation Program and the impact it will have on property values.

Fred Dulay addressed Council and expressed his opposition to the proposal by the Coastal Community Development Corporation.

Cherry Norris addressed Council stating she was again the use of Town funds for the proposal.

Gray Smith addressed Council expressing his opposition to the Town funding the project.

Kim Likins addressed Council expressing her support of the Town funding the project.

Ken Campbell addressed Council expressing his support of the Town funding the project.

After lengthy discussion and comments and questions from Town Council members **Ames moved that the funding request from the Coastal Community Development Corporation be returned to the Finance Committee for the following:**

- 1. to seek legal opinions regarding the application of Act 57 of 2023 and the ability to use accommodations tax funding for workforce housing;**
- 2. to determine alternative sources of funding and support for the Coastal Community Development Corporation; and**
- 3. to outline terms of the relationship.**

Brison seconded. Motion carried 5-1 (Becker opposed).

Consideration of a Resolution to Authorize Submittal of the CDBG Entitlement Program Consolidated Annual Performance Evaluation Report (CAPER) for Program Year 2022 to the U.S. Department of Housing and Urban Development – Marcy Benson, Senior Grants Administrator

Marcy Benson stated the resolution is required by the U.S. Department of Housing and Urban Development for participation in the CDBG Program. The Finance & Administrative Committee voted unanimously to move the item to the full Council for consideration of approval.

Ames moved to approve. Alfred seconded. Motion carried 6-0.

Consideration of a Resolution Extending the Term of the Memorandum of Understanding between the Town of Hilton Head Island and the Island Recreation Association – Josh Gruber, Deputy Town Manager

Josh Gruber explained that in 20108 the Town entered into a Memorandum of Understanding with the Island Recreation Association and the term of the agreement was to run until September 30, 2023. He said a working group consisting of members of Town Council, Island Recreation Association Board and staff from both entities have been working on a new agreement. He reviewed the timeline for bringing the agreement to Council and stated this resolution would extend the terms of the Memorandum of

Understanding with the same terms and conditions to cover that until the new agreement is brought forward.

Ames moved to approve. Becker seconded. Motion carried 6-0.

Executive Session

Discussion of Matters Relating to the Proposed Location, Expansion, or the Provision of Services Encouraging Location or Expansion of Industries or Other Businesses in the area Served by the Public Body (Pursuant to South Carolina Freedom of Information Act Section 30-4-70(a)(5)) related to:

- Project Cloud

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:

- Old Welcome Center Town Owned Property Tract
- Ashmore Town Owned Property Tract
- Marshland Road Area
- Jenkins Road Area

Discussion of Legal Advice from the Town Attorney on Matters Covered Under the Attorney- Client Privilege (Pursuant to the South Carolina Freedom of Information Act Section 30-4-7 [a][2]) related to:

- Driessen Beach Park Pedestrian Access
- Mt. Calvery Missionary Baptist Church v Town of Hilton Head Island
- Jonesville Road Drainage

Discussion of Personnel Matters [Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 [a][1]) related to:

- Housing Action Committee
- Gullah Geechee Historic Neighborhoods CDC Board of Directors
- Parks and Recreation Commission
- Board of Zoning Appeals

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])

Orlando stated the need to go into Executive Session for the purposes listed above. **At 5:50 p.m. Ames moved to go into Executive Session for the reasons stated by the Town Manager. Alfred seconded. Motion carried 6-0.**

Actions from Executive Session

Upon return from Executive Session at 7:58 p.m. Mayor Perry asked if there were any actions to be addressed as a result of Executive Session.

Ames moved that the Mayor and Town Manager be authorized to execute and deliver a settlement agreement for Beaufort County Case 2022-cp-07-1199, titled

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“Mount Calvary Missionary Baptist Church of Hilton Head, et al v. SCG Associates, LLC, et al” and to take all other and further actions necessary to complete the Town’s obligations under the terms and conditions of the settlement agreement. Becker seconded. Motion carried 6-0.

Ames moved that the Town Council approve on First Reading an Ordinance to authorize the executive and delivery of easements granting Hilton Head No. 1 Public Service District the ability to install, operate and maintain wells and associated infrastructure on real property owned by the Town of Hilton Head Island, South Carolina, and authorizing the Mayor and Town Manager to take all actions necessary to complete the execution and delivery of the Easements to Hilton Head No.1 Public Service District. Brison seconded. Motion carried 6-0.

Ames moved to appoint the following: Amy Fee, Board of Zoning Appeals; Charlie Quigg, Parks and Recreation Commission; and Andre White, Gullah Geechee Historic Neighborhoods CDC Board Member. Brison seconded. Motion carried 6-0.

Adjournment

The meeting was adjourned at 8:00 p.m.

Approved: October 17, 2023



Kimberly Gammon, Town Clerk



Alan R. Perry, Mayor

The recording of this Meeting can be found on the Town’s website at www.hiltonheadislandsc.gov