

**THE TOWN OF HILTON HEAD ISLAND
REGULAR TOWN COUNCIL MEETING**

Date: Tuesday, April 3, 2018

Time: 4:00 P.M.

Present from Town Council: David Bennett, *Mayor*; Kim Likins, *Mayor Pro Tempore*; John McCann, Bill Harkins, Marc Grant, Tom Lennox, David Ames, *Council Members*

Present from Town Staff: Steve Riley, *Town Manager*, Charles Cousins, *Director of Community Development*; Scott Liggett, *Director of Public Projects & Facilities/Chief Engineer*; Brad Tadlock, *Fire Chief*; John Troyer, *Finance Director*; Brian Hulbert, *Staff Attorney*; Shawn Colin; *Deputy Director of Community Development*; Melissa Cope, *System Analyst*; Krista Wiedmeyer, *Executive Assistant/Town Clerk*

Present from Media: Alex Kincaid, *Island Packet*

1. Call to Order

Mayor Bennett called the meeting to order at 4:02 p.m.

- 2. FOIA Compliance** - Public notification of this meeting has been published, posted and distributed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Executive Session

Mr. Riley stated he needed an Executive Session for: (a) Land Acquisition; discussion of negotiations incident to proposed sale, lease or purchase of property land near the (i) Mathews Drive area.

At 4:04 p.m. Mrs. Likins moved to go into Executive Session for matters mentioned by the Town Manager. Mr. Harkins seconded, the motion was approved by a vote of 6-0, Mr. Grant was absent from the dais for this vote.

Council returned to the dais at 5:00 p.m.

4. Pledge to the Flag

5. Invocation

6. Proclamations & Commendations

- a. USCG Auxiliary National Safe Boating Week**

Mayor Bennett presented the proclamation to members of the U.S. Coast Guard Auxiliary Flotilla 070-10-11.

- b. Boys & Girls Club Week**

Mayor Bennett present the proclamation to Coach Daniel Godsun and Russ Whiteford, as well as some of the children from the Club too.

7. Approval of Minutes

- a. Town Council Meeting, March 20, 2018**

Mrs. Likins moved to approve the Town Council meeting minutes from March 20, 2018. Mr. Harkins seconded, the motion was approved by a vote of 7-0.

8. Report of Town Manager

- a. USCB - Quarterly Update – Dr. Charlie Calvert**

Dr. Calvert, Dean USCB Hilton Head Island campus, gave a brief update to the members of Town Council. He said that work continues as scheduled, with a completion date in September and ribbon cutting in October. Dr. Calvert confirmed that the budget numbers are also still on track.

- b. Items of Interest**

- i. Town News**

- ii. Noteworthy Events**

Mr. Riley reported on upcoming meetings and noteworthy events taking place in the coming weeks. He also spoke of some items of interest happening within Fire Rescue as well.

9. Reports from Members of Council

a. General Reports from Council

Mr. Lennox reported that he recently attended the Southern Lowcountry Regional Board meeting where the discussion was about the Committees recommendation of a regional stormwater design utility. He said that Town staff had expressed concerns to Mr. Riley about the time demands and potential costs associated with this topic, which is not currently on Town Council's priority list. Mr. Lennox went on to say that Mr. Riley expressed these same concerns at the recent SoLoCo Board meeting, and reported that while not opposed to the effort, the Town was not in a position at this time to participate. Mr. Lennox said that he was asked by the members of the SoLoCo Board to bring this matter to the next Town Council meeting, and ask that this be made a priority. He said after speaking with Mr. Riley more about this matter, he felt Mr. Riley might be right. Mr. Lennox said that the technical staff of the SoLoCo Board has issued a proposed mission statement and recommendations to develop a regional stormwater technical standard and model ordinance. Mr. Lennox said a copy of this document will be placed in Council's mailboxes for review, consideration, and further discussion.

Mrs. Likins reported that since the opening of the new Shelter Cove Apartments, she has heard from many of her new constituents about the pond that is beside the apartments and the park. She said through the construction phase, debris and trash has blown into the pond, as well as dead trees from the storms. She also mentioned this is the same pond that was a topic of discussion with the Audubon Society regarding the protected birds. Mrs. Likins said that the residents would like that area to be a beautiful area to look over and are concerned about some of the trash that is collecting there. She said that she realizes that it is a delicate situation, and that we do not want to disturb the bird habitat there, but there has been discussions about having an observation platform installed. She went on to ask, could we ask staff to reach back out to the developer about this platform, and see what the plans are moving forward. Mr. Riley said that staff met with the developer recently about this very same topic. He said they are going to begin doing some work without doing damage and the platform is on track.

Mr. Harkins said that he thought the County had retained a consultant to do an assessment of the stormwater system, and that report should have been completed a couple months ago. He asked if there would be a way to obtain the report. Mr. Riley said he would look into getting a copy from the County.

Mayor Bennett reported that he and Mr. Riley continue to work with the County with regards to the Gateway Project, stating that at their recent meeting, the County approved a new contract with a consulting firm. He said that the County agreed to the Town being a party to the contract. He anticipates the Town receiving notice from the County requesting the Town's participation in the cost associated with the contract, which was approximately \$90,000. Mayor Bennett said the County also approved up to \$575,000 in additional funding for the Mitchelville Preservation Project upon completion of the master planning and business planning effort. He said that the funds would be in the form of a match, on a one-to-one basis. Mr. Harkins asked if Town Council would need to vote as a whole to participate in the study for the Gateway Project. Mr. Riley confirmed; the Gateway study would need to be an agenda item.

b. Report of the Intergovernmental & Public Safety Committee – Bill Harkins, Chairman

Mr. Harkins stated that he did not have a report this week.

c. Report of the Community Services Committee – Kim Likins, Chairman

Mrs. Likins reported that the Venue Committee met on March 30, 2018 to discuss the recommendations they received from the consultant regarding a community arts venue. They will be meeting one more time, then bringing their recommendations forward to Town Council. She said that the Committee feels very strongly that they need Council to finish Phase II of the study beyond the point of what they have been granted, which was just the community arts venue. Mrs. Likins said that the Committee feels that it is very difficult to make a final recommendation without having all of the information collectively together. She said that at the Council's retreat they had agreed that the Committee would have the opportunity to finish Phase II, and that it would be in the budget for them to do so. Mrs. Likins said that she hoped that Council would move forward with their request when it comes before Council. Mrs. Likins said that the Community Services Committee met on April 2, 2018. She said that the Committee began to review applications for the open seats within the boards and commissions. She encouraged the public at large to consider sending in applications.

Reports from Members of Council (cont.)

d. Report of the Public Planning Committee – David Ames, Chairman

Mr. Ames reported that the Committee met on March 22, 2018. He said that the RFP is out again and is due back to the Town on April 17, 2018. Mr. Ames said that they are hoping for a response that allows forward motion on the strategic plan. He said that staff is updating GIS maps to depict underperforming or vacant commercial building for potential conversion to affordable housing. Mr. Ames said that staff is also working on the actual conversion rate of commercial square footage to residential densities in hopes of transitioning into housing in those difficult areas. He said staff is working with the Chamber's housing coalition on the permitting process for affordable housing. Mr. Ames said that the Committee recommends and advocates for the passage of the State Inclusionary Tax Bill.

e. Report of the Public Facilities Committee – Marc Grant, Chairman

Mr. Grant reported that the Committee met March 26, 2018, where they discussed the dirt roads and park expenses. He said Mr. Liggett provided a report to the Committee about the low return and responses for the possibility of property owners donating their land rights for paving the road. Mr. Grant said that they discussed some of the possibilities to why there was a low response. He said in accordance with the policy, the Committee decided to move on to the next four roads, Murray Ave, Mitchelville Lane, Alice Perry Drive, and Pinefield Road. Mr. Grant said after the conclusion of contacting the property owners on these four roads, the Committee will begin to review the Town's policy and see what changes can be made to do better. Mr. Grant said the Committee discussed the cost analysis to maintain the County parks. He said they discussed maintenance, janitorial, business contracting to maintain the parks at higher standards. He said the total costs of this analysis came to \$904,200. Mr. Grant said that the Committee voted to move this topic to Town staff so they could begin the negotiations with the County to talk about how to improve the possibilities of maintaining the parks and how they can maintain them better.

f. Report of the Finance & Administrative Committee – John McCann, Chairman

Mr. McCann reported that the Committee met earlier in the day where they discussed the Town's reserves. He stated that a recommendation would be forthcoming.

10. Appearance by Citizens

Julia Herrin, Miss Columbia Teen 2018, addressed the members of Council requesting financial support from the Town in partnership with the Miss America Scholarship organization. Mayor Bennett asked Mr. Riley if it would be possible to have Jenn McEwen connect with Ms. Herrin, and begin to find support for this cause.

Skip Hoagland, addressed Town Council regarding his matters with the Town, ATAX, and the Chamber.

11. Unfinished Business

a. Second Reading of Proposed Ordinance 2018-01

Second Reading of Proposed Ordinance 2018-01 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 Parcel 375 on Beaufort County Tax Map #4 [Property 5] and Parcel 221 on the Beaufort County Tax Map #8 [Property 6] to rezone the parcels from LC (Light Commercial) Zoning District to the IL (Light Industrial) Zoning District and providing for severability and effective date.

Mrs. Likins moved to approve. Mr. Harkins seconded, the motion was approved by a vote of 7-0.

b. Second Reading of Proposed Ordinance 2018-02

Second Reading of Proposed Ordinance 2018-02 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 that certain parcel identified as Parcel 344 on Beaufort County Tax Map #4 to rezone the parcel from the LC (Light Commercial) Zoning District to the PD-1 (Planned Development Mixed-Use) Zoning District, specifically part of the Palmetto Hall Master Plan, changing the allowable uses to airfield maintenance office and storage, taxiway, community services, government uses, contractor's office, other office uses, landscape businesses, auto rentals, taxicab services, warehouse and self-service storage; limiting the height to a maximum of 45' over Base Flood Evaluation (BFE); limiting the density to 10,000 GFA (Gross Floor Area) per net acre and providing for severability and effective date.

Mrs. Likins moved to approve. Mr. Harkins seconded, the motion was approved by a vote of 7-0.

Unfinished Business (cont.)

c. Second Reading of Proposed Ordinance 2018-03

Second Reading of Proposed Ordinance 2018-03 of the Town of Hilton Head Island, South Carolina, authorizing the execution of a lease with the Island Recreation Association, Inc. for property owned by the Town of Hilton Head Island, South Carolina, pursuant to the authority of S.C. Code Ann. Sec. 5-7-40 (Supp. 2012), and Sec. 2-7-20, Code of the Town of Hilton Head Island, South Carolina, (1983); and providing for severability and an effective date.

Mrs. Likins moved to approve. Mr. Harkins seconded, the motion was approved by a vote of 7-0.

12. New Business

a. Consideration of a Resolution - Annual Fair Housing Month

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina proclaiming April 2018 as Fair Housing Month.

Mrs. Likins moved to approve. Mr. Harkins seconded, the motion was approved by a vote of 7-0.

b. Consideration of a Resolution – Authorizing the Execution of a Gift Agreement for the Acquisition of Public Art

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, authorizing the execution of a Gift Agreement with the Community Foundation of the Lowcountry for the acquisition of the “CYCLE” sculpture.

Mrs. Likins moved to approve. Mr. Harkins seconded. Mr. Whiteford made some brief statements to the members of Council, who then unanimously approved the motion by a vote of 7-0.

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

14. Adjournment

Mayor Bennett adjourned the meeting at 5:46 p.m.

Krista M. Wiedmeyer,
Executive Assistant/Town Clerk

Approved: 04/17/2018

David Bennett, Mayor