



Town of Hilton Head Island  
**TOWN COUNCIL MEETING**  
**Tuesday, January 17, 2023, 3:00 PM**  
**MINUTES**

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

**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*; Ben Brown, Sr. *Advisor to the Town Manager*; Chris Blankenship, *Fire Chief*; Bob Bromage, *Director of Public Safety*; John Troyer, *Director of Finance*; Kelly Spinella, *Communications & Marketing Administrator*; Missy Luick, *Assistant Community Development Director*; Krista Wiedmeyer, *Town Clerk*

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**1. Call to Order**

Mayor Perry 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.

Compliance with the Freedom of Information Act was confirmed by the Town Clerk.

**3. Roll Call**

Attendance was confirmed by way of roll call.

**4. Pledge to the Flag**

**5. Invocation – Senior Pastor Nathan Futrell – Central Church Hilton Head Island**

Pastor Futrell delivered the invocation.

**6. Approval of the Minutes**

- a. Regular Meeting – December 6, 2022
- b. Workshop – January 3, 2023

Mr. Ames moved to approve the minutes. Mr. Alfred seconded. Motion carried 7-0.

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

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

Mr. Orlando reported that Town Council would hold a two-day workshop for strategic planning on January 24 and 25.

### **b. Town of Hilton Head Island Financial Audit Presentation for Fiscal Year Ending June 30, 2022 from Greene Finney Cauley – Larry Finney, Partner**

Mr. Finney with Greene Finney Cauley delivered a presentation regarding the Town of Hilton Head Island financial audit for Fiscal Year ending June 30, 2022.

### **c. Update on the Independent End-to-End Analysis and Simulation of the William Hilton Parkway Gateway Corridor – Shawn Colin, Assistant Town Manager – Community Development**

Mr. Colin delivered a brief report on the Independent End-to-End Analysis and Simulation of the William Hilton Parkway Gateway Corridor. Upon the conclusion of his report, Town Council provided feedback, directing the Town Manager and staff to procure an independent review using the current scope. Town Council also requested that a committee be created to include, one member of Town Council, one citizen traffic engineer, and one Native Islander to review and advise Town Council on the independent review.

### **d. Gullah Geechee Historic Neighborhoods Community Development Corporation Board of Directors Update – Josh Gruber, Deputy Town Manager**

Mr. Gruber delivered a brief update on the status of the Gullah Geechee Historic Neighborhoods Community Development Board of Directors. He reported that the recruitment of board members has kicked off and applications are coming in. Mr. Gruber also reported that the recruitment for the Executive Director would begin in the coming weeks.

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

Ms. Luick delivered an update on the Workforce Housing Program. She reported that recruitment has started for the Workforce Housing Manager role. Ms. Luick also reported that the Town is under contract with a consultant to begin implementation. She indicated that a committee for the program was planned for creation in the first quarter.

### **f. Northpoint Public-Private Partnership Workforce Housing Project Update – Ben Brown, Senior Advisor to the Town Manager**

Mr. Brown delivered an update on the Northpoint Public-Private Partnership project, noting that the committee had reviewed the proposals and qualifications of seven companies. He said contract negotiations are in the works and future updates would be forthcoming.

## **8. Reports of the Members of Town Council**

### **a. General Reports from Town Council**

No reports.

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

Mr. Stanford stated he did not have a report.

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

Ms. Becker stated she did not have a report.

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

Mr. Ames stated he did not have a report.

### **e. Report of the Island Recreation Association Board – Alex Brown**

Mr. Brown stated he did not have a report.

### **f. Report of the Community Services and Public Safety Committee – Tammy Becker**

Ms. Becker stated the next committee meeting would take place on January 23.

### **g. Report of the Public Planning Committee – David Ames**

No report.

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

Mr. Brown reported that the committee met earlier in the day where they reviewed and approved the proposed meeting dates, changing the start time of the meetings to 1:00 p.m. He also reported that the committee reviewed the proposed Small and Minority-Owned Business Utilization Program. Mr. Brown said that the committee provided feedback to staff, requesting that the updates be incorporated and brought back to the next meeting.

## **9. Appearance by Citizens**

**Skip Hoagland:** addressed Town Council on matters concerning the Town and Chamber.

**Steve Baer:** addressed Town Council on matters concerning the William Hilton Parkway project.

**Peter Kristian:** addressed Town Council on matters concerning the solid waste and recycling program.

**Daniel Anthony:** addressed Town Council on matters concerning the development in the Jonesville Road area.

## **10. New Business**

### **a. Mayoral Appointment to the Southern Lowcountry Regional Board**

Mayor Perry appointed Mr. Stanford to serve on the Southern Lowcountry Regional Board as the Town Council representative for the Town. He also noted that he would also be serving on the board in his role as Mayor.

### **b. First Reading of Proposed Ordinance 2023-01 Updating the Local Comprehensive Beach Management Plan for the Town of Hilton Head Island Pursuant to the Requirements of the South Carolina Beachfront Management Act**

Mr. Colin delivered a presentation concerning this matter to Town Council, reviewing the plan and the statutory requirements to update the plan every five years. He also discussed the process and plans for beach renourishment, noting that currently the Town is on track for 2025. Upon the conclusion of his presentation, he answered various questions from Town Council. Ms. Becker stated that she was uncomfortable with the language in the plan about parking, noting that she had asked about this in committee and was expecting it would be updated. Ms. Brison said she reviewed the plan and was concerned about the language concerning resiliency and density. She requested that the plan be remanded back to the Public Planning Committee. Upon the conclusion of a lengthy discussion, Town Council took action to send the plan back to committee.

Ms. Brison moved to remand the Local Comprehensive Beach Management Plan for the Town of Hilton Head Island to the Public Planning Committee. Mr. Ames seconded. The motion carried 6-1, Ms. Becker opposing.

### **c. First Reading of Proposed Ordinance 2023-02 Amending Section 2-5-10 of the Municipal Code for the Town of Hilton Head Island Related to the Date, Time, and Place of a Regularly Scheduled Town Council Meeting**

Mr. Gruber reviewed the proposed amendments to the municipal code, highlighting the key elements to the amendments and that they align with statutory requirements.

Mr. Ames moved to approve. Mr. Stanford seconded. With no discussion, the motion carried 7-0.

### **d. First Reading of Proposed Ordinance 2023-03 Amending the Municipal Budget for the Town of Hilton Head Island for the Fiscal Year Budget Ending June 30, 2023**

Mr. Troyer reviewed the proposed budget amendments and answered questions posed to him from Town Council. Ms. Becker had questions about the use of the short-term rental permit fees, noting that these fees are unknown. She said she was under the impression that short-term rental fees were not going to be used in the general fund. Mr. Brown questioned the amendment for the use of parking management, raising a concern that the policy for the parking management program has not been discussed.

Mr. Ames moved to approve. Mr. Alfred seconded. With no further discussion, the motion carried 7-0.

- e. First Reading of Proposed Ordinance 2023-05 Authorizing the Execution of a Deed Conveying a Portion of Real Property Owned by the Town of Hilton Head Island Located at 137 Squire Pope Road

Mr. Gruber reviewed this matter with Town Council, noting that at the time the Town purchased this property, the survey did not show the driveway encroachment. He said, after reviewing the areal photos of the property going back prior to the Town's purchase, it does show the driveway encroachment. Mr. Gruber answered questions posed to him from Town Council.

Mr. Ames moved to approve. Mr. Stanford seconded. With no further discussion, the motion carried 6-1, Ms. Becker opposing.

- f. Consideration of a Resolution of the Town of Hilton Head Island Approving the Recommendation from the Accommodations Tax Advisory Committee for the Calendar Year 2023 Accommodations Tax Grants

Mr. Troyer reviewed the recommendation from the Accommodations Tax Advisory Committee. Mr. Fluker, Chairman of the Committee, answered questions posed from Town Council and providing input and insight on the Committee's recommendation.

Mayor Perry explained that Town Council would review each request one at a time to ensure full consideration of all requests.

Mr. Ames moved to approve the resolution, removing the supplemental funding request from the Hilton Head Island-Bluffton Chamber of Commerce. Mr. Stanford seconded. With no further discussion, the motion carried 6-1, Ms. Brison opposing.

Mr. Brown moved to table further discussion and consideration of the supplemental funding request from the Hilton Head Island-Bluffton Chamber of Commerce. Mr. Stanford seconded. With no further discussion, the motion carried 7-0.

- g. Consideration of a Resolution Approved by the Greater Island Council Requesting Beaufort County and the Town of Hilton Head Island Work Jointly on Improvements to the Solid Waste and Recycling Facilities

Mr. Colin opened the discussion on this matter, explaining that at a previous meeting, Town Council took action supporting a similar resolution from the Greater Island Council. After much discussion and questions answered by Mr. Colin; no action was taken on this matter. Town Council requested that further discussion on this matter be had at their upcoming strategic action planning workshop.

## **11. Executive Session**

At 6:34 p.m., Town Council recessed to enter into Executive Session.

## **12. Possible Action by Town Council Concerning Matters Discussed in Executive Session**

At 8:04 p.m., Town Council returned to the dais and took the following action.

Mayor Pro-Tem Ames moved to appoint Alan Perry to represent the Town of Hilton Head Island in his capacity as Mayor to the Beaufort County Economic Development Corporation. Further, Councilmember Tamara Becker will serve as the Mayor's designee when he is not available to attend a meeting. Councilmember Stanford seconded. Motion carried 7-0.

Mayor Pro-Tem Ames moved to approve the Resolution amending the makeup of the Northpoint Public Private Partnership Housing Advisory Committee, to add an additional citizen seat. Ms. Becker seconded. Motion carried 7-0.

Mayor Pro-Tem Ames moved to appoint Councilmember Glenn Stanford to fill the vacant Town Council seat and Thomas Lennox to fill the new citizen seat on the Northpoint Public Private Partnership Ms. Becker seconded. Motion carried 7-0.

Mayor Pro-Tem Ames moved to authorizing the execution of a Sponsorship Agreement with the Heritage Classic Foundation for the 2023 Heritage Golf Tournament Sponsored by Boeing. Ms. Becker seconded. Motion carried 7-0.

## **13. Adjournment**

The meeting adjourned at 8:11 p.m.

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Krista M. Wiedmeyer, Town Clerk

**Approved: February 21, 2023**

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Alan R. Perry, Mayor