



Town of Hilton Head Island
TOWN COUNCIL MEETING
Tuesday, March 21, 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*; John Troyer, *Finance Director*; Missy Luick, *Assistant Community Development Director*; Taylor Ladd, *Project Manager*; Carolyn Grant, *Communications Director*; Kelly Spinella, *Social Media and Marketing Manager*; Bob Bromage, *Public Safety Director*; Krishana Perry, *Principal Planner – Historic Neighborhood Preservation*; Mac Deford, *General Counsel*; Todd McNeil, *Community Code Enforcement Officer*; Cindaia Ervin, *Interim Town Clerk*

1. Call to Order

2. FOIA Compliance

Ms. Erwin affirmed compliance with FOIA.

3. Roll Call

Attendance was confirmed by way of roll call.

4. Pledge to the Flag

5. Invocation – Pastor June Wilkins – Christ Lutheran Church

6. Civility Pledge

7. Approval of the Minutes

- a. Special Meeting – January 23, 2023
- b. Strategic Plan Workshop – January 24, 2023
- c. Strategic Plan Workshop – January 25, 2023
- d. Special Meeting – January 31, 2023
- e. Workshop – February 14, 2023

Mr. Alfred moved to approve. Mr. Stanford seconded. Motion carried 7-0.

8. Report of the Town Manager

a. Items of Interest

Mr. Orlando shared some items of interest regarding the 2023 Darius Rucker Intercollegiate Women's Golf Tournament; the Hilton Head International Piano Competition which took place March 13-18, 2023; the upcoming RBC Heritage; Home Safety Repair Program update; update regarding the Lateral Sewer Program; and an update regarding Youth Art Month events.

b. Board of Zoning Appeals Biannual Update – David Fingerhut, Board of Zoning Appeals Chairman

Mr. Fingerhut provided a report regarding the second half of 2022.

c. Workforce Housing Program Monthly Update – Missy Luick, Assistant Community Development Director

Missy Luick provided the monthly update stating she has given two presentations to community groups and has two more planned soon. She stated interviews are taking place for the Workforce Housing Program Manager position. She provided an update on the Northpoint Project.

d. Communications Quarterly Update – Angie Stone, Assistant Town Manager
Angie Stone highlighted accomplishments regarding communications from the Town and reviewed the timeline for results from the Communications Study.

e. 2023 Quadrennial Reassessment – Ebony Sanders, Beaufort County Assessor

Ms. Sanders conducted a presentation regarding the upcoming reassessment. She reviewed the process and answered questions from Town Council.

9. Reports from Members of Town Council

a. General Reports from Town Council

Ms. Brison reviewed the activities that took place on Hilton Head Island the past month and expressed appreciation to all who participated, sponsored and volunteered to make them happen.

Mayor Perry commented on the success of the Seafood Festival, Wingfest and the St. Patrick's Day Parade.

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

No report.

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

Ms. Becker stated they reviewed the initiatives, which include workforce development. She encouraged anyone that had interest in hearing more regarding LCOG to contact her. She added that the meeting scheduled for March was cancelled.

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

Mr. Ames reported the Board met on March 16 and the Director reported that the terminal expansion bids are due April 19. He said the Director also informed them that TSA is conducting Pre-Check enrollment and all details are located on the airport website.

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

Mr. Stanford reported the Board is proceeding with the organization of the Beaufort Jasper Regional Housing Trust. He stated they are now in the process of organizing the Board.

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

Mr. Brown reported that the Island Recreation Center pool is over capacity and there is discussion regarding the need for a second pool for the community.

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

Ms. Becker reported the Committee has had several meetings for the following: report from Hilton Head Island Fire Rescue; Quarterly Report from the Beaufort County Sheriff's Office; the Committee conducted interviews for vacancies on Boards and Commissions and an update regarding the Beach Parking Program.

h. Report of the Public Planning Committee – David Ames

Mr. Ames reported the Committee met on March 9 for a presentation of the LMO assessment and timeline.

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

Mr. Brown reported the Committee met earlier in the day and received presentations from affiliated agencies and the DMO. He added they acted on moving an item forward to full Council regarding the Intergovernmental agreement with Beaufort County regarding Transportation and Impact Fees. He stated that two items that were on the agenda did not get addressed and a special meeting will be scheduled in the near future.

10. Appearance by Citizens

Numerous citizens addressed Town Council regarding various subjects. They can be viewed on our website listed below.

11. Unfinished Business

- a. Second Reading of Proposed Ordinance 2023-08 Amending Section 16-2-103.F Clarifying the Process for Reviewing Proposed Amendments to a Previously Platted Major Subdivision under Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance.**

Mr. Ames moved to approve. Ms. Becker seconded. Mayor Perry asked for public comment. Mr. Chet Williams voiced his concerns about not including Commercial Subdivisions in the amendment. Missy Luick provided an explanation as to why they were not included. Motion carried 7-0.

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:**

- i. Town Council Appointments to Town Boards and Commissions
 - ii. Town Council Appointments to the Gullah Geechee Historic Neighborhoods Community Development Corporation Board of Directors
 - iii. Town Council Appointments to the William Hilton Parkway Gateway Corridor Independent Review Advisory Committee

- b. Receipt 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 30-4-70(a)(2)] Related to:
 - i. Mount Calvary Missionary Baptist Church of HHI, et al vs Town of HHI, et al
 - ii. Mitchelville Road Dirt Road Paving
 - iii. Main Street Right of Way Acquisition
 - iv. SWVP Hilton Head LLC

- c. Discussion of 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)]

- d. 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:
 - v. Squire Pope Road Area
 - vi. Bryant Road Area
 - vii. South Forest Beach Area

- e. Discussion of Negotiations Incident to Proposed Contractual Arrangements for a Beach Franchise Agreement [pursuant to the South Carolina Freedom of Information Act Section 30-4-70(a)(2)]

- f. Discussion of Negotiations Incident to the Proposed Sale or Purchase of Property [pursuant to South Carolina Freedom of Information Act Section 30-4-70(a)(2)] in the following areas:
 - viii. Cell Phone Tower
 - ix. Cell Phone Tower

13. Possible Action by Town Council Concerning Matters Discussed in Executive Session

Upon return from Executive Session, Mr. Amed moved to appoint the following members to the Gullah Geechee Historic Neighborhoods Community Development Corporation: Alex Brown, Town Council Representative;

David Ames, Town Council Representative; Shirley (Peaches) Peterson to serve a Term of Three Years; Terry Brubaker to serve a Term of Two Years; and Pastor Louis Johnson to serve a Term of One Year; with each respective term expiring on June 30. Mr. Stanford seconded. Motion carried 6-0 (Becker opposed).

Mr. Ames moved to make the following appointments to the William Hilton Parkway Independent Study Advisory Committee: Mayor Alan Perry, Diedrik Advocaat; Willie Young; Edward Warner; Charlie Walczak; and Herbert Ford, Alternate Stoney Community Member. Mr. Stanford seconded. Motion carried 7-0.

Mr. Ames moved to make the following appointments for the Boards and Commission Seats:

Accommodations Tax Advisory Committee – Cecile Eck for a Term ending June 30, 2023

Board of Zoning Appeals – Michael Sackheim for a Term ending June 30, 2024.

Planning Commission – Chuck Lobaugh for a Term ending June 2023; Albert Mealer for a term ending June 2023; and Ellen Whaley for a Term ending June 2024. Ms. Patsy Brison seconded. Motion carried 7-0.

14. Adjournment

Drafted and Submitted by:
Vicki L. Pfannenschmidt,
Temporary Administrative Assistant

APPROVED: April 4, 2023

Alan Perry, Mayor

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