

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

**Date:** Tuesday, March 20, 2012

**Time:** 4:00 P.M.

**Present from Town Council:** Drew A. Laughlin, *Mayor*; Ken Heitzke, *Mayor Pro-Tem*; George Williams, Lee Edwards, Bill Ferguson, Bill Harkins, *Council Members*.

**Absent from Town Council:** Kim Likens, *Council Member*

**Present from Town Staff:** Steve Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Charles Cousins, *Director of Community Development*; Scott Liggett, *Director of Public Projects and Facilities/Chief Engineer*; Nancy Gasen, *Director of Human Resources*; Susan Simmons, *Director of Finance*; Natalie Majorkiewicz, *Systems & Reporting Administrator*; Jill Foster, *Deputy Director of Community Development*; Teri Lewis, *LMO Official*; Jeff Buckalew, *Town Engineer*; Jennifer Lyle, *Assistant Town Engineer*; Darrin Shoemaker, *Traffic & Transportation Engineer*; Julian Walls, *Facilities Manager*; Lavar Lucas, *Fire Chief*; Shawn Colin, *Comprehensive Planning Manager*; Shea Farrar, *Senior Planner*; Lynn Buchman, *Administrative Assistant*

**Present from Media:** Tom Barton, *Island Packet*

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**1) CALL TO ORDER**

Mayor Laughlin called the meeting to order at 4:00 p.m.

**2) PLEDGE TO THE FLAG**

**3) INVOCATION**

**4) FOIA COMPLIANCE** – Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

**5) Proclamations and Commendations**

**a. American Red Cross**

Mr. Otto Ferrene accepted the proclamation on behalf of the American Red Cross.

**6) Approval of Minutes**

**a. Town Council Meeting – March 6, 2012**

Mr. Harkins moved to approve. Mr. Williams seconded. The minutes from the March 6, 2012 Town Council meeting were approved by a vote of 5-0-1. Mr. Heitzke abstained as he was not in attendance at the March 6<sup>th</sup> meeting, and Mrs. Likens was absent.

**7) Report of the Town Manager**

**a. Semi-Annual Report of the Planning Commission – Loretta Warden, Chairman**

Chairman Warden presented an activity report of the Commission for the period July 1 through December 31, 2011. She identified the zoning map amendments, zoning changes, public projects approved, and other matters presented before the Planning Commission during this period. Although the Commission experienced 3 unexpected resignations, she acknowledged the efforts of Mr. Edwards and the Personnel Committee in filling those positions in a timely fashion.

Mayor Laughlin thanked Ms. Warden and all members of the Commission for their hard work.

**b. Town Manager’s Items of Interest**

Mr. Riley reported on some items of interest.

**c. March, 2012 Policy Agenda, Management Targets and CIP Updates**

Mr. Riley stated he would be happy to answer any questions concerning the updates.

**d. FY 2012 Financial Statements through January 31, 2012**

Mr. Riley referred to the financial statements included in the packet stating Susan Simmons was available to answer questions.

**8) Reports from Members of Council**

**a. General Reports from Council**

Mayor Laughlin informed Council that he and Mr. Riley had attended an informal lunch meeting with the Mayors and Town Managers of Beaufort, Port Royal, Ridgeland, Hardeeville, and Bluffton. Basically, they shared ideas to work together and to promote regional economic development within the framework of the Economic Alliance. He noted that Kim Statler with the Lowcountry Economic Alliance was also in attendance at the meeting, and that he proposed in the near future to ask the Council to consider participation in the Alliance.

Mr. Williams noted he had received comments from citizens concerning the rebuilding project at Park Plaza underway by Harris Teeter. He encouraged Town Staff and the Design Review Board to review carefully and be concerned about such massive projects in the future.

**b. Report of the Intergovernmental Relations Committee – George Williams, Chairman**

Mr. Williams reported that the Committee met today and reviewed pending bills. Although no action was taken, he noted that several bills are being closely monitored by Town Staff.

**c. Report of the Personnel Committee – Lee Edwards, Chairman**

No report.

**d. Report of the Planning & Development Standards Committee –Bill Ferguson, Chairman**

No report.

**e. Report of the Public Facilities Committee – Kim Likins, Chairman**

In Mrs. Likin's absence, Mr. Harkins reported that the Committee had reviewed the plans for the flyover and made their recommendation to Town Council, which was on the agenda.

**f. Report of the Public Safety Committee – Bill Harkins, Chairman**

No report.

**g. Report of the LMO Rewrite Committee – Kim Likins, Ex-Officio Member**

No report, although it was noted that a joint meeting of Town Council and the Planning Commission would be held next week to review code assessment.

**9) Appearance by Citizens**

Ms. Cass Roby addressed Town Council expressing her concerns over a 970 foot dock that had been approved by DHEC across the marshes of Old House Creek. She suggested the Town consider limiting the length of these structures as Beaufort County has done for unincorporated areas of the County.

Mr. Bob Richardson, a resident of Palmetto Hall, expressed his concerns about the tree work done on airport property and whether the work was done properly. He questioned if the Town would insist the County consider an earthen berm for acoustic and aesthetic shielding rather than install sparsely planted trees.

Mr. Perry White, a resident of Beach City Road, expressed similar concerns about the trees destroyed around the airport and the continued need to expand the airport. He requested the Town deny any request for a waiver for tree replacement that may be made by the Aviation Advisory Board to Beaufort County Council.

**10) Unfinished Business**

**a. Second Reading of Proposed Ordinance 2012-02**

Second Reading of Proposed Ordinance 2012-02 authorizing the execution of that certain utility easement agreement with Hilton Head No. 1 Public Service District for an easement over Town owned property in conjunction with the Chaplin Sewer Project pursuant to the authority of S.C. Code Ann. Sec. 5-7-40 (Supp. 2011), and Sec. 2-7-20, *Code of The Town of Hilton Head Island, South Carolina*, (1983); and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mr. Ferguson seconded. The motion was approved by a vote of 6-0.

**11) New Business**

**a. Consideration of a Recommendation to approve the Debris Management Plan**

Consideration of a Recommendation that the Town Council of the Town of Hilton Head Island approve the Debris Management Plan.

Mr. Heitzke moved to approve. Mr. Williams seconded. The motion was approved by a vote of 6-0.

**b. First Reading of Proposed Ordinance 2012-04**

First Reading of Proposed Ordinance 2012-04 to amend the *Municipal Code of the Town of Hilton Head Island, South Carolina* (1983), by deleting Chapter 8 (Disaster Recovery Commission) of Title 7 (Public Safety); and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mr. Williams seconded. The motion was approved by a vote of 6-0. Mayor Laughlin noted that a reception was held before the Council meeting to recognize and thank the citizen volunteers comprising the Commission for their hard work in making our community better prepared to respond to a natural disaster.

**c. First Reading of Proposed Ordinance 2012-05**

First Reading of Proposed Ordinance 2012-05 to amend the budget for the Town of Hilton Head Island, South Carolina, for the fiscal year ending June 30, 2012; to provide for the budgeted appropriations of prior year encumbrances and for the expenditures of certain funds; and to allocate the sources of revenue for the said funds.

Mr. Heitzke moved to approve. Mr. Harkins seconded. The motion was approved by a vote of 6-0.

**d. First Reading of Proposed Ordinance 2012-06**

First Reading of Proposed Ordinance 2012-06 to amend the budget for the Town of Hilton Head Island, South Carolina, for the fiscal year ending June 30, 2012; to provide for the budgeted appropriations of prior year budget roll-forwards and the expenditures of certain funds; and to allocate the sources of revenue for the said funds.

Mr. Heitzke moved to approve. Mr. Williams seconded. The motion was approved by a vote of 6-0.

**e. First Reading of Proposed Ordinance 2012-07**

First Reading of Proposed Ordinance 2012-07 to amend the budget for the Town of Hilton Head Island, South Carolina, for the fiscal year ending June 30, 2012; to provide for the expenditures of certain funds; and to allocate the sources of revenue for the said funds.

Susan Simmons, Finance Director, noted that an updated Proposed Ordinance had been distributed to Council prior to the meeting, which reflected a change in the Pathways and Intersection Improvements and Pedestrian Crosswalks projects under Road Improvements.

After discussion among the Council Members, Mr. Heitzke moved to approve the updated Proposed Ordinance. Mr. Harkins seconded. The motion was approved by a vote of 6-0.

**f. Consideration of a Recommendation regarding Town Position on the segment of Bluffton Parkway – Phase 5A including the bridges and interchange with US278**

Mr. Heitzke moved to approve. Mr. Harkins seconded. A lengthy discussion followed, and public comment was solicited. Pete Nardi on behalf of the Hilton Head and Broad Creek PSDs requested that any approval given by the Council be conditioned upon the relocation cost of the drinking water pipeline be included in the project cost and not borne by the customers of the PSDs. Rob Moore and Ernie Lindblad expressed their concerns about the Windmill Harbour intersection improvements and its relationship and timing in connection with the flyovers. Peter Ovens requested that the power lines be buried as a

part of the project. Stu Rodman explained in detail an overpass alternative to the flyovers and suggested this be considered.

Following additional discussion, an amendment to the original motion was offered and accepted by the maker and seconder of the original motion. This amendment adds a 4<sup>th</sup> bullet point to the recommendation, shown in italics as follows:

- *That the Town encourage the County to investigate an overpass alternative as a preferred solution before proceeding.*

More discussion ensued, at which point Mr. Edwards offered an alternative motion, seconded by Mr. Ferguson, that the Town Council recommend investigating an overpass alternative before the Town will consider supporting the flyovers as designed. This motion failed on a vote of 2-4, with Mayor Laughlin and Council Members, Mr. Heitzke, Mr. Williams, and Mr. Harkins opposed.

The original motion, as amended, was then approved by a vote of 6-0.

## **12) Executive Session**

Mr. Riley stated he needed an executive session for contractual matters pertaining to amendments to the cell tower lease with American Tower at the Fire Station 7 site; contractual matters pertaining to land acquisition, including a proposed swap of town-owned land and proposed sale of town-owned land or development rights; contractual matters pertaining to a proposed drainage agreement in Palmetto Hall.

At 5:55 p.m. Mr. Heitzke moved to go into Executive Session for the reasons stated by the Town Manager. Mr. Williams seconded. The motion was approved by a vote of 6-0.

Mayor Laughlin called the meeting back to order at 6:57 p.m. and asked if there was any business to take up as a result of executive session.

Mr. Edwards moved that the Town Council give approval to a Resolution authorizing the Mayor and Town manager to execute and deliver an Amendment to the October 25, 2011, Communication Tower Ground Lease of a portion of Town owned real property known as Fire Station 7, and that the Mayor and Town Manager be authorized to take such other and further actions as may be necessary to complete the Town's obligations under the Amendment to the Communication Tower Ground Lease. Mr. Williams seconded. The motion was approved by a vote of 6-0.

## **13) Adjournment**

Mr. Heitzke moved to adjourn. Mr. Williams seconded. The motion was approved by a vote of 6-0. The meeting was adjourned at 6:57 p.m.

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Lynn W. Buchman  
Administrative Assistant

Approved:

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Drew A. Laughlin, Mayor