



Town of Hilton Head Island

Town Council

Tuesday, August 20, 2019 at 4:00 pm

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from Town Council: John J. McCann, *Mayor*; Bill Harkins, *Mayor Pro-Tempore*; Tom Lennox, Marc Grant, David Ames, Tamara Becker, Glenn Stanford; *Council Members*

Present from Town Staff: Steve Riley, *Town Manager*; Joshua Gruber, *Assistant Town Manager*; Scott Liggett, *Director of Public Projects and Facilities*; Shawn Colin, *Director of Community Development*; John Troyer, *Finance Director*; Angie Stone, *Human Resource Director*; Brad Tadlock, *Fire Chief*; Teri Lewis, *Deputy Director of Community Development*; Jennifer Ray, *Deputy Director of Community Development*; Joheida Fister, *Deputy Fire Chief*; Marcy Benson, *Senior Grants Administrator*; Taylor Ladd, *Senior Planner*; Nicole Dixon, *Development Review Administrator*; Missy Luick, *Senior Planner*; Melissa Cope, *Systems Analyst*; Krista Wiedmeyer, *Executive Assistant/Town Clerk*

Present from Media: Kathrine Kokal

1. Call to Order

The Mayor called the meeting to order at 4:00 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.

3. Pledge to the Flag

4. Invocation – Pastor Neil M. Yongue, Jr, St. Andrew by the Sea United Methodist

Pastor Youngue delivered the Invocation.

5. Approval of Minutes

a. Town Council Meeting, July 16, 2019

Mr. Stanford moved to approve the minutes from July 16, 2019. Mrs. Becker seconded. The motion was approved by a vote of 5-0-2. Mr. Harkins and Mr. Grant abstaining since they were not present at the meeting.

6. Report of the Town Manager

a. Parks and Recreation Commission Semi-Annual Report – Ray Kisiah, Chairman

Ray Kisiah, Chairman, gave an update to the members of Town Council highlighting the past six months of business covered by the Parks and Recreation Commission. Mr. Kisiah made mention of the consulting firm, Lose Design who will be working on the Master Plan.

b. Introduction to Lose Design, Parks and Recreation Master Plan Consultant – John Lavender

John Lavendar of Lose Design, made a brief presentation to Council concerning his firm's role in the Parks and Recreation Master Plan development.

6. Report of the Town Manager (cont.)

c. Proposed Town Council Meeting Dates for 2020

Mr. Riley introduced the Proposed Town Council meeting dates for 2020 for Council to consider. Mr. Harkins moved to approve the meeting dates. Mrs. Becker seconded. The Proposed Town Council meeting dates for 2020 were approved by a vote of 7-0.

d. Items of Interest

Mr. Riley reviewed the Items of Interest, including Town news, upcoming Town meetings, and noteworthy events taking place throughout the Island over the coming weeks.

7. Reports from Members of Council

a. General Reports from Council

Mr. Ames provided an update concerning workforce housing. He noted that former Mayor David Bennett and Representative Jeff Bradley recently traveled to Columbia to meet with staff from the South Carolina Housing Development Agency and Governor's Office, where they discussed improvements to the Housing Tax Credits. Mr. Ames reported that the meeting was productive and would outline the discussion during the upcoming Public Planning Committee meeting.

Mr. Ames also reported that the Public Planning Committee and members of Town staff have been working collectively to develop a set of strategies for workforce housing. He noted that the Committee would be meeting this Thursday, August 22, 2019, where they will be reviewing the workforce housing strategy plan. Mr. Ames moved to amend the current Town Council meeting agenda by postponing agenda items 12(b) and 12(f), until the Public Planning Committee has a chance to review and act on staff recommendations on workforce housing. Mrs. Becker seconded. Mayor McCann noted the motion, and stated that Council would consider his motion when the New Business items came up.

Mrs. Becker read a quote authored by Charles Fraser.

b. Report of the Intergovernmental Committee – Bill Harkins

Mr. Harkins stated he had no report.

c. Report of the Community Services & Public Safety Committee – Marc Grant

Mr. Grant reported that the Committee recently met with applicants for the opening on the Parks and Recreation Commission. He said that the Committee voted to select an individual, and would bring the recommendation to the next Town Council meeting. Mr. Grant also reported that at the same meeting, the Committee reviewed three major issues, the first being Main Street, the CDBG and Circle K.

d. Report of the Public Planning Committee – David Ames

Mr. Ames reported that the Committee met on July 25, 2019 where they discussed the turtle ordinance and updates to the LMO. He also reported that at the August 19, 2019 meeting, the Committee reviewed and approved the recommendations from the Gullah Geechee Culture Preservation Project Report. Mr. Ames noted that the recommendations would be coming forward to the next Town Council meeting.

e. Report of the Finance & Administrative Committee – Tom Lennox

Mr. Lennox reported that during the earlier scheduled Committee meeting, they discussed the Town Manager's annual performance review and compensation. He stated that no action was taken.

8. Proclamations/Commendations

a. USCB Sand Shark Welcome Week Proclamation

Mayor McCann presented Dr. Anna Ponder the USCB Sand Shark Welcome Week proclamation.

9. Appearance by Citizens

Several citizens appeared before the members of Town Council regarding the Board of Zoning Appeals' decision concerning electric go-karts. Donald Lucas, Nate Jones, John Preston, Judy Shade, Mary Navis, Sue McCormick, Frank Collea, Jock Conlon, Janet Turkish, Susan Boyle, Henry Brown, Connie Sewell, James Levesque, Valery Ford, and Vince DiMauro all appeared before Council to state their concern.

10. Consent Agenda – NONE

11. Unfinished Business

a. Second Reading of Proposed Ordinance 2019-18 – Special Obligation Bonds

Second Reading of Proposed Ordinance 2019-18 providing for the issuance and sale of Town of Hilton Head Island, South Carolina, Special Obligation Bonds (Hospitality Fee Pledge), in one or more Series, in the Principal amount of not exceeding \$17,000,000, delegating the authority to the Town Manager to determine certain matters with respect to the Bonds, prescribing the form and details of such Bonds; other matters relating thereto; and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. Grant seconded. With no discussion, the motion was approved by a vote of 7-0.

12. New Business

Mayor McCann addressed the motion made by Mr. Ames and seconded by Mrs. Becker during General Reports by Council. Mrs. Becker stated that as Town Council moves forward with discussions regarding zoning, that it makes sense that the committees of Council have an opportunity to review and define the language for zoning matters prior to the full Council reviewing and taking action. With no further discussion, the motion was failed by a vote of 3-4, Mayor McCann, Mr. Grant, Mr. Harkins, and Mr. Lennox opposing.

a. First Reading of Proposed Ordinance 2019-16 – Lease of Real Property

First Reading of Proposed Ordinance 2019-16 of the Town of Hilton Head Island, South Carolina, authorizing the execution and delivery of a lease of Real Property owned by the Town of Hilton Head Island, South Carolina, with the Beaufort County Sheriff's Office, Pursuant to the authority of S.C. Code Ann. § 5-7-40 (Supp. 2011), and § 2-7-20, Code of the Town of Hilton Head Island, South Carolina, (1983); and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. Grant seconded. With no discussion, the motion was approved by a vote of 7-0.

b. First Reading of Proposed Ordinance 2019-19 – 280 Fish Haul Road Rezoning

First Reading of Proposed Ordinance 2019-19 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 the certain Parcel identified as Tax District 510, Map 4, Parcel 16, (TIN R510 004 000 0016 0000) on the Beaufort County, South Carolina Tax Maps to rezone the Parcel from RM-4 (Low to Moderate Density Residential) and RM-8 (Moderate Density Residential) Zoning Districts to the RM-12 (Moderate to High Density Residential) Zoning District; and providing for severability and an effective date.

Mr. Stanford moved to approve. Mr. Grant seconded. With no discussion, the motion was approved by a vote of 5-2, Mr. Ames and Mrs. Becker opposing.

12. New Business (cont.)

c. First Reading of Proposed Ordinance 2019-23 – FY2020 Budget Roll Forwards

First Reading of Proposed Ordinance 2019-23 to amend the Budget for the Town of Hilton Head Island, South Carolina, for the Fiscal Year ending June 30, 2020; to provide for the budgeted appropriations of prior year budget roll-forwards and the expenditures of certain funds; to allocate the sources of revenue for the said funds; and providing for severability and effective date.

Mr. Harkins moved to approve. Mr. Stanford seconded. With no discussion, the motion was approved by a vote of 7-0.

d. First Reading of Proposed Ordinance 2019-24 – Recreational Vehicles

First Reading of Proposed Ordinance 2019-24 to amend Title 16 of the Municipal Code of the Town of Hilton Head Island, South Carolina, the Land Management Ordinance (LMO), Chapters 3, 4, and 10 to revise various sections. These amendments, commonly referred to as “RV Amendments” as noticed in the Island Packet on May 5, 2019, include changes that provide for general amendments to a variety of Sections in the LMO related to the use of Recreational Vehicles; and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. Stanford seconded. With no discussion, the motion was approved by a vote of 5-2, Mr. Ames and Mrs. Becker opposing.

e. First Reading of Proposed Ordinance 2019-25 – Change in Rules and Procedure

First Reading of Proposed Ordinance 2019-25 of the Town of Hilton Head Island, South Carolina, to amend Title 2, General Government and Administration of the Municipal Code of the Town of Hilton Head Island, South Carolina, by amending Chapter 5 (Meetings of Council and Rules of Procedure) Section 2-5-50 Agenda and Order of Business; and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. Grant seconded. Mr. Ames clarified the proposed ordinance, confirming this amendment would move the Appearances by Citizens to the end of the agenda. Mr. Ames made an amending motion, recommending that Appearance by Citizens appear on the agenda at the beginning and again at the end. Mr. Lennox seconded Mr. Ames motion. Mayor McCann pointed out that Town code still allows for citizens to comment on the Unfinished and New Business items throughout the agenda. Mr. Ames stated that by adding Appearance by Citizens to the agenda both at the beginning and end, it allows for citizens who may have missed the first one. Mrs. Becker confirmed that this change does not change the requirements for citizens to sign-up ahead of time. Mr. Stanford asked for further clarification of Mr. Ames motion, stating that citizens would only be allowed to sign-up for Appearances by Citizens and addressing Council on the same matter one time, versus addressing Council twice on the same matter. He said that he recommends that citizens have three minutes to address a particular subject one time per agenda. Mr. Ames stated that he agreed, and made a secondary amendment to his motion to include Mr. Stanford’s recommendation. Mr. Lennox seconded the motion to amend. Mr. Riley clarified and confirmed that Mr. Ames motion is not to change the current Appearances by Citizens, but to add an additional one before the start of Executive Session. Mr. Riley went on stating that citizens would still comply with the original requirements of signing up by noon the day of the meeting, and would still have three minutes to speak.

The amending motion with the secondary amendment passed by a vote of 5-2, Mayor McCann and Mr. Harkins opposed. Mayor McCann then called the original initial motion as amended, which passed by a vote of 5-2, Mayor McCann and Mr. Harkins opposed.

12. New Business (cont.)

f. Consideration of a Resolution – Tidal Bluff Rezoning

Consideration of a Resolution by the Town Council of the Town of Hilton Head Island denying the Application for Zoning May Amendment ZA-001460-2019 which requests an amendment to Chapter 1 of Title 16, "The Land Management Ordinance" (LMO), of the Municipal Code of the Town of Hilton Head Island, South Carolina, by amending Section 16-1-107, of the Official Zoning Map with respect to those certain Parcels identified as Beaufort County Tax District 510 Parcels 17, 376, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405 and 406 in Beaufort County Tax Map 5 to Rezone the Parcels from the RM-4 (Low to Moderate Density Residential) Zoning District to the RM-12 (Moderate to High Density Residential) Zoning District.

Mr. Harkins moved to direct Town staff to prepare an ordinance approving the Tidal Bluff Rezoning Amendment, ZA-001460-2019 and that such ordinance be included on the September 17, 2019 Town Council agenda under Unfinished Business for first reading approval. Mr. Stanford seconded. Mr. Ames stated that he believed that the Town should not be up-zoning property until the Comprehensive Plan has spoken to what the Town wants to become. He noted that decisions are being made without a Master Plan. Mrs. Becker echoed the sentiments of Mr. Ames regarding the completion of a Master Plan. With some additional discussion from the public at large, the motion was approved by a vote of 5-2, Mr. Ames and Mrs. Becker opposing.

g. Consideration of a Recommendation – Designated Marketing Organization Request for Qualifications

Consideration of a Recommendation from the Finance and Administrative Committee to Town Council authorizing the Town to issue a Request for Qualifications for its Designated Marketing Organization.

Mr. Harkins moved to approve. Mr. Stanford seconded. Mr. Ames stated that he and Mr. Lennox had met and talked about how the community should no longer be talking about tourism, but instead talking about hospitality. He went on to say that this says something about how we treat people and changes the way residents think about that person who is coming to the Island. Mr. Ames said that he encourages the consideration of hospitality instead of tourism. Mayor McCann asked Mr. Riley to update the request to reflect "hospitality" instead of "tourism." With no further discussion from the members of Town Council or the public at large, the motion was approved by a vote of 7-0

h. Consideration of a Recommendation – Phase 2 of the Cordillo Tennis Courts Renovation Project

Consideration of a Recommendation from the Community Services and Public Safety Committee that Town Council support the design, permitting, and construction of Phase 2 of the Cordillo Tennis Courts Renovation project.

Mr. Harkins moved to approve. Mr. Grant seconded. Mr. Grant stated that he felt Council should move forward with this matter, but in terms of the covenants, have the Town Attorney look at what can be done to eliminate the covenants. Mr. Ames stated that it would be important to consider that the building could expand in the future. He requested that this be added to the motion, so that staff is aware of the possibility that the program may change down the road. With no further discussion, Mayor McCann called the question as it was originally motioned by Mr. Harkins, and seconded by Mr. Grant. The motion was approved by a vote of 7-0.

12. New Business (cont.)

i. **Consideration of a Recommendation – Public Dedication of Private Roads – Main Street, from Whooping Crane Way to Wilborn Road, Central Avenue, Museum Street, Merchant Street and a portion of Meeting Street**

Consideration of a Recommendation from the Community Services and Public Safety Committee that Town Council authorize the Town Manager to identify clearly defined, viable funding options available to fund the costs for maintenance and improvements to the private roads potentially being dedicated to the Town, but only after a full review of the applicant's current obligations for road and right of way operations and maintenance under their covenant and articles of organization or incorporation.

Mr. Harkins moved to add "and capabilities" after "...applicant's current obligations..." Mr. Stanford seconded. Mr. Grant stated that he supports the recommendation, but in terms of priorities, he asked that the Town Manager not spend too much additional time on this matter until other current project priorities are addressed or considered. He said that he would like to ensure that the Mitchelville/Gullah-Geechee culture preservation priority is addressed. Mr. Ames clarified that Council is approving for the Town Manager to research and bring back information, but not to move forward with the project itself. With no further discussion, the motion was approved by a vote of 7-0.

j. **Consideration of a Recommendation – Community Development Block Grant 2015-2019 Five Year Consolidated Plan Funding Program**

Consideration of a Recommendation from the Community Services and Public Safety Committee that Town Council approve the projects in the 2015-2019 Five Year Consolidated Plan funding program.

Mr. Harkins moved to approve. Mr. Grant seconded. With no discussion, the motion was approved by a vote of 7-0.

k. **Consideration of a Potential Cost Sharing Project Related to a Potential Third Lane on a Portion of William Hilton Parkway**

Consideration of a Recommendation that Town Council authorize the Town Manager to review and analyze the scope and scale of the proposed Circle K convenience store redevelopment plan to determine the potential opportunity and benefit of a public/private partnership involving Town contemplated and adjacent public road improvements.

Mr. Grant recused himself from this matter with a potential conflict of interest, being the owner of a similar business. Mr. Harkins moved to approve. Mr. Stanford seconded. Mr. Liggett made a brief presentation to Town Council regarding the potential project. He went on to say that similar to earlier comments, this proposed recommendation is to receive authority to obtain information and return back to Town Council once the information is received. Walter Nester, Attorney from Burr and Forman also made a brief presentation, providing additional information about the project. With no further discussion, the motion was approved by a vote of 5-1-1, Mrs. Becker opposing and Mr. Grant recusing himself.

l. **Consideration of a Recommendation – Guiding Principles for Evaluating the U.S. 278 Corridor Alternatives**

Consideration of a Recommendation from the U.S. 278 Gateway Corridor Committee that Town Council endorse the "Guiding Principles for the U.S. 278 Gateway Corridor Project" and forward to Beaufort County and the Town of Bluffton for consideration.

Mr. Harkins moved to approve. Mr. Stanford seconded. With no discussion, the motion was approved by a vote of 7-0.

13. Executive Session

Mr. Riley stated that an Executive Session was needed to review the following matters; (a) Legal Advice, receipt of legal advice related to pending, threatened, or potential claim related to actions taken by the Board of Zoning Appeals; and (b) Personnel Matters, discussions of appointments to boards and commissions.

At 5:57 p.m., Mr. Harkins moved to go into Executive Session for the items mention by the Town Manager. Mr. Stanford seconded. The motion was approved by a vote of 7-0.

At 6:30 p.m., Town Council returned to the dais.

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

15. Adjournment

At 6:30 p.m., Mr. Stanford moved to adjourn. Mr. Grant seconded. The motion was approved by a vote of 4-0, Mr. Ames, Mrs. Becker, and Mr. Harkins were not present.

Approved: September 17, 2019

Krista Wiedmeyer, Town Clerk

John J. McCann, Mayor