



Town of Hilton Head Island
TOWN COUNCIL
Tuesday, November 4, 2020 at 4:00 p.m.
MEETING MINUTES

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

Present from Town Staff: Steve Riley, *Town Manager*; Josh Gruber, *Assist. Town Manager*; Shawn Colin, *Director of Community Development*; Scott Liggett, *Director of Public Projects and Facilities/Chief Engineer*; John Troyer, *Finance Director*; Jennifer Ray, *Deputy Director of Community Development*; Teri Lewis, *Deputy Director of Community Development*; Jeff Buckalew, *Town Engineer*; Jeff Netzinger, *Storm Water Manager*; Krista Wiedmeyer, *Exec. Assist/Town Clerk*

1. Call to Order

Mayor McCann 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 – Senior Pastor Neil M. Yongue, Jr. from St. Andrew By-The-Sea

Pastor Yongue of St. Andrew By-The-Sea delivered the invocation.

5. Approval of Agenda

Mr. Harkins moved to approve the agenda. Mr. Stanford seconded. By way of roll call, the agenda was approved by a vote of 7-0.

6. Approval of Minutes

- a. **Special Meeting – October 13, 2020**
- b. **Special Meeting – October 19, 2020**
- c. **Special Meeting – October 20, 2020, 3:00 p.m.**
- d. **Regular Meeting – October 20, 2020, 4:00 p.m.**

Mr. Harkins moved to approve all four sets of minutes. Mr. Stanford seconded. By way of roll call, the minutes were approved by a vote of 7-0.

7. Report of the Town Manager

a. Senator Tom Davis – U.S. 278 Gateway Corridor Project

Senator Tom Davis briefed the members of Town Council on the comments he submitted to Beaufort County regarding the independent review process of the U.S. 278 Gateway Corridor Project. He said he hoped the Town would join the County in this process. Senator Davis also said that he had received many comments from citizens regarding the proposed scope of work for the engineering firm. He said that he explained to the citizens that there is only so much that can be done with regards to the review. Senator Davis answered questions posed by the members of Town Council. Specific questions about timing of the independent review and how this could affect the SCDOT's timeline. Other questions were specific to the engineering firm that the County had already chosen to work with. Asking about the review of the firm's qualifications and background.

7. Report of the Town Manager (cont.)

b. Items of Interest

Mr. Riley reviewed the Items of Interest and upcoming scheduled virtual meetings.

8. Reports from Members of Council

a. General Reports from Council

Mayor McCann reported that he had received communications from some of the members of Council concerning in-person meetings. He said much of the discussion was about the rising number of COVID-19 cases. The Mayor said he would be holding off on having any in-person meetings for the rest of this year, and reevaluate the matter at the start of the New Year.

Mr. Grant reported that he had been invited to visit the Sandalwood Apartments where tenants described the poor living conditions and the scare tactics used by the property manager. He said that Councilman-Elect Brown would be sharing his concerns and initiatives to address this area. Mr. Grant asked that Town staff be prepared to discuss a coalition with the County and the State to improve the living conditions and quality of life for the citizens that live in Hilton Head Gardens and Sandalwood. Mr. Grant said he had spoken to Mr. Brown about the Gateway Corridor Project and the impacts on the Stony Community. He said that Mr. Brown would be sharing his thoughts and concerns about this matter as well.

8. Reports from Members of Council (cont.)

b. Report of the Intergovernmental Committee – Bill Harkins

Mr. Harkins reported that the Committee would host the Island's Public Service Districts at an upcoming meeting to discuss the land purchase request on November 9, 2020, at 10:00 a.m. He said that the Committee would also review the matters at the Sandalwood Apartments too.

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

Mr. Grant reported that the Committee met on October 26, 2020, where they discussed the accessible covered overlook at Islands' Beach Park, an amendment to the Special Events ordinance, the Debris Management site sublease, and the realignment of Summit Drive for the Convenience Center. He said those items discussed would be brought forward for discussion by full Council.

d. Report of the Public Planning Committee – David Ames

Mr. Ames reported that the Committee met on October 23, 2020 where they discussed the dirt road paving zoning amendments. He said the Committee also met on October 26, 2020 for a workshop where they continued their discussion on the sea turtle lighting amendments.

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

Mr. Lennox stated that he did not have a report.

9. Proclamations/Commendations – NONE

10. Appearance by Citizens

Doug Winters addressed members of Town Council concerning the proposed parking report and the workforce housing amendment.

Councilman-Elect Alex Brown addressed the members of Town Council about the U.S. 278 Gateway Corridor Project.

Phillip Smith addressed the members of Town Council on items related to the Town.

11. Unfinished Business

a. Second Reading of Proposed Ordinance 2020-25 – Workforce Housing Zoning Amendments

Second Reading of Proposed Ordinance 2020-25 to amend Title 16 of the Municipal Code of the Town of Hilton Head Island, South Carolina, the Land Management (LMO), Chapters 2, 3, 4, 5, and 10. These Amendments, commonly referred to as *Workforce Housing LMO Amendments* as noticed in the Island Packet on July 19, 2020, include changes that add Workforce Housing as a permitted by condition use in certain Zoning Districts and created a Workforce Housing Program as described in Exhibit “A” to this Ordinance, and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. Grant seconded. Council had an in depth discussion about these amendments. Council requested that a provision be added to the ordinance that would address only the commercial conversions. Mr. Riley reviewed what that provision would look like, stating that it would be a clause stating: *Whereas, it is the intent of Town Council that, and language to the contrary notwithstanding, these zoning amendments apply only to the conversion of existing commercial spaces.* Mr. Riley said that there would need to be an amendment to the current motion on the table. Mr. Harkins moved to amend, and Mr. Stanford seconded. With little discussion, the motion to amend was approved by a vote of 7-0. The original motion made by Mr. Harkins, and seconded by Mr. Grant was approved by a vote of 7-0.

12. New Business

a. Discussion of the Independent Engineering Review of the U.S. 278 Gateway Corridor Project

Mr. Gruber opened the discussion by recapping the timeline that had led to this discussion. Council continued a lengthy discussion about this matter, with many questions. With so many questions and concerns from the members of Town Council, the Mayor asked that they forward them all to Mr. Gruber and that this matter would be back on the next Town Council meeting agenda for further review and consideration.

b. First Reading of Proposed Ordinance 2020-29 – Dirt Road Paving Zoning Amendments

First Reading of Proposed Ordinance 2020-29 to amend Title 16 of the Municipal Code of the Town of Hilton Head Island, South Carolina, the Land Management Ordinance (LMO), Chapters 3 and 5. These Amendments, commonly referred to as *Dirt Road Paving LMO Amendments* as noticed in the Island Packet on September 13, 2020, include changes that create greater flexibility for properties that are located along a road paving program. These changes are as described in “Exhibit A” to this ordinance, and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. Stanford seconded. Much discussion was had on this item, including a “*Thank You*” from Mr. Grant to Town staff for working so hard to get this item put together for his Committee and Council to review. The discussion continued with questions about the setbacks. With no further discussion, the motion was approved by a vote of 6-0-1, Ms. Becker abstaining.

12. New Business (cont.)

c. First Reading of Proposed Ordinance 2020-31 - Stormwater System Refunding Revenue Bonds

First Reading of Proposed Ordinance 2020-31 providing for the issuance and sale of not exceeding \$6,000,000 in aggregate principal amount of the Town of Hilton Head Island, South Carolina, Stormwater System Refunding Revenue Bonds, Series 2021, for the purpose of refinancing all or a portion of the Outstanding \$13,810,000 original principal amount of the Town of Hilton Head Island, South Carolina Stormwater System Refunding Revenue Bond, Series 2010, delegating the authority to the Town Manager to determine certain matters with respect to the Series 2021 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. Stanford seconded. With no discussion, the motion was approved by a vote of 7-0.

d. Consideration of a Recommendation – Revised Standard POA/PUD Drainage Agreement

Consideration of a Recommendation approving the revised Standard Maintenance Drainage Agreement for Property Owners Associations (POA) and Planned Unit Developments (PUD).

Mr. Harkins moved to approve. Mr. Stanford seconded. Council discussed this matter, confirming with Town staff that both Hilton Head Plantation and Port Royal were able to submit comments and that the agreement had been updated. With no further discussion, the motion was approved by a vote of 6-1, Ms. Becker opposing.

e. Consideration of a Recommendation – Parking Master Plan

Consideration of a Recommendation to the Town Council accepting the Parking Master Plan report.

Mr. Harkins moved to approve. Mr. Stanford seconded. The Mayor reiterated that this was just approving the report presented by the consultant and that they would review and consider it in greater detail at the workshop in January. With no further discussion, the motion was approved by a vote of 7-0.

f. Consideration of the Proposed Designated Marketing Organization Agreement with the Hilton Head Island-Bluffton Chamber of Commerce.

Mr. Harkins moved to approve. Mr. Stanford seconded. Mr. Lennox stated that he had talked to the President and CEO of the Chamber of Commerce about changing the random sampling noted under 4.6(a)(iii) from 2% to 5%. Mr. Harkins amended his initial motion to reflect this change, and Mr. Stanford amended his initial second to reflect this change. With little discussion, the motion as amended was approved by a vote of 7-0.

13. Executive Session

Mr. Riley confirmed there was a need to enter into Executive Session for discussion regarding an economic development prospect, Project Cloud.

At 5:42 p.m., Mr. Harkins moved to enter into Executive Session for the reasons stated by Mr. Riley. Mr. Stanford seconded. With no discussion, the motion was approved by a vote of 7-0.

14. Possible Actions by Town Council Concerning Matters Discussed in Executive Session

15. Adjournment

By unanimous vote, the meeting adjourned at 6:011 p.m.

Approved: November 4, 2020

Krista M. Wiedmeyer, Town Clerk

John J. McCann, Mayor