



Town of Hilton Head Island
TOWN COUNCIL
Tuesday, August 18, 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*; Teri Lewis, *Deputy Director of Community Development*; Nicole Dixon, *Development Review Administrator*; Krista Wiedmeyer, *Exec. Assist/Town Clerk*

1. Call to Order

Mayor McCann called the meeting order at 4:00 p.m. By way of roll call, the attendance of Town Council was confirmed.

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 of Allegiance

4. Invocation – Pastor Jeff Dorth, Island Lutheran Church

Pastor Dorth delivered the invocation.

5. Approval of Agenda

Mrs. Becker moved to amend the agenda, removing agenda item 12(b) from the agenda. Mr. Ames seconded. With some discussion from the members of Council and by roll call, the motion to amend the agenda was approved by a vote of 7-0.

6. Approval of Minutes

- a. Regular Meeting, July 21, 2020
- b. Special Meeting, July 29, 2020

Mr. Harkins moved to approve all the minutes as written. Mr. Stanford seconded. The motion was approved by a vote of 7-0.

7. Report of the Town Manager

a. U.S. 278 Corridor Project Update – Craig Winn, Project Manager, SCDOT

Mr. Winn, Project Manager with the SCDOT made a presentation to the members of Council, discussion the current status of the U.S. 278 Gateway Corridor Project. Mr. Winn answered and address questions received from Council. Mayor McCann confirming that a copy of Mr. Winn's presentation would be up on the Town's website in the coming days.

b. Parks & Recreation Commission Update – Ray Kisiah, Chairman

Mr. Kisiah, Chairman of the Parks and Recreation Commission, updated the members of Council about the latest events taking place with the Commission over the last several months.

7. Report of the Town Manager (cont.)

c. Proposed Town Council Meeting Dates for 2021

Mr. Riley reviewed the proposed Town Council meeting dates for calendar year 2021. Mr. Harkins moved to approve. Mr. Stanford seconded. The motion was approved by a vote of 7-1.

d. Items of Interest

Mr. Riley stated that all should have received an email from the Greater Island Council about endorsing COVID-19 testing protocol and efforts. He said that staff has been working with Jeremy Clark from Hilton Head Hospital on how the Town could assist him. Mr. Riley said that ideally, testing seven days a week would be needed, but that this would need to be a County-wide project.

Mr. Riley reviewed the current items of interest and public meetings taking place in the coming month.

8. Reports from Members of Council

a. General Reports from Council

Mayor McCann thanked Mr. Harkins for his leadership while he was away from his role as Mayor.

b. Report of the Intergovernmental Committee – Bill Harkins

Mr. Harkins stated that he did not have a report at this time.

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

Mr. Grant reported that the Committee last discussed the Mitchelville Master Plan, Community Art Master Plan, and policies on dirt roads. He said that all items were approved to move forward to Council for full consideration.

d. Report of the Public Planning Committee – David Ames

Mr. Ames stated that he did not have a report at this time.

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

Mr. Lennox reported that the Committee had met earlier in the day where they discussed the preliminary fiscal year 2020 yearend results and bond refunding.

9. Proclamations/Commendations – NONE

10. Appearance by Citizens

Skip Hoagland addressed the members of Council about his concerns with the SCDOT plans and ATAX funds for the Chamber and DMO.

Patsy Brison and Risa Prince addressed the members of Council about their concerns with the current SCDOT plans for the US 278 Gateway Corridor Project.

11. Unfinished Business

a. Consideration of Proposed Emergency Ordinance 2020-20 - Face Coverings

Consideration of Proposed Emergency Ordinance 2020-20 requiring individuals to wear face coverings in certain circumstances and locations in the Municipal Limits of the Town of Hilton Head Island, South Carolina; and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. Stanford seconded. With limited discussion, by way of roll call, the motion was approved by a vote of 7-0.

11. Unfinished Business (cont.)

b. Consideration of Proposed Emergency Ordinance 2020-19 - Virtual Meetings

Consideration of Propose Emergency Ordinance 2020-19 extending the standards for electronic meetings in the Town of Hilton Head Island, South Carolina; and providing for severability and effective date.

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

c. Second Reading of Proposed Ordinance 2020-03 – General 2019 Amendments Set 2

Second Reading of Proposed Ordinance 2020-03 to amend Title 16 of the Municipal Code of the Town of Hilton Head Island, South Carolina, the Land Management Ordinance (LMO), Chapters 2, 3, 4, 5, 10, and Appendix D. These amendments, commonly referred to as *General 2019 Amendments – Set 2* as noticed in the Island Packet on December 15, 2019, include changes that provide for General Amendments to a variety of sections in the LMO described on Exhibit “A” to the Ordinance, and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. Stanford seconded. Council’s discussion confirmed that the matter relating to HVAC in the set-backs was removed from the current amendments. Ms. Lewis stated that staff is going to further review and plans to bring back this discussion at a later date. With no further discussion, by way of roll call, the motion was approved by a vote of 7-0.

12. New Business

a. Consideration of a Resolution – Donation from Hilton Head Cycling, Inc.

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, assigning the proceeds of a donation from Hilton Head Cycling, Inc. to be used for bicycle safety on Hilton Head Island.

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

b. Consideration of a Resolution – Park Planning, Programming, Funding & Implementation

Town Council voted to at the beginning of the meeting to remove this item and review at a later date.

c. First Reading of Proposed Ordinance 2020-18 – Electronic Meetings

First Reading of Proposed Ordinance 2020-18 to amend the Municipal Code of the Town of Hilton Head Island, South Carolina, by adding Section 2-5-15, to provide for regular and special meetings and public hearings of the Town Council and Town Boards and Commissions with final decision making authority, by Electronic Means during Declared States of Emergency; and by adding Section 2-5-16, to provide for meeting of Boards, Committees, and Commissions that do not have final decision making authority by Electronic Means; providing for exemptions; and providing for severability and effective date.

Mr. Harkins moved to approve. Mr. Stanford seconded. Council discussed the need of this type of ordinance and code change. It was discussed that this ordinance would only apply to those boards and commissions that do not have any governing authority. With no further discussion, by way of roll call, the motion was approved by a vote of 6-1, Mrs. Becker opposing.

12. New Business (cont.)

d. First Reading of Proposed Ordinance 2020-16 – Leg O’ Mutton Road

First Reading of Proposed Ordinance 2020-16 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 6.7 acre parcel located at 76 Leg O’ Mutton Road, identified as PIN R510 008 000 0275 000, within the Indigo Run Master Plan under the PD-1 (Planned Development Mixed Use) Zoning District, to change the existing allowed use and density of the parcel to either a Wholesale Landscape Nursery and Landscape Contractor’s Office with outside storage at up to 6,000 square feet per net acre, without any grinding or logging for the entire site or Residential at 8 unites per net acre for the entire site; and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. Stanford seconded. Ms. Dixon gave a brief overview of the need for this parcel to be rezoned. With some discussion, by way of roll call, the motion was approved by a vote of 7-0.

e. First Reading of Proposed Ordinance 2020-21 - General Obligation Refunding Bonds

First Reading of Proposed Ordinance 2020-21 authorizing the issuance and sale of not to exceed \$13,500,000.00 General Obligation Refunding Bonds, in one or more series including a taxable series, if recommended, with appropriate series designations, of the Town of Hilton Head Island, South Carolina; fixing the form and certain details of the Bonds; authorizing the Town Manager or his lawfully authorized designee to determine certain matters relating to the Bonds; providing for payment of the Bonds and disposition of the proceeds thereof; and other matters relating thereto.

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

f. Consideration of a Recommendation – Mitchelville Master and Business Plan

Consideration of a Recommendation to Town Council from Town staff, recommending the approval of the Master Plan and Business Plan for the Historic Mitchelville Freedom Park (HMFP).

Mr. Harkins moved to approve. Mr. Ames seconded. Council discussed the conflicts that were noted within the report. Mr. Riley confirming that these are known conflicts and will continue to work on resolving these issues. He further explained that Council’s action on this item will allow the Town to proceed with those discussions. With no further discussion, by way of roll call, the motion was approved by a vote of 7-0.

g. Consideration of a Recommendation – Public Art Master Plan

Consideration of a Recommendation to the Town Council of the Town of Hilton Head Island, South Carolina, recommending approval and adoption of the proposed Public Art Masterplan.

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

13. Executive Session

Mr. Riley stated that an Executive Session was needed for the following items; (i) personnel matters, discussions of appointments of members related to boards and commissions; (ii) land acquisition, discussion of negotiation incidents related to the proposed sale, lease, or purchase of property in the Stoney area; (iii) land utilization, discussion of negotiation incidents related to the proposed sale, lease, or purchase of property; (iv) right of way acquisition, discussions of incidents related to a proposed right of way in the Mitchelville Lane area; and (v) contractual matters, discussions of negotiation incidents to proposed contractual arrangements with Beaufort County.

At 6:08 p.m., Mr. Harkins moved to go into Executive Session for the reasons described by Mr. Riley. Mr. Stanford seconded. The motion was approved by a vote of 7-0.

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

At 7:25 p.m. Council returned with the following actions:

Mr. Grant moved to I move to appoint John F. Farrell as a hospitality member of the Accommodations Tax Advisory Committee, replacing Julie A. Smith, whose unexpired term ends June 30, 2021. I also move to appoint James D. Berghausen as a member at-large to the Accommodations Tax Advisory Committee, replacing Roger Freedman, whose unexpired term ends June 30, 2023. Mr. Stanford seconded. By way of roll call, the motion was approved by a vote of 7-0.

Mr. Harkins moved that the Town Council authorize the Mayor and Town Manager to executed and deliver a contract by and between the Town of Hilton Head Island, South Carolina and Fairfield Square Hilton Head Island, LLC, for the purchase and sale of 1.93 acres, more or less, on US Highway 278, and that the Mayor and Town Manager be authorized to take such other and further actions as may be necessary to complete the transaction described in the contract. Mr. Stanford seconded. By way of roll call, the motion was approved by a vote of 7-0.

Mr. Harkins moved that the Town Council authorize the Mayor and Town Manager to executed and deliver a contract by and between the Town of Hilton Head Island, South Carolina and Edward N. Williams Revocable Trust, for the purchase and sale of 2.65 acres, more or less, on US Highway 278, and that the Mayor and Town Manager be authorized to take such other and further actions as may be necessary to complete the transaction described in the contract. Mr. Stanford seconded. By way of roll call, the motion was approved by a vote of 7-0.

Mr. Harkins moved that the Town of Hilton Head Island, South Carolina be authorized to take all steps required under the authority of SC Code Annotated, Section 28-2-10, ETSEQ. (Supp. 2020), to acquire the right of way for the public use of a public road identified as Mitchelville Lane, including an action for condemnation or the right of way. Mr. Stanford seconded. By way of roll call, the motion was approved by a vote of 7-0.

15. Adjournment

By unanimous vote, the meeting adjourned at 7:30 p.m.

Approved: September 15, 2020

Krista M. Wiedmeyer, Town Clerk

John J. McCann, Mayor