



Town of Hilton Head Island
TOWN COUNCIL MEETING
Tuesday, February 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*; Missy Luick, *Assistant Community Development director*; Jennifer Ray, *Capital Program Manager*; Taylor Ladd, *Project Manager*; Eric Ladd *Project Manager*; Kelly Spinella, *Social Media and Marketing Manager*; Bob Bromage, *Public Safety Director*; Natalie Harvey, *Director of Cultural Affairs*; Krista Wiedmeyer, *Town Clerk*

1. Call to Order

2. FOIA Compliance

Ms. Wiedmeyer affirmed compliance with FOIA

3. Roll Call

Attendance was confirmed by way of roll call.

4. Pledge to the Flag

5. Invocation – Reverend General Hay – First Historic African Baptist Church

Reverend Hay Delivered the invocation.

6. Approval of the Minutes

a. Regular Meeting – January 17, 2023

Mr. Stanford moved for approval. Mr. Alfred seconded. Motion carried. (7-0)

7. Report of the Town Manager

a. Items of Interest

Mr. Orlando stated for the sake of time he would like to move on to item 7.b.

b. Design Review Board Biannual Update – Cathy Foss, Chair

Ms. Foss provided an update on the items presented before the DRB during the last six months. She noted that they now have two architects on the Board, which is important. She reviewed the list of projects and the status of each.

c. Workforce Housing Program Monthly Update – Missy Luick, Community Planning Manager

Ms. Luick provided an update on the WHP and reviewed the four pillars with the following comments: the Community Pillar will include an asset map with a broad list of Affordable Housing and Workforce Housing resources; working on drafting an anti-displacement and displacement support action plan to build a community-wide strategy to address possible resident displacement due to property sales and or displacement in the future; consideration of establishing a WFH Advisory Board or Committee; completed research on 20 different housing action board models and plans to continue; the Planning Pillar will include research and development of a planning toolbox; the Management Pillar includes the active recruitment of a WFH Program Manager Position and final selections for interviews; the Revenue Pillar consists of the commitment to the program with Tony Alfieri as the Town's representative on the Regional Housing Trust Fund Board, with him as the Chair of the Pre-Qualification And Project Eligibility Subcommittee. Miss Luick added that they are still in the process of the selection of a development partner. She also requested that the updates moving forward on WHP be provided quarterly rather than monthly.

d. Office of Cultural Affairs Quarterly Update –Natalie Harvey, Director of Cultural Affairs

Ms. Harvey provided an update on some highlights from the past calendar year with the following comments: sculpture installation along Shelter Cove Pathway; the Tree Lighting and Menorah Lighting events; and stated the Crescendo Celebration with over 100 events during the timeframe. Ms. Harvey added that she is actively working with community partners regarding accomplishing goals and future project implementations. She reviewed the upcoming calendar of events for the Office of Cultural Affairs.

8. Reports of the Members of Town Council

a. General Reports from Town Council

Ms. Becker expressed concern regarding healthcare on the Island.

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

Mr. Stanford provided an update on the Interstate 95 widening project stating they are in the preliminary planning, and it will take place in a couple years. He added there was no update on the WHP Corridor Project.

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

No report.

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

Mr. Ames reported that operations are down approximately ten percent from last year, largely due to airline staff shortages. He added that the Hilton Head Island terminal project is being rebid and results should be public in the next few months.

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

No report.

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

Mr. Brown reported he attended a meeting in January and was updated on upcoming events. He stated the programming is going well and they are now preparing their upcoming annual budget which they will present to the F&A Committee as one of the affiliated agencies.

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

Ms. Becker reported interviews have been scheduled for board and commission vacancies which will take place at the next scheduled meeting.

- h.** Report of the Public Planning Committee – David Ames

Mr. Ames reported the Committee met on January 26 to review proposed amendments to the LMO; received an update on the Short-Term Rental implementation and reviewed the 2023 Public Planning Committee pending policy matters along with approval of meeting dates for 2023.

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

Mr. Brown listed the range of topics being considered for the March 21 meeting.

9. Appearance by Citizens

Citizens spoke regarding various subjects. Details of their comments can be accessed through the meeting recording on our website.

10. Consent Agenda

Without objection, Items 10.c and 10.d were removed from the Consent Agenda

- a.** Second Reading of Proposed Ordinance 2023-02 Amending Section 2-5-10 of the Municipal Code for the Town of Hilton Head Island Related to the Date, Time, and Place of a Regularly Scheduled Town Council Meeting
- b.** Second Reading of Proposed Ordinance 2023-03 Amending the Municipal Budget for the Town of Hilton Head Island for the Fiscal Year Budget Ending June 30, 2023

Mr. Stanford moved to approve the Consent Agenda as amended. Ms. Becker seconded. Motion carried. (7-0)

11. Unfinished Business

- a.** Second Reading of Proposed Ordinance 2023-05 Authorizing the Execution of a Deed Conveying a Portion of Real Property Owned by the Town of Hilton Head Island Located at 137 Squire Pope Road

Mr. Ames moved to approve the second reading of proposed ordinance 2023- 05. Mr. Alfred seconded. Motion carried 6-1. (Becker opposed)

- b.** Second Reading of Proposed Ordinance 2023-06 Amending Sections 16-3-103.C, 16-3-104.B, 16-3-104.C, 16-3-104.D, 16-3-104.E, 16-3-104.F, 16-3-104.G, 16-3-105.C, 16-3-105.D, 16-3-105.E, 16-3-105.F, 16-3-105.G, 16-3-105.H, 16-3-105.J, 16-3-105.M, 16-3-105.N, 16-5-102.C, 16-5-102.D, 16-5-103.E, 16-5-103.F, 16-5-105.J, 16-5-107.D, 16-5-109.D, 16-5-115.C, 16-6-102.D, 16-6-104.G AND 16-10-102.C of Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance

After input from Council members and discussion Mr. Ames moved to approve the

second reading of proposed ordinance 2023-06, removing the amendment to Section 16-2-103(f)(7). Mr. Stanford seconded. Motion carried 6-1 (Becker opposed).

Further discussion ensued and public comments were heard from various meeting attendees.

Mr. Ames moved to approve the second reading of proposed ordinance 2023-06, as amended. Mr. Stanford seconded. Motion carried 7-0

- c. Consideration of the Calendar Year 2023 Accommodations Tax Supplemental Grant Request from the Town of Hilton Head Island's Destination Marketing Organization

Upon conclusion of discussion and public comment, Mr. Ames moved to approve the awarding of \$350,000 to the Town of Hilton Head Island's Destination Marketing Organization. Mr. Stanford seconded. Motion carried 5-1-1. (Perry opposed, Ames abstained)

12. New Business

- a. Consideration of a Resolution Authorizing the Creation of the William Hilton Parkway Gateway Corridor Independent Review Advisory Committee

After discussion and review, Ms. Brison moved to amend the resolution as follows: (1) Amend section 1, amending the reference to the field of civil engineer to engineer; (2) Amend membership to add an alternate from the Stoney Community; (3) Amend section 3 to add "RFQ" review provisions; (4) adding a new section 4: The William Hilton Parkway Gateway Corridor Independent Review Advisory Committee will work in coordination with Town staff to guide work of the selected consultant, consistent with the final Scope of Work to complete the independent review, to include delivery of findings and recommendations from the consultant and Advisory Committee through Town staff to Town Council; (5) deleting section 5. Mr. Alfred seconded. Motion carried 6-0-1 (Ames abstained)

Mr. Stanford moved to approve the resolution as amended. Mr. Alfred seconded. Motion carried 6-0-1 (Ames abstained)

13. Executive Session

- a. Discussion of Negotiations Incident to Proposed Contractual Arrangements [pursuant to South Carolina Freedom of Information Act Section 30-4-70(a)(2)] Concerning Northpoint Public-Private Partnership Workforce Housing Project
- b. 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 Jonesville Road Area
- c. Receipt of Legal Advice from the Town Attorney on Matters Covered Under Attorney-Client Privilege [pursuant to South Carolina Freedom of Information Act Section 30-4-70(a)(2)] Concerning:
 - i. Mitchelville Road Right of Way Acquisition
 - ii. Main Street Right of Way Acquisition

- iii. Mount Calvary Missionary Baptist Church of Hilton Head Island, et al vs. Town of Hilton Head Island, et al

Without objection, Town Council went into Executive Session for the above items as stated by the Town Manager.

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

None.

15. Adjournment

Without objection, the meeting was adjourned.

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