



Town of Hilton Head Island
TOWN COUNCIL MEETING
Tuesday, April 18, 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*; Chris Blankenship, *Fire Chief*; Ben Brown, *Sr. Advisor to the Town Manager*; John Troyer, *Finance Director*; Missy Luick, *Assistant Community Development Director*; Aaron Black, *Facilities Manager*; Carolyn Grant, *Communications Director*; Kelly Spinella, *Social Media and Marketing Manager*; Bob Bromage, *Public Safety Director*; Mac Deford, *General Counsel*; Jennifer Ray, *Capital Program Manager*; Erik Ladd, *Project Manager*; Taylor Ladd, *Project Manager*; Krishana Perry, *Principal Planner – Historic Neighborhood Preservation*; Jeff Buckalew, *Town Engineer*; Natalie Harvey, *Director of Cultural Affairs*; Tommy Sunday, *Technology & Innovation Director*; Marcy Benson, *Senior Grants Administrator*; Todd McNeil, *Community Code Enforcement Officer*; Cindaia Ervin, *Interim Town Clerk*

1. Call to Order

2. FOIA Compliance

Ms. Ervin affirmed compliance with FOIA.

3. Roll Call

Attendance was confirmed by way of roll call.

4. Invocation – Pastor G. Eddie Patten, Sr. –St. James Baptist Church

Chaplin Glenn Neff delivered the invocation.

5. Civility Pledge

6. Approval of the Minutes

- a. Regular Meeting – April 4, 2023
- b. Regular Meeting – April 6, 2023

Mr. Ames moved to approve. Mr. Stanford seconded. Motion carried 7-0.

7. Report of the Town Manager

a. Items of Interest

Mr. Orlando introduced Senator Davis who provided a legislative update to Town Council including the status of Senate Bill 0284 which was introduced by Senator

Davis and supported by Town Council. The Bill will allow expanded use of Accommodations and Hospitality Tax Funds for Workforce Housing purposes. Mr. Orlando reported on various items of interest.

b. Workforce Housing Program Monthly Update – Missy Luick, Assistant Community Development Director

Missy Luick provided a brief update regarding the program stating they are actively reviewing applications and interviewing candidates for the director's position. She stated the Regional Housing Trust Fund is now renamed to Beaufort-Jasper Housing Trust and adopted by-laws. They have launched a website which defines project requirements with a goal of accepting applications in May and projecting approvals to be completed by June. She also provided an update regarding Northpoint regarding the path forward in selecting the development partner. Miss Luick stated they are continuing to develop the term sheet for Council review and upon approval the Town Manager will award the RFP and begin to negotiate the development agreement for Town Council consideration.

c. Historic Mitchelville Freedom Park Biannual Update – Ahmad Ward, Executive Director

Ahmad Ward provided a brief update stating there were 2800 visitors to the park during the Holiday Nights and Lights event, noting it has become a key event for Mitchelville and will be held again in December 2023. He added they were featured in Travel and Leisure Magazine in February that talked about Gullah Culture as a whole and focused on Mitchelville, Braze Magazine, and the New York Times for one of eight places in the United States that illuminate Black History. He reported the receipt of \$50,000 from the Heritage Classic Foundation and the RBC Foundation in support of their youth leadership program. Mr. Ward stated the youth that participate in the program become docents of Mitchelville Park. He announced they were working on reconstructing houses that were on the property with the aid of a grant from the State of South Carolina for infrastructure. He provided a timeline for various projects. He announced that Mitchelville will receive 2.5 million dollars from the Mellon Foundation which will support implementation of components such as the Freedom Plaza, Classroom and Lab Building, and Interpretive Center. He stated he anticipates the projects to begin this year along with the Town CIP project regarding the parking lot and turnaround. Mr. Ward answered questions from Council.

8. Reports from Members of Town Council

a. General Reports from Town Council

Ms. Becker reported on the Sea Turtle Program and guidelines regarding such. Ms. Brison provided an update on Earth Day scheduled for April 22. She also reported on the First Tee Community Awards Banquet. Mayor Perry made remarks regarding the Heritage Tournament and congratulated all who contributed to making it a world class event.

Mayor Perry, along with Alex Brown made comments recognizing Abe Grant's passing noting he was a great individual in our community who led by example and will be greatly missed.

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

Mr. Stanford reported on an upcoming project which includes plans to widen Interstate 95 to be completed by 2032.

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

No report.

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

No report.

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

Mr. Stanford reported that at the last meeting there was discussion regarding workforce housing development federal requirements. He stated Jennifer Ray presented an overview of the Capital Improvement Projects for Hilton Head Island.

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

No report.

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

Ms. Becker reported the Committee met on April 17 and received an update regarding the parking management program and moved forward a resolution regarding a SWOT assessment regarding solid waste and recycling on Hilton Head Island. She added the Committee met in Executive Session to review and discuss Boards and Commissions applications.

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

Mr. Ames reported the Committee met on April 10 to review and discuss the growth framework and district planning efforts of staff. He stated the Committee also moved forward a proposed ordinance amending the LMO regarding removal divisible dwelling units as an accessory use and modification of the definition of multi-family and single-family units along with receiving a report from Palmetto Breeze with no action taken.

9. Report of the Finance and Administrative Committee – Alex Brown

Mr. Brown reported the Committee met earlier in the day to review the Hilton Head Island Destination Marketing Organization Industry Metrics Report and the DMO Marketing Plan and Budget. He stated the Committee voted to move forward a resolution regarding the Marketing Plan and budget to Town Council for review. Mr. Brown added that the Committee requested a memo from the DMO outlining the increase in the budget and the specifics of such. He added they also forwarded a proposed ordinance amending the process of funding the Event Management and Hospitality Training Program funding from a percentage to a proposed budget submitted annually for consideration.

10. Appearance by Citizens

Numerous citizens address Town Council on various subjects. Comments can be accessed through our website listed below.

11. New Business

- a. Consideration of a Resolution of the Town of Hilton Head Island Authorizing the Town to Enter into an Intergovernmental Agreement with Beaufort County for the Collection of Library and Transportation Impact Fees

Josh Gruber explained the specifics regarding the resolution and answered questions from Council. After discussion Mr. Ames moved to approve. Mr. Stanford seconded. Motion carried 7-0.

- b. Consideration of a Resolution to Authorize Submittal of the Community Development Block Grant Entitlement Program Annual Action Plan for the Program Year 2023 to the United States Department of Housing and Urban Development**

Marcy Benson conducted a presentation and answered questions from Council. After discussion, Mr. Ames moved to approve. Mr. Alfred seconded. Motion carried 7-0.

- c. Consideration of a Resolution Approving the Islander's Beach Park Master Plan**

Taylor Ladd conducted a detailed presentation and answered questions from Council. The Committee asked questions and provided input regarding: clarification of the style of tabled crosswalk; the removal of on-street parking; the need for three pathways toward the beach at this time for residents safety; discussion regarding golf cart parking; consideration of postponing the two boundary pathways until a study of capacity is completed; discussion regarding having one additional pathway rather than two; concern over the time-share units planned for the area which will increase capacity; discussion regarding safety while traveling through the park; review of the Parks and Recreation Commission's alternative plan; the need to respect the residents use of the park; questions regarding the need for three crossings; the need for additional handicap parking spaces beyond code requirements; and discussion of emergency vehicle access. After lengthy discussion, Mr. Ames moved to approve the Islanders Beach Park Master Plan as published. Mr. Stanford seconded. Mr. Ames moved to amend the motion that Council approve the Alternate Metered Parking Plan, increase the number of handicap parking spaces, and postpone the installation of the two walking paths next to the site boundaries until the performance of the pathway adjacent to the entranceway is evaluated. Mr. Stanford seconded. Ms. Brison stated she could not support the motion as amended since her constituents request the additional pathway be installed on the northern boundary. Public comments were received and can be accessed through the website listed below. Motion carried 6-1 (Brison opposed)

- d. Consideration of a Resolution Approving the Shelter Cove Park Master Plan-Final Phase**

Eric Ladd conducted a presentation regarding the project noting it was presented to Council in February and then to the Parks and Recreation Commission and they voted unanimously to recommend approval. He stated there had been no changes to the plan since last presented to Council and was available to answer any questions. Mr. Ames moved to approve. Mr. Stanford seconded. Mr. Ladd added that bike parking and additional furnishings will be added to the plan. Public comments were received and can be accessed through the website below. Motion carried 7-0.

- e. First Reading of Proposed Ordinance 2023-09 Amending Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to Remove Divisible Dwelling Units as an Accessory use and to Modify Multifamily and Single-Family Definitions**

Missy Luick conducted a detailed presentation. She added that the Public Planning Committee voted to move the proposed ordinance forward as well as the Planning

Commission voted unanimously to approve. Mr. Ames moved to approve. Mr. Stanford seconded. Public comments were received and can be accessed through the website listed below. Motion carried 7-0.

12. Executive Session

- a. Receipt of Legal Advice from the Town Attorney on Matters Covered Under the Attorney-Client Privilege [pursuant to the South Carolina Freedom of Information Act Section 30-4-70(a)(2)] Related to:
 1. Mount Calvary Missionary Baptist Church of HHI, et al vs Town of HHI, et al
 2. Mitchelville Road Dirt Road Paving
 3. Main Street Right of Way Acquisition
 4. Forest Beach Villas
 5. Public Comment & Rules of Decorum
 6. SWVP, LLC
 7. Town of Hilton Head Island v. Beaufort County (Law Enforcement Fee)
- b. Discussion of Negotiations Incident to Proposed Contractual Arrangements for the Northpoint Public-Private Partnership Workforce Housing Project [pursuant to the South Carolina Freedom of Information Act Section 30-4-70(a)(2)]
- c. Discussion of Personnel Matters [pursuant to the South Carolina Freedom of Information Act Section 30-4-70(a)(1)] Related to:
 1. Town Council Appointments to Town Boards, Commissions, and Committees
 - i. Board of Zoning Appeals
 - ii. Planning Commission
 - iii. Beaufort County Airports Boards
- d. Discussion of Negotiations Incident to Proposed Contractual Arrangements and Discussions for the Proposed Sale or Purchase of Property [pursuant to the South Carolina Freedom of Information Act Section 30-4-70(a)(2)] Related to:
 1. Pope Avenue Area
 2. Matthews Drive Area
 3. Chaplin Area
 4. Bryant Road Area
 5. Baygall Area
 6. SCDOT Toll Plaza Administrative Offices
- e. Discussion of employment, appointment, compensation, promotion, demotion, discipline or release of an employee, or a person regulated by a public body [pursuant to the South Carolina Freedom of Information Act Section 30-4-70(a)(1)] Related to:
 1. Town Attorney Contract

At 5:40 p.m. Mr. Orlando stated the need to enter Executive Session for the reasons listed above. Mr. Ames moved to enter Executive Session for the reasons cited by the Town Manager. Mr. Stanford seconded. Motion carried 7-0.

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

Upon return to the dais at 7:35 p.m. Mayor Perry asked if there was any action to be taken concerning Executive Session.

Ms. Becker moved to nominate Brian Turrisi as the Hilton Head Island representative on the Beaufort County Airports Board. Mr. Stanford seconded. Motion carried 7-0.

Ms. Becker moved that Council appoint Mr. Steve DeSimone to the Board of Zoning Appeals with a term expiring June 2025. Mr. Ames seconded. Motion carried 7-0.

Mr. Ames moved Town Council exercise the quit claim deed for the toll booth offered from the South Carolina Department of Transportation in the amount of \$5.00 from the General Fund. Mr. Stanford seconded. Motion carried 7-0.

14. Adjournment

The meeting was adjourned at 7:37 p.m.

APPROVED: May 2, 2023

Kimberly Gammon, Town Clerk

Alan Perry, Mayor

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov