



Town of Hilton Head Island
TOWN COUNCIL MEETING
Tuesday, November 15, 2022, 3:00 PM
AGENDA

The Town Council meeting will be held in-person at Town Hall in the Benjamin M. Racusin Council Chambers. The meeting can be viewed on the [Town's Public Meetings Facebook Page](#), the [Beaufort County Channel](#) and Spectrum Channel 1304.

1. **Call to Order**
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 - Rabbi Brad Bloom - Congregation Beth Yam**
5. **Roll Call**
6. **Approval of the Minutes**
 - a. Workshop - October 25, 2022
 - b. Regular Meeting - November 1, 2022
7. **Commendations**
 - a. Presentation of a Commendation to Mayor John J. McCann for his Dedication to Public Service on Hilton Head Island
 - b. Presentation of a Commendation to Mayor Pro-Tempore William D. Harkins for his Dedication to Public Service on Hilton Head Island
 - c. Presentation of a Commendation to Councilman Thomas W. Lennox for his Dedication to Public Service on Hilton Head Island
8. **New Business**
 - a. Consideration of a Resolution of the Town of Hilton Head Island Honoring Mayor John J. McCann, Mayor Pro-Tempore William D. Harkins, and Councilman Thomas W. Lennox for their Dedication to Public Service and their Contributions to the Hilton Head Island Community Through the Dedication and Planting of Trees to be Prominently Located within the Soon to be Developed Public Park on the Mid-Island Tract
9. **Adjournment**
10. **A Public Reception Honoring the Retiring Town Council Members will be Held Upon the Conclusion of the Meeting in Council Chambers.**



Town of Hilton Head Island
TOWN COUNCIL WORKSHOP
Tuesday, October 25, 2022, 2:00 p.m.
MINUTES

Present from Town Council: John J. McCann, *Mayor*; Bill Harkins, *Mayor Pro-Tempore*; David Ames, Tamara Becker, Alex Brown, Tom Lennox, 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, *Senior Advisor to the Town Manager*; Chris Blankenship, *Fire Chief*; John Troyer, *Finance Director*; Jennifer Ray, *Capital Program Manager*; Missy Luick, *Community Program Manager*; Krista Wiedmeyer, *Town Clerk*

1. Call to Order

Mayor McCann called the meeting to order at 2:00 p.m.

- 2. FOIA Compliance** Public notification of the 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. Roll Call

Attendance of Town Council was confirmed by way of a roll call.

4. Pledge to the Flag

5. Discussion of a Workforce Housing Framework

Mayor McCann asked Mr. Ames to open the discussion and review what had taken place to develop the framework being presented. Mr. Ames reviewed the steps taken to put together the framework before turning it over to the consultants to review the presentation. Kyle May with MKSK and Tammie Hoy Hawkins from Together Consulting reviewed and delivered a presentation on the Workforce Housing Framework. Along with Missy Luick, the Consultants answered questions from Town Council and took down requested updates to be presented to Town Council at the November 1, 2022 Town Council meeting.

6. Appearance by Citizens

Risa Prince, Sandy West, Joan Campbell, Ken Campbell and other citizens from the community: addressed Town Council concerning the Workforce Housing Framework. They commended Town Council for moving so quickly to put something in place and requested all members of Town Council approve the framework on November 1, 2022.

7. Adjournment

Town Council voted unanimously adjourned the meeting at 4:12 p.m.

Approved: November 15, 2022

Krista M. Wiedmeyer, Town Clerk

John J. McCann, Mayor



Town of Hilton Head Island
TOWN COUNCIL MEETING
Tuesday, November 1, 2022, 2:00 p.m.
MINUTES

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

Absent from Town Council: Tamara Becker, *Town Council Member*

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, *Senior Advisor to the Town Manager*; Chris Blankenship, *Fire Chief*; John Troyer, *Finance Director*; Krista Wiedmeyer, *Town Clerk*

1. Call to Order

Mayor McCann called the meeting to order at 2:00 p.m.

- 2. FOIA Compliance** Public notification of the 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. Roll Call

Attendance of Town Council was confirmed by way of a roll call. Mrs. Becker was absent.

4. Executive Session

At 2:02 p.m., Mr. Harkins moved to enter into Executive Session for the items referenced on the agenda. Mr. Stanford seconded. The motion carried 6-0.

At 2:51 p.m. Town Council returned to the dais.

5. Pledge to the Flag

6. Invocation – Pastor Greg Kronz (Ret.)

Pastor Kronz delivered the invocation.

7. Approval of the Minutes

- a. Regular Meeting – October 18, 2022

Mr. Harkins moved to approve the minutes listed on the agenda. Mr. Stanford seconded. Motion carried 7-0.

8. Report of the Town Manager

- a. Items of Interest

Mr. Orlando reported that the Flood Mitigation Assistance Grants application period opened on September 30th and closes December 1st. He reviewed the program and provided contact information for Marcy Benson, the Town's Senior Grants Administrator.

9. Reports of the Town Council

a. General Reports from Town Council

No Reports.

b. Report of the Community Services & Public Safety Committee – Councilman Harkins

Mr. Harkins reported that the Committee met and approved a recommendation moving to Town Council an ordinance to update the Local Comprehensive Beach Management Plan for the Town of Hilton Head Island.

c. Report of the Public Planning Committee – Councilman Ames

Mr. Ames reported that the Committee met and received reports on the Short-Term Rental Ordinance and Program, introductions on SWOT analysis on both the Island resiliency and solid waste and recycling program and approved a recommendation moving to Town Council a resolution supporting the request made by the Greater Island Council concerning collaboration with Beaufort County on the solid waste and recycling program.

d. Report of the Finance & Administrative Committee – Councilman Lennox

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

10. Appearance by Citizens

Skip Hoagland: addressed Town Council on matters concerning the Town and Chamber finances.

Neal Post: addressed Town Council on the Beaufort County Sheriff's Fee on tax bills.

Martin Lesch, Risa Prince, Jane Joseph: addressed Town Council on the Accommodation and Hospitality Tax matter on the agenda, asking Town Council to table the matter until it has been further reviewed by the public.

Rabbi Bloom, Sandy West, Pastor June, George Paletta, Sandy Gillis, Jack Alderman, Carol Benton: addressed Town Council on the Workforce Housing matter on the agenda, asking Town Council to approve the item.

Gallen Miller: addressed Town Council as the Chair of the MLK Committee for Justice, asking that as part of the Mid-Island Tract Master Plan, a memorial for Dr. Martin Luther King, Jr. be included.

11. Consent Agenda

- a. Second Reading of Proposed Ordinance 2022-20 Authorizing the Exchange of Real Property Identified as Barker Field, the Old School House Property, the Cross Island Boat Landing, and a One Acre Parcel Located on Jenkins Road with Beaufort County
- b. Second Reading of Proposed Ordinance 2022-18 to Amend the Town of Hilton Head Island Budget for Fiscal Year Ending June 30, 2023; to Provide for the Budgeted Appropriations of the Prior Year Budget Roll Forwards, Certain Other Appropriations and Commitments, the Expenditures of Certain Funds, and to Allocate these Funds

Mr. Harkins moved to approve the consent agenda. Mr. Stanford seconded. Motion carried by a vote of 6-0.

12. New Business

- a.** Consideration of a Resolution of the Town of Hilton Head Island Calling on the South Carolina Legislative Delegation to Amend the South Carolina Code of Laws to Approve the Use of Accommodation and Hospitality Taxes for Workforce Housing Purposes; and to Amend the South Carolina Code of Laws so as to Increase the Amount of South Carolina Housing Tax Credits Appropriated Annually to \$40,000,000

Mr. Harkins moved to approve. Mr. Stanford seconded. With some discussion from Town Council and the public, the motion carried 6-0.

- b.** 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

After much discussion, Mr. Harkins moved to return this matter to Committee to discuss further. Mr. Stanford seconded. The motion carried 6-0.

- c.** Consideration of a Resolution of the Town of Hilton Head Island Approving the Use of the "Good Neighbor" Funds from the American Rescue Plan Act for Beaufort County Toward the Town's Participation in the Beaufort and Jasper Counties Regional Housing Trust Fund and as Seed Funding for the Gullah Geechee Historic Neighborhoods Community Development Corporation in Accordance with Federal Guidelines

Mr. Harkins moved to approve. Mr. Stanford seconded. After much discussion, Mr. Stanford moved to amend, clarifying the funding amounts and uses, noting that the Regional Housing Trust Fund would receive \$156,815 and the Gullah Geechee Historic Neighborhoods Community Development Corporation would receive \$343,185. Mr. Ames seconded. The motion to amend carried by a vote of 6-0. The original motion as amended was approved by a vote of 6-0.

- d.** Consideration of a Resolution of the Town of Hilton Head Island Approving the Workforce Housing Framework

Mr. Harkins moved to approve. Mr. Stanford seconded. Mr. Brown asked that an update on the program be on the agenda under the Town Manager's report.. After some discussion, Mr. Ames moved to amend the motion, authorizing the Town Manager to allocate \$1,000,000 from the Fiscal Year 2023 budget to the implementation of the Workforce Housing Framework. Mr. Brown seconded. After some continued discussion the motion to amend carried by a vote of 6-0. The original motion as amended carried by a vote of 6-0.

- e.** Consideration of a Resolution of the Town of Hilton Head Island Approving the Mid-Island Tract Master Plan

Mr. Harkins moved to approve. Mr. Stanford seconded. With little discussion, the motion carried 6-0.

- f.** Consideration of a Resolution of the Town of Hilton Head Island Approving the Mid-Island District Plan

Mr. Harkins moved to approve. Mr. Stanford seconded. With little discussion, the motion carried 6-0.

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

Mr. Harkins made a motion to appoint Tony Alfieri to the Regional Housing Trust Oversight Board for a two-year term ending November 1, 2024. Mr. Stanford seconded. The motion carried 6-0.

Mr. Harkins moved to approve the resolution by the Hilton Head Island Town Council authorizing the Mayor to executed a contract extension with Curtis L. Coltrane as the Town Attorney to align with the current Fiscal Year ending June 30, 2023. Mr. Stanford seconded. The motion carried 6-0.

14. Adjournment

Meeting adjourned at 4:45 p.m.

Approved: November 15, 2022

Krista M. Wiedmeyer, Town Clerk

John J. McCann, Mayor

TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

RESOLUTION: _____

A RESOLUTION OF THE TOWN OF HILTON HEAD ISLAND HONORING MAYOR JOHN J. McCANN, MAYOR PRO-TEMPORE WILLIAM D. HARKINS, AND COUNCILMAN THOMAS W. LENNOX FOR THEIR SELFLESS PUBLIC SERVICE AND CONTRIBUTIONS TO THE HILTON HEAD ISLAND COMMUNITY THROUGH THE DEDICATION OF TREES TO BE PROMINENTLY LOCATED WITHIN THE SOON TO BE DEVELOPED PUBLIC PARK ON THE MID-ISLAND TRACT

WHEREAS, Mayor John J. McCann, Councilman William D. Harkins, and Councilman Thomas W. Lennox have loyally served the citizens of the Town of Hilton Head Island through their selflessness and dedication as members of the Town Council; and

WHEREAS, during their tenure, Mayor McCann, Councilman Harkins, and Councilman Lennox have achieved many great individual and collective accomplishments that have contributed directly to Hilton Head Island's quality of life; and

WHEREAS, several of these notable accomplishments include, but are not limited to: dedication of land to create a neighborhood community for low and moderate income individuals in partnership with Habitat for Humanity, providing policy direction and guidance on the cleanup and recovery efforts associated with Hurricane Matthew, overseeing the creation and completion of the Lowcountry Celebration Park, response, support, and policy guidance during the unprecedented COVID-19 global pandemic, adoption of a plan allocating critical resources from the American Rescue Plan Act to local service agencies and nonprofit organizations, adoption of the Town's Comprehensive Plan, Our Plan 2020-2040, inclusive of a Parks and Recreation Master Plan, the hiring of Mr. Marc Orlando to serve as the new Town Manager, adoption of a strong and dynamic Strategic Action Plan, adoption of enhanced sea turtle protection regulations, adoption of the 2020 Census Redistricting Map, adoption of new electronic bicycle (e-bike) regulations, adoption of a first of its kind Short-Term Rental Ordinance, creation of the Home Safety and Repair and Sewer Connection programs, extension of the Real Estate Transfer Fee until 2044, approval and guidance regarding the creation of the Town's initial public-private partnership for workforce housing located on the Town's Northpoint tract, approval and funding for the

formation of the Gullah Geechee Historic Neighborhoods Community Development Corporation, approval for the Town's participation in the Beaufort-Jasper Counties Regional Housing Trust Fund, authorization of a land exchange with Beaufort County to secure several valuable pieces of recreational land, adoption of the Mid-Island Tract Master Plan and corresponding Mid-Island District Plan, and adoption of a Workforce Housing Framework; and

WHEREAS, as a token of appreciation in recognition of Mayor McCann, Councilman Harkins and Councilman Lennox's longstanding service to the community, the Town of Hilton Head Island desires to dedicate trees within the Mid-Island Tract to memorialize and honor their accomplishments and service to Hilton Head Island; and

WHEREAS, the dedication of these trees will symbolize that the accomplishments of Mayor McCann, Mayor Pro-Tempore Harkins, and Councilman Lennox took root, resulting in an incredibly welcoming community with a resilient and sustainable environment.

NOW, THEREFORE, BE IT RESOLVED AND IT HEREBY IS RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA:

The Town will dedicate trees to be prominently located within the soon to be developed public park on the Mid-Island Tract, in honor of Mayor John J. McCann, Mayor Pro-Tempore William D. Harkins, and Councilman Thomas W. Lennox, for their dedication to public service and their contributions to the Hilton Head Island community.

MOVED, APPROVED, AND ADOPTED ON THIS 15TH DAY OF NOVEMBER, 2022.

David Ames, Town Council Member

ATTEST:

Krista M. Wiedmeyer, Town Clerk

APPROVED AS TO FORM

Curtis L. Coltrane, Town Attorney