

**THE TOWN OF HILTON HEAD ISLAND
REGULAR TOWN COUNCIL MEETING**

Date: Tuesday, January 6, 2015

Time: 4:00 P.M.

Present from Town Council: David Bennett, *Mayor*; Bill Harkins, *Mayor Pro Tem*; Marc Grant, Tom Lennox, John McCann, *Council Members*

Absent from Town Council: Lee Edwards, Kim Likins, *Council Members*

Present from Town Staff: Steve Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Brad Tadlock, *Fire Chief*; Charles Cousins, *Director of Community Development*; Nancy Gasen, *Director of Human Resources*; Scott Liggett, *Director of Public Projects and Facilities/Chief Engineer*; Brian Hulbert, *Staff Attorney*; Susan Simmons, *Director of Finance*; Jeff Buckalew, *Town Engineer*; Julian Walls, *Facilities Manager*; Anne Cyran, *Senior Planner*; Heather Colin, *Development Review Administrator*; Vicki Pfannenschmidt, *Executive Assistant/Town Clerk*

Present from Media: Dan Burley, *Island Packet*

1) CALL TO ORDER

Mayor Bennett called the meeting to order at 4:00 p.m.

2) PLEDGE TO THE FLAG

3) INVOCATION

4) FOIA Compliance – Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

5) Proclamations and Commendations

None.

6) Approval of Minutes

a. Town Council Meeting, December 16, 2014

Mr. Harkins moved to approve. Mr. McCann seconded. The minutes of the December 16, 2014 Town Council Regular Meeting were unanimously approved by a vote of 5-0.

7) Report of the Town Manager

a. Town Manager's Items of Interest

Mr. Riley report on the items of interest listed below.

- (1) Town News
- (2) Noteworthy Events

b. February 3, 2015 Town Council Meeting

Mr. Riley explained that the MASC Hometown Legislative Action Day conflicts with the meeting and after discussion it was the consensus of Council to reschedule the February 3 Town Council meeting.

c. Semi-Annual Land Acquisition Update

Mr. Riley reviewed the information stating he was available for any questions and distributed a list of properties that were purchased with the \$17,000,000 Bond.

Mr. McCann noted he has received calls and emails concerning the usage of Town owned land. He stated he would like Council to further review and discuss the subject in detail at a future workshop/meeting.

8) Reports from Members of Council

a. General Reports from Council

Mr. Harkins stated Don Kirkman, Executive Director of the EDC held a session with members of the community that have significant investment in the medical market. The group reviewed needs for the Community and discussed future directives.

Mr. Grant asked that Mr. Kirkman be invited to give reports at future Town Council Meetings. Mayor Bennett asked Mr. Riley to work on scheduling.

Mayor Bennett stated his he would like Council to create a Circle to Circle Committee/ Task Force under purveyance of the Planning Commission. After discussion, it was decided that the Mayor and Planning Commission Chairmen would meet with Steve and have discussions for moving forward.

Mayor Bennett stated he has been working on Committee assignments and requested Mr. Riley to draft whatever resolutions or proposed changes to ordinances that would be necessary for the following. He said he would like to establish a Finance and Administrative Committee and would like to roll the function of the Personnel Committee into a Community Services Committee, generally seeing that the committee responsibilities would include former responsibilities of Personnel Committee and add arts and culture oversight and development, as well as affordable housing. He stated he would like to rename the Planning & Development Standards Committee to Public Planning Committee and will talk off line with Mr. Riley as necessary to better document that.

9) Appearance by Citizens

Mr. Charlie Lovely addressed Council with his concerns on the Marshland Road/Mathews Drive roundabout project. Mayor Bennett asked him to put his comments to paper and arrange to meet with the Town Engineer and the project manager. Mr. Grant stated he has spoken with many residents in that area and they are happy the roundabout is finally being constructed as it will alleviate traffic problems.

10) Unfinished Business

a. None.

11) New Business

a. Consideration of a Recommendation – Beaufort County Sheriff’s Office Contract

Consideration of a Recommendation that Town Council approve a contract with Beaufort County and the Beaufort County Sheriff’s Office (BCSO) for law enforcement services for the Town of Hilton Head Island.

Mr. Harkins moved to approve. Mr. McCann seconded. Mr. Lennox expressed concern there was no defined amount in the contract. Mr. Riley explained the BCSO budget is fiscal year and the contract is on a calendar year. After lengthy discussion, the motion was unanimously approved by a vote of 5-0.

b. First Reading of Proposed Ordinance 2014-26

First Reading of Proposed Ordinance 2014-26 of the Town of Hilton Head Island, South Carolina, authorizing the execution and delivery of a lease of real property owned by the Town of Hilton Head Island, South Carolina, with the Beaufort County Sheriff’s Office and Beaufort County, South Carolina, pursuant to the authority of S.C. Code Ann. § 5-7-40 (Supp. 2011), and § 2-7-20, Code of the Town Of Hilton Head Island, South Carolina, (1983); and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. McCann seconded. Mr. Harkins expressed an interest in obtaining cost calculations on the property. Mr. Riley reviewed the purchase price, rent income and square footage costs. Mayor Bennett expressed concern with leasing a piece of property in a prime location at such a low price. He suggested Town Council build in a provision that allows the Town to relocate the BCSO to another space if the Town finds another tenant at higher rent. Sheriff Tanner explained that the Town pays about one fourth of what it would cost to have a Town police force noting it would cost between 12 to 15 million dollars to create a police force. Mayor Bennett stated he was not speaking of the value of services but the value of the real estate. Mr. Hulbert explained the Town did not put an early termination clause in the agreement because they did not anticipate there would be an early termination. Mr. McCann moved to amend the motion to accept the lease as written with the modification of adding a relocation clause. Mr. Harkins seconded. The amended motion was unanimously approved by a vote of 5-0.

c. First Reading Proposed Ordinance 2015-04

First Reading of Proposed Ordinance 2015-04 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 and the Hilton Head Plantation Master Plan with respect to the certain parcels identified as Parcels 89A, 121, 126, 127 and 128 on Beaufort County Tax District R510 Map 3, within the Hilton Head Plantation Master Plan under the PD-1 Zoning District, by changing the allowed use from commercial to group living, and by increasing the allowed density on Parcels 89a, 127, and 128 from 10,283 square feet to 126 dwelling units, and by increasing the allowed density on parcels 121 and 126 from zero to 26 dwelling units or a 50,000 square foot assisted living facility, and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. McCann seconded. Mr. Harkins spoke in support of the rezoning. Terry Conway, President of the Hilton Head Plantation POA spoke in support of the rezoning and Roy Plekenpohl, a resident of the Cypress, read a statement of support. Walter Nester, attorney for the applicant noted the applicants were present and available to answer questions. Mr. Greg Iglehart of Bayshore Retirement Living expressed his appreciation and explained the specifics regarding the project. The motion was unanimously approved by a vote of 5-0.

d. Consideration of a Resolution – Shelter Cove Harbour Company Drainage Agreement

Consideration of a Resolution of the town council of the Town Of Hilton Head Island, South Carolina, authorizing the execution of that certain drainage agreement and access, drainage and maintenance easement with Shelter Cove Harbour Company across property located in the Shelter Cove area on Hilton Head Island, South Carolina.

Mr. Harkins moved to approve. Mr. McCann seconded. The motion was unanimously approved by a vote of 5-0.

12) Adjournment

Mr. Harkins moved to adjourn. Mr. McCann seconded. The motion was unanimously approved by a vote of 5-0. The meeting was adjourned at 5:32 p.m.

Vicki L. Pfannenschmidt,
Executive Assistant/Town Clerk

Approved:

David Bennett, Mayor