

THE TOWN OF HILTON HEAD ISLAND
REGULAR TOWN COUNCIL MEETING

Date: Tuesday, June, 6 2017

Time: 4:00 P.M.

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

Present from Town Staff: Steve Riley, *Town Manager*, Greg DeLoach, *Assistant Town Manager*; Charles Cousins, *Director of Community Development*; Scott Liggett, *Director of Public Projects & Facilities/Chief Engineer*; Brad Tadlock, *Fire Chief*; Brian Hulbert, *Staff Attorney*; John Troyer, *Director of Finance*; Nancy Gasen, *Director of Human Resources*; Tom Fultz, *Director of Administrative Services*; Steven Markiw, *Deputy Finance Director*; Shawn Colin, *Deputy Director of Community Development*; Julian Walls, *Facilities Manager*; Jeff Buckalew, *Town Engineer*; Thomas Dunn, *Emergency Management Coordinator*; Jennifer Ray, *Planning and Special Projects Manager*; Teri Lewis, *LMO Official*; Nicole Dixon, *Development Review Administrator*; Melissa Cope, *Systems Analyst*; Cuiwei Zhang, *Systems Analyst*, Erica Madhere; *Finance Administrator*; Cindaia Ervin; *Finance Assistant*; Krista Wiedmeyer, *Executive Assistant/Town Clerk*;

Present from Media: Alex Kincaid, *Island Packet*

1) Call to Order

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

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

3) Executive Session

Mr. Riley stated he needed an Executive Session for: (a) Land Acquisition Matters; the discussion of negotiations incident to the proposed sale, lease, or purchase of property related to; (i) property in the Cordillo Parkway area; (b) Legal Matters; the receipt of legal advice related to pending, threatened, or potential claims related to; (i) Karen Watson vs. Town of Hilton Head Island, (ii) pending litigation related to the ArborNature appeal, and (iii) potential litigation related to a LMO matter in the North Forest Beach area; (c) Personnel Matters related to the appointments to Boards and Commissions; and (d) Contractual Matters; discussions of negotiations incident to proposed contractual arrangements related to (i) POA Sub-Area drainage agreement within Hilton Head Plantation, (ii) Shelter Cove Development Agreement and (iii) agreement with Beaufort County and St. James Church regarding Airport related improvement.

At 4:02 p.m. Mrs. Likins moved to go into Executive Session for matters mentioned by the Town Manager. Mr. Harkins seconded. The motion was approved by a vote of 7-0.

Council returned to the dais at 5:00 p.m.

4) Pledge to the Flag – 5:00 p.m.

5) Invocation

6) Proclamations and Commendations

a) Alzheimer's & Brain Awareness Month

Mayor Bennett presented the Alzheimer's and Brain Awareness Month Proclamation to Ms. Taylor Wilson representing the Alzheimer's Association who made some brief comments to Council about Alzheimer's Awareness.

7) Approval of Minutes

a) Town Council Budget Workshop & Special Meeting, May 9, 2017

Mrs. Likins moved to approve. Mr. Harkins seconded. Town Council Budget Workshop and Special Meeting Minutes for May 9, 2017 were approved by a vote of 7-0.

b) Town Council Meeting, May 16, 2017

Mrs. Likins moved to approve. Mr. Harkins seconded. Town Council Meeting Minutes for May 16, 2017 were approved by a vote of 7-0.

8) Report of Town Manager

a) Hilton Head Island – Our Future: Monthly Update

Emily Sparks addressed Council with an overview of the Vision Committee and the first monthly update.

b) Annual Report of the Hazard Mitigation Plan

Mr. Riley reported to Council the requirements related to disclosure of the Annual Report of the Hazard Mitigation Plan.

c) Hurricane Season Update

Tom Dunn addressed Council providing an overview from what was learned during and after Hurricane Matthew to better prepare for the upcoming hurricane season.

d) Bradley Circle Zoning Issue Update

Charles Cousins addressed Council providing an update on the status of the Bradley Circle Zoning matter.

e) Town Manager's Items of Interest

i) Town News

Mr. Riley reported on the Public Hearing/Special Meeting for the Fiscal Year 2018 Budget Wrap up on June 13, 2017, beginning at 6:00 p.m. As well as the Public Hearing for the First Reading of the Comprehensive Plan Update on June 20, 2017, beginning at 5:00 p.m. Mr. Riley recognized Fire Rescue for their receipt of the 2017 Mission: Gold EMS Recognition from the American Heart Association for the second year in a row.

ii) Noteworthy Events

Mr. Riley reported on upcoming noteworthy events taking place in the coming weeks.

9) Reports from Members of Council

a) General Reports from Council

Mr. McCann made an inquiry to all the members of Council concerning a recent news article concerning Workforce Housing. Mayor Bennett requested further discussion take place after the report from the Public Planning Committee has given their report.

b) Report of the Intergovernmental and Public Safety Committee – Bill Harkins, Chairman

Mr. Harkins deferred his report until the discussion of Agenda Items; 12(b) Consideration of a Resolution from the Intergovernmental and Public Safety Committee and 13(b) Continuation of Council's Review of proposed budget of Beaufort County Sheriff's Office.

c) Report of the Community Services Committee – Kim Likins, Chairman

Mrs. Likins reported that the Committee had completed the items necessary to provide the Recommendation for the Phase One Needs Assessment to Council, and would defer the remainder of her report for that Agenda Item; 12(c) Consideration of a Recommendation – Phase One: Needs Assessment Recommendation.

d) Report of the Public Planning Committee – David Ames, Chairman

Mr. Ames reported that the Committee has reviewed the changes to the Comprehensive Plan that were made at the request of Council. Staff also provided an update regarding the food truck and shuttle programs to begin operating this summer.

e) Report of the Public Facilities Committee – Marc Grant, Chairman

Mr. Grant reported the Committee is moving the reimbursement agreement for the Hilton Head Public Service District Sewer Expansion Project forward to Council to review at the next meeting. Mayor Bennett asked Mr. Riley to add that item to the June 13, 2017 Public Hearing/Special Meeting Agenda.

f) Report of the Finance and Administrative Committee - John McCann, Chairman

Mr. McCann reported that the Chamber gave their Annual Report on their matrix for their contract with the Town. The Committee plans to follow up on any remaining open items.

10) Appearance by Citizens

Deborah Urato, Jack Daly, Renea Hushour, Carolyn Austin, Mira Scott, Shane Gould, Pamela Ovens, Dru Brown, and David Schweiger addressed Council about the properties located at 3 and 5 Heron Street in the North Forest Beach area.

Tamara Becker addressed Council about the Bradley Circle zoning matter.

Skip Hoagland addressed Council about his matters with the Town of Hilton Head Island.

11) Unfinished Business

a) Second Reading of Proposed Ordinance 2017-09

Second Reading of Proposed Ordinance 2017-09 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 to revise various sections. These Amendments, commonly referred to as 2017 LMO Amendments – First set as noticed in the Island Packet on March 19, 2017, include changes that provide for general amendments to a variety of sections in the LMO, and providing for severability and an effective date.

Mrs. Likins moved to approve the Second Reading of Proposed Ordinance 2017-09. Mr. Harkins seconded. The motion was approved by a vote of 7-0.

12) New Business

a) First Reading of Proposed Ordinance 2017-12

First Reading of Proposed Ordinance 2017-12 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, specifically to apply the Planned Development Overlay District (PD-2) to eight parcels. The PD-2 will incorporate three Waterfront Mixed Use (WMU) properties and five low to moderate density residential (RM-4) properties to allow for the permitted density and specific uses from the three WMU parcels to be transferred to the five RM-4 parcels. The WMU parcels will be rezoned Conservation District (CON) to be preserved as permanent open space. The proposed development will occur on the RM-4 parcels and

consist of mixed-use residential and specific commercial uses. The subject parcels are located near the intersection of Squire Pope and Gumtree Roads and are further identified on Beaufort County Tax Map #3 as parcels 223, 49, 14D, 16, 14I, 14, 58 and 58A and providing for severability and an effective date.

Mrs. Likins moved to approve the Second Reading of the Proposed Ordinance 2017-12. Mr. Harkins seconded. The motion was approved by a vote of 7-0.

b) Consideration of a Resolution – Intergovernmental and Public Safety Committee

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, establishing a Friendship City Pact with Verona, Italy.

Dr. Robert LeFavi of the Hilton Head Italian American Club addressed Council regarding the steps as they relate to the Friendship Pact with Verona, Italy. Mr. Harkins echoed Dr. LeFavi's statements, further explaining the Committee voted unanimously to endorse the Friendship Pact and move it to full Council for consideration. Mr. Harkins moved to approve the Resolution for the Town of Hilton Head Island, South Carolina establishing a Friendship Pact with Verona, Italy. Mrs. Harkins seconded. The motion was approved by a vote of 7-0.

c) Consideration of a Recommendation – Phase One: Needs Assessment Recommendation

Consideration of a Recommendation from the Community Services Committee that Town Council approve the recommendations as brought forward by the Venue Committee based on Phase One, of the needs assessment completed by Webb Management Services.

Mrs. Likins reported to Council about the discussions and work that took place in the prior weeks for Committee to move the above-mentioned Recommendation forward to full Council for review, consideration, and approval. Citizens Terry Orr, George Paletta, and Cindy Creamer addressed Council regarding the Recommendation. After much discussion by Council considering the Recommendation, Mrs. Likins moved to approve the Recommendation from the Community Services Committee that Town Council approve the recommendations as brought forward by the Venue Committee based on Phase One of the needs assessment completed by Webb Management Services. Mr. Harkins seconded. The motion was approved by a vote of 7-0. McCann moved to discuss the lighting for the Arts Center of Coastal Carolina on the next regular Town Council agenda. Mr. Lennox seconded. Upon Council's request a Roll Call was taken to confirm the vote for the aforementioned motion; Mr. McCann, yes; Mr. Harkins, no; Mrs. Likins, no; Mayor Bennett, no; Mr. Grant, yes; Mr. Lennox, yes; and Mr. Ames, no. The motion failed by a vote of 3-4.

13) Budget Workshop Carry Over Items

a) Review of Storm Water Utility Fund

Scott Liggett presented a PowerPoint with an overview of the FY2018 Storm Water Utility Fund answering questions posed by Council.

b) Continuation of Council's Review of proposed budget of Beaufort County Sheriff's Office

Mr. Harkins reported to Council about the discussion that took place earlier in the week during the Intergovernmental and Public Safety Committee meeting concerning the proposed budget request for the Beaufort County Sheriff's Office. After much discussion, Mr. Harkins moved to approve the same budget amount as the current fiscal year, place an amount in a reserve account to satisfy an adjustment in the cost of living, and utilized the previously approved funds from the current fiscal year's budget to proceed with the previously discussed study to determine the value of the services being rendered by the Sheriff's Office. Mr. Ames seconded. The motion was approved by a vote of 7-0.

- c) Continuation of Council's Review of General Operating Budget
- d) Continuation of Council's Review of Debt Service
- e) Continuation of Council's Review of Capital Improvement Program

Mr. Riley reported to Council the intent of the three above-referenced Agenda Items was to prepare for the forthcoming Public Hearing/Special Meeting taking place Tuesday, June 13, 2017. Council discussed the pending rate increase and bonds in preparation to proceed with the FY2018 Budget requirements.

14) Possible actions by Town Council concerning matters discussed in Executive Session

Mrs. Likins moved to re-appoint the following persons to boards and commissions:

For the Accommodations Tax Advisory Committee, re-appoint Brad Marra to a 3-year term ending June 30, 2020, as a Hospitality member and Heather Rath to a 3-year term ending June 30, 2020, as a Cultural Organization member. For the Construction Board of Adjustments and Appeals, re-appoint Neil Gordon to a 4-year term ending June 30, 2021 as an Architect member, Ling Graves to a 4-year term ending June 30, 2021 as a General Contractor member, and Frank Guidobono to a 4-year term ending June 30, 2021 as a Building Industry Alternate member. For the Design Review Board, re-appoint Ronald Hoffman to a 3-year term ending June 30, 2020, as an Attorney member, Dale Strecker to a 3-year term ending June 30, 2020, as an Architect member, and Brian Witmer to a 3-year term ending June 30, 2020, as a Landscape Architect member. For the Parks and Recreation Commission, re-appoint Mike Ray to a 3-year term ending June 30, 2020. For the Planning Commission, re-appoint Peter Kristian to a 3-year term ending June 30, 2020, as an At-Large member, Caroline McVitty to a 3-year term ending June 30, 2020, as an Attorney member, and Lavon Stevens to a 3-year term ending June 30, 2020, as an At-Large member.

Mrs. Likins further moved to appoint the following persons to boards and commissions:

For the Accommodations Tax Advisory Committee, appoint Roger Freedman to a 3-year term ending June 30, 2022, as an At-Large member to replace Trish Heichel. For the Planning Commission, appoint Glenn Stanford to a 3-year term ending June 30, 2020, as an At-Large member to replace Jim Gant.

Mr. Harkins seconded. The motion passed by a vote of 7-0.

15) Adjournment

Mayor Bennett adjourned the meeting at 8:09 p.m.

Krista M. Wiedmeyer,
Executive Assistant/Town Clerk

Approved: 06/20/2017

David Bennett, Mayor