

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

Date: Tuesday, June 5, 2018

Time: 4:00 P.M.

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

Present from Town Staff: Steve Riley, *Town Manager*; Charles Cousins, *Director of Community Development*; Scott Liggett, *Director of Public Projects & Facilities/Chief Engineer*; Brian Hulbert, *Staff Attorney*; John Troyer, *Finance Director*; Jenn McEwen, *Director of Cultural Affairs*; John Tuttle, *Information Technology Director*; Steven Markiw, *Deputy Finance Director*; Ed Boring, *Deputy Fire Chief, Support Services*; Chris Blankenship, *Deputy Fire Chief, Operations*; Tom Dunn, *Emergency Management Coordinator*; Heidi Boring, *Finance Administrator*; Cindaia Ervin, *Finance Assistant*; Melissa Cope, *System Analyst*; 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; discussion of negotiations incident to the proposed contractual arrangements, sale, or purchase of property in the (i) Mathews Drive area, (b) Legal Matters; the receipt of legal advice related to pending, threatened, or potential claim related to, (i) ArborNature, LLC vs. the Town of Hilton Head Island, et. al., and (ii) Beachwalk Hotel, and (c) Personnel/Employment Matters; (i) discussion of the Town Manager's annual performance review and compensation, and (ii) discussion of appointments of members related to Boards and Commissions.

At 4:03 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.

4. Pledge to the Flag

5. Invocation

6. Proclamations & Commendations - NONE

7. Approval of Minutes

a. Town Council Meeting, May 15, 2018

Mrs. Likins moved to approve the Town Council meeting minutes from May 15, 2018. Mr. Harkins seconded, the motion was approved by a vote of 6-0. Mayor Bennett abstained as he was absent from the May 15, 2018 meeting.

b. Town Council Budget Workshop, May 15, 2018

Mrs. Likins moved to approve the Town Council meeting minutes from the May 15, 2018, Budget Workshop. Mr. Harkins seconded, the motion was approved by a vote of 6-0. Mayor Bennett abstained as he was absent from the May 15, 2018 Budget Workshop.

c. Town Council Budget Workshop, May 22, 2018

Mrs. Likins moved to approve the Town Council meeting minutes from the May 22, 2018, Budget Workshop. Mr. Harkins seconded, the motion was approved by a vote of 7-0.

Mrs. Likins moved to reorder the agenda, so that Council could address the ArborNature matter prior to the report of the Town Manager. Mr. Harkins seconded, the motion was approved by a vote of 7-0.** Minutes noted under 12 New Business (a) General Discussion (NOT VOTE) of a Lease and Conveyance between the Town of Hilton Head Island and ArborNature for Town-owned property.

8. Report of Town Manager

a. Beaufort County Assessor's Office – Reassessment Update – Gary James

Gary James from the Beaufort County Assessor's Office made a presentation to the members of Council and citizens about the upcoming reassessment for Beaufort County.

b. Hurricane Season Update – Tom Dunn, Emergency Management Coordinator

Tom Dunn, Emergency Management Coordinator, provided an overview of disaster preparedness.

c. Items of Interest

i. Town News

- *Public Hearing/Special Meeting for FY2019 Budget, June 12, 2018 at 6:00 p.m.*

ii. Noteworthy Events

Mr. Riley reviewed the upcoming meetings and noteworthy events taking place in the coming weeks. He also noted the upcoming Special Meeting/Public Hearing taking place on June 12, 2018.

9. Reports from Members of Council

a. General Reports from Council

Mayor Bennett reported on a meeting that he, Mr. Grant, Mr. McCann, and Mr. Riley participated in with members of the St. James Church community to discuss the relocation of the church. He said that the members were requesting assistance with the relocation site. He also said that they may be interested in being in or close to the Mitchelville Preservation Project Park. Mayor Bennett said that there was discussion about having an existing lease in place with the Mitchelville Preservation Project organization. He said that some other sites along Beach City Road were discussed as well.

b. Report of the Intergovernmental & Public Safety Committee – Bill Harkins, Chairman

Mr. Harkins reported that the Committee met on June 5, 2018 where they discussed the Sea Pines delegation regarding their concerns about an abandoned home within the gates of Sea Pines. He said that as a matter of principle the Committee suggested this and any matter such as this should be resolved at the lowest level possible. Mr. Harkins said that the POA Directors that were in attendance accepted a task to meet among themselves to discuss a recommendation or best practice with regard to their existing or modified covenants. He said that they recommend to the Town areas of intervention that maybe beyond the reach of the POA. The group will come back and report to the Committee in the future.

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

Mrs. Likins reported that the Committee continues to interview for boards and commissions positions. She said the Committee hopes to have all of the interviews completed and be able to bring final recommendations to the June 19, 2018 Town Council meeting.

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

Mr. Ames reported that the Committee met on May 24, 2018, where they had a discussion with the Chamber of Commerce regarding the alignment of the Chamber's marketing plan and the community vision. He said that he felt it was well received by all parties.

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

Mr. Grant stated that he had no report at this time.

f. Report of the Finance & Administrative Committee – John McCann, Chairman

Mr. McCann stated that he had no report at this time.

10. Appearance by Citizens

Peter Kristian, addressed Town Council regarding a recent bill in Congress about community association's eligibility for FEMA relief. He also mentioned the response with the Town's first push on to the Island after Hurricane Matthew. He said that if the association would have been noted as working on behalf of the Town, they would have been eligible for more reimbursement. Mr. Kristian also discussed a new Community Management program that he and Dr. Calvert have been working on that could begin as early as this fall.

Frank Babel, addressed Town Council recapping the events surrounding Bike Month throughout the Island.

Alex Cruden, addressed Town Council regarding the Hilton Head Island Pickleball club and the request for more public pickleball courts.

Bob Soltus, addressed Town council regarding an email he sent to the Town Manager and the members of Council about pickleball.

11. Unfinished Business

a. Budget Wrap-up Discussion

Mr. Riley opened up the budget discussion giving an overview of budget including information regarding the reassessment and confirming the changes to the Solicitor's Office request. He discussed the previously discussed affordable housing recommendation, and suggested that this item is discussed at another time. Mayor Bennett echoed Mr. Riley's statement with regard to the affordable housing recommendation. Stating that he has talked to the Chair of the Public Planning Committee about taking another look at the recommendation and working with staff. Mr. Riley further discussed the budget for the Capital Improvement Projects, explaining that the Town may not be in as good of shape as it appeared to be. The Mayor and members of Council discussed the current proposed budget and agreed with Mr. Riley that the Town will need to place focus on one priority at a time. Mayor Bennett said he felt that the Coligny and sewer project were equally important projects to one another. Mr. Harkins asked Mr. Riley if it would be possible to calculate the costs in delaying the Coligny project in relation to the community impact. Mr. Harkins asked if the attorneys could provide additional guidance with how much more push or pull in terms of more or less debt, and being realistic about the reserve levels. Mr. Riley indicated he would work to obtain the information requested and that more discussion regarding the reserves may have to take place after the adoption of the budget.

12. New Business

a. General Discussion (NOT VOTE) of a Lease and Conveyance between the Town of Hilton Head Island and ArborNature for Town-owned property.

Mayor Bennett opened up the discussion concerning the ArborNature matter. He explained that Council became involved with the matter, not because of a legal obligation or as a means of relocating a problem to another area of the Island, but to completely resolve the matter. Mayor Bennett explained that as a result of a number of legal filings which resulted in a litigation matter, and the required mediation process, Council felt it was best to accept the proposed settlement. He further explained that the settlement could not be disclosed until such time that it was approved, at which time it was made known to the public. Mayor Bennett said that in response to the citizens of Port Royal Plantation, Council is taking another look at this matter. He said with the assistance of Town staff, legal counsel, and ArborNature, they will seek an acceptable alternative solution to the current matter. Mr. Harkins and Mr. McCann echoed the Mayor's statements, saying that it is not in the Town's best interest to move forward with the settlement agreement as approved. Mr. Grant said he still stood by the original decision to relocate ArborNature to the new location. He said it was his understanding that the location that was chosen was appropriately zoned for this type of commercial business to operate. He further said that he wants Council to be consistent with the decisions they are making when it comes to matters such as these. Mr. Grant said he wants not just what's best for some parts of the Island, but all of the Island. Mrs. Likins said that she has more questions than answers now after reviewing all of the information from the citizens of Port Royal Plantation. She asked that the citizens and Council come together as a community to solve this matter, further stating she will remain committed to help see this matter through to the end. Mayor Bennett opened the discussion up to the public at large.

ArborNature Discussion (cont.)

Several members of the community addressed Council regarding the relocation of ArborNature to a site near their homes. Some of the members of the community addressed this matter by asking if this was in line with the vision that Council recently adopted. Others asked if the Island was the appropriate location at all for ArborNature, and perhaps moving them off the island was the better solution. Many just asked that Council come up with a fair solution that kept all the citizens in mind.

b. Consideration of a Resolution – HUD/CDBG Entitlement Program 2018 Annual Action Plan Request for Submittal to HUD

Consideration of a Resolution of the Town Council to Approve the Community Development Block Grant (CDBG) Entitlement Program Fiscal Year 2018-2019 (Program Year 2018) Annual Action Plan.

Mrs. Likins moved to approve. Mr. Harkins seconded, the motion passed by a vote of 7-0.

13. Possible actions by Town Council concerning matters discussed in Executive Session.

Mrs. Likins moved to appoint Douglas Pine to the Construction Board of Adjustments and Appeals as a Plumbing Contractor to complete the unexpired term of Gary Schmidt, which ends June 30, 2019. Mr. Harkins seconded, the motion passed by a vote of 7-0

14. Adjournment

Mayor Bennett adjourned the meeting at 7:20 p.m.

Krista M. Wiedmeyer,
Executive Assistant/Town Clerk

Approved: 06/19/2018

David Bennett, Mayor