



Town of Hilton Head Island
TOWN COUNCIL
Tuesday, October 6, 2020 at 4:00 p.m.
MEETING MINUTES

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

Absent from Town Council: Marc Grant, *Council Member*

Present from Town Staff: Steve Riley, *Town Manager*; Josh Gruber, *Assist. Town Manager*; Scott Liggett, *Director of Public Projects and Facilities/Chief Engineer*; Shawn Colin, *Director of Community Development*; Taylor Ladd, *Senior Planner*; Krista Wiedmeyer, *Exec. Assist/Town Clerk*

1. Call to Order

Mayor McCann called the meeting to order at 4:00 p.m. By way of roll call, the attendance of Town Council was confirmed. Mr. Grant was absent from the meeting.

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 – Reverend Dr. Mary W. Anderson, Christ Lutheran Church

Reverend Dr. Mary W. Anderson delivered the invocation.

5. Approval of Agenda

Mr. Harkins moved to approve the agenda. Mr. Stanford seconded. By way of roll call, the motion was approved by a vote of 6-0.

6. Approval of Minutes

- a. Special Meeting, September 14, 2020
- b. Regular Meeting, September 15, 2020
- c. Special Meeting, September 21, 2020
- d. Special Meeting, September 23, 2020

Mr. Harkins moved to approve the minutes noted on the agenda. Mr. Stanford seconded. By way of roll call, the motion was approved by a vote of 6-0.

7. Report of the Town Manager

- a. Planning Commission Update – Peter Kristian, Chairman

Mr. Kristian made a brief presentation to the members of Council, updating them on the recent activities of the Planning Commission. Mr. Kristian made note of the Our Plan being reviewed and discussed later in the meeting.

9. Report of the Town Manager (cont.)

b. U.S. 278 Aesthetics and Landscaping

Steven Weitzman, President/CEO of CDR showed a video and discussed different and potential options available for the aesthetics and landscaping of the 278 corridor.

c. Items of Interest

Mr. Riley reviewed a number of items of interest, including information concerning flood mitigation assistance grants and a proposed covered overlook at Islanders Beach. Mr. Riley also reviewed and reported on a number of virtual meetings taking place in the coming weeks.

8. 5:00 P.M. - Public Hearing: Our Plan 2020-2040 Comprehensive Plan

At 5:00 p.m. Mayor McCann called the public hearing to discuss Our Plan 2020-2040 Comprehensive Plan. Mr. Riley noted that prior to the meeting, one email had been received and would be appended to the minutes for the record. Mayor McCann called on Taylor Ladd to give an overview of the materials provided in preparation of the meeting. Ms. Ladd reviewed the materials and answered questions posed. Each member of Council stated their gratitude for the work that had been put into the preparation of the plan. Mr. Ames and Mrs. Becker both indicated that they would contact Ms. Ladd with any additional questions they may have. With no further discussion, the public hearing was closed at 5:16 p.m.

9. Reports from Members of Council

a. General Reports from Council

Mayor McCann reported that he was assigning the discussion and consideration of the covered overlook project to the Community Services and Public Safety Committee. Mayor McCann also recognized Pat Wirth for her recent retirement as President/CEO of the Hilton Head Regional Habitat for Humanity. Lastly, Mayor McCann reported that this year's Annual Workshop was being postponed until the end of January. He noted that information regarding the dates would be sent out to Council via email.

Mrs. Becker reported that there was a lot of public interest concerning the transfer station permit that ArborNature applied for. She stated that she was concerned for the environmental concerns related to the same and asked if there was an update on behalf of the Town. Mr. Gruber stated that an internal memo was prepared and sent out the week prior to Council outlining the Town's responsibilities with regards to this matter. He further stated that the South Carolina Department of Health and Environmental Control is responsible for issuing such permits. Mrs. Becker stated that she was concerned about who has oversight for monitoring what is taking place at this location. She also stated that she was concerned with what the training and standards are for the staff operating such a site.

Mr. Stanford gave a report and update from the recent ~~Southern Lowcountry Regional Board Lowcountry Area Traffic Study~~ meeting he attended.

Mr. Lennox gave an update and report from the recent ~~Lowcountry Area Traffic Study Southern Lowcountry Regional Board~~ meeting he attended.

b. Report of the Intergovernmental Committee – Bill Harkins

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

c. Report of the Community Services & Public Safety Committee – Marc Grant

Mr. Grant was not in attendance, no report was given.

9. Reports from Members of Council (cont.)

d. Report of the Public Planning Committee – David Ames

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

e. Report of the Finance & Administrative Committee – Tom Lennox

Mr. Lennox reported that the Committee met earlier in the day where they discussed several items. The items discussed included an update on the Town's finances, Fiscal Year 2020 merit based salary adjustments, a presentation from the County concerning Impact Fees, discussion of the revised standard POA/PUD drainage agreement, and discussed the Designated Marketing Organization services contract in Executive Session. Mr. Lennox reported that the Committee approved moving forward with the recommendation concerning merit based raises and the drainage agreement. Both matters coming before Council at a future meeting.

10. Proclamations/Commendations – NONE

11. Appearance by Citizens

Iris Shedlock, Cherry Norris, Marty Baumgartner, Lisa Laking, Jeff Laking, and Paul Glick all addressed the members of Town Council on their concerns with extending the requirement for wearing a face covering in public establishments on the Island.

Frank Babel addressed Council on the Parks and Recreation Master Plan.

Kenneth Carozzi addressed the members of Town Council on the proposed project for a covered overlook at Islanders Beach, and how such an overlook would be most beneficial to his spouse.

Alex Brown addressed Council about the Our Plan 2020-2040 Comprehensive Plan. He stated that he was in favor of the plan.

Kim Likins addressed the members of Town Council with her concerns of the proposed budget amendments as they related to private organizations receiving grant funding from the Town's general fund.

12. New Business

a. Consideration of Proposed Emergency Ordinance 2020-30 - Face Covering Requirement

Consideration of Proposed Emergency Ordinance 2020-30 requiring individuals to wear face coverings in certain circumstances and locations in the Municipal limits of the Town of Hilton Head Island, South Carolina, and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. Stanford seconded. As a whole, the members of Council felt that it was still necessary to follow the guidance from the CDC and SC DHEC concerning face coverings. With no further discussion, by way of roll call, the motion was approved by a vote of 6-0.

12. New Business (cont.)

b. First Reading of Proposed Ordinance 2020-22 - Budget Adjustments

First Reading of Proposed Ordinance 2020-22 to amend the budget for the Town of Hilton Head Island, South Carolina, for the Fiscal Year ending June 30, 2021; to provide for the budgeted appropriations of prior year budget roll-forwards and certain other appropriations and commitments, and the expenditures of certain funds; to allocate the sources of revenue for the said funds; and provide for severability and an effective date.

Mr. Harkins moved to approve. Mr. Stanford seconded. Some members of Council stated that they felt the budget adjustments had been properly vetted through the Finance and Administrative Committee prior to the first reading. Others wondered if it was appropriate for grants to private organizations to be coming out of the Town's general fund. Mr. Ames stated that he is not certain that the general public understands the rationale for this type of decision. Mrs. Becker asked if it would be possible to take a look at the budget in 30 days and consider funds for other organizations. With no further discussion, by way of roll call, the motion was approved by a vote of 5-1, Mr. Ames opposing.

c. Consideration of a Resolution – Parks & Recreation Master Plan Part 1

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina adopting the Parks and Recreation Master Plan Part 1

Mr. Harkins moved to approve. Mr. Stanford seconded. With little discussion, by way of roll call, the motion was approved by a vote of 6-0.

d. First Reading of Proposed Ordinance 2020-24 - Our Plan 2020-2040 Comprehensive Plan

First Reading of Proposed Ordinance 2020-24 to provide for the adoption of Our Plan, the Town of Hilton Head Island 2020-2040 Comprehensive Plan; and to provide for severability and an effective date.

Mr. Harkins moved to approve. Mr. Stanford seconded. With no additional discussion, by way of roll call, the motion was approved by a vote of 6-0.

e. First Reading of Proposed Ordinance 2020-25 - Workforce Housing Zoning Amendments

First Reading of Proposed Ordinance 2020-25 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, and 10. These amendments, commonly referred to as *Workforce Housing LMO Amendments* as noticed in the Island Packet on *July 19, 2020*, including changes that add Workforce Housing as permitted by condition use in certain Zoning Districts and creates a Workforce Housing Program as described in Exhibit "B" to this ordinance, and providing for severability and an effective date.

Mr. Ames moved for Town Council to adopt the workforce housing LMO amendments related to the commercial conversion, further recommending that Town Council not adopt the amendments related to bonus density and incentives at this time. Mr. Stanford seconded the motion. With very little discussion, by way of roll call, the motion was approved by a vote of 6-0.

13. Executive Session

Mr. Riley stated that an Executive Session was needed for the following items; (i) land utilization, discussion of negotiation incidents related to the proposed sale, lease, or purchase of property; (ii) legal matters, receipt of legal advice related to potential settlement agreement with Charter Communications, LLC; and (iii) legal advice related to potential or threatened litigation.

At 5:58 p.m., Mr. Harkins moved to go into Executive Session for the reasons described by Mr. Riley. Mr. Stanford seconded. The motion was approved by a vote of 6-0.

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

15. Adjournment

By unanimous vote, the meeting adjourned at 7:08 p.m.

Approved: October 20, 2020

Krista M. Wiedmeyer, Town Clerk

John J. McCann, Mayor