



Town of Hilton Head Island
TOWN COUNCIL MEETING
Tuesday, May 16, 2023, 3:00 PM
Minutes

Present from Town Council: Alan Perry, *Mayor*; David Ames, *Mayor Pro-Tempore*; Alex Brown, Patsy Brison, Tamara Becker, Steve Alfred, 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*; Chris Blankenship, *Fire Chief*; Ben Brown, *Sr. Advisor to the Town Manager*; Kimberly Gammon, *Town Clerk*; John Troyer, *Finance Director*; Missy Luick, *Assistant Community Development Director*; Zenos Morris; *Assistant Community Development Director*; Carolyn Grant, *Communications Director*; Bob Bromage, *Public Safety Director*; Wendy Conant, *Community Code Enforcement Officer*; Rich Groth, *Procurement Officer*; Aaron Black, *Facilities Manager*; Krishana Jackson-Perry, *Principal Planner-Historic Neighborhood Preservation*; Cindaia Ervin, *Assistant Town Clerk*

1. Call to Order

Mayor Perry called the meeting to order at 3:00 p.m.

2. FOIA Compliance

Ms. Ervin affirmed compliance with FOIA.

3. Roll Call

Attendance was confirmed by way of roll call.

4. Pledge to the Flag

5. Invocation – Pastor Louis Johnson – Central Oak Grove Missionary Baptist Church

Pastor Johnson delivered the invocation.

6. Civility Pledge

7. Approval of the Minutes

- a. Regular Meeting – May 2, 2023

Mr. Stanford moved to approve. Ms. Becker seconded. Mr. Alfred referenced the minutes with the following corrections: Item 10a., first paragraph final line should read *May 11* and Item 10.a., second paragraph, line 8 should read – *the clarity provided by having separate funds for the Gullah Geechee Historic Neighborhood Community Development Corporation and Housing Funds*. Ms. Becker seconded. Without objection, the corrected minutes were approved by a vote of 7-0.

8. Report of the Town Manager

a. Items of Interest

None reported.

b. Beaufort Jasper Housing Trust – Tony Alfieri, Town of Hilton Head Island Board Representative

Mr. Alfieri updated Council regarding Board activities. Ms. Becker requested an update regarding the Sandalwood Community. Mr. Alfieri stated the Board met with the Board Chairman and a Board member regarding steps that can be taken for improvements. He added that HUD will need to be involved in the process and he will report any activity to Town Council and the Town Manager as progress takes place.

c. Hilton Head Island – Bluffton Chamber of Commerce Leadership Class Project Update - Cary Welker, Leadership Class of 2023

Ms. Welker conducted a presentation regarding the project which consisted of construction of monofilament recycling receptacles throughout Beaufort County for derelict fishing line. She explained the details of the program and reviewed location sites. Ms. Welcker noted the concern for our environment was a key factor in the selection of the project.

d. Gullah Geechee Task Force Biannual Update – Lavon Stevens, Chairman, Gullah Geechee Task Force

Mr. Stevens updated Council regarding the Task Force activities for the previous six months. He referenced his staff report included in the packet and noted they have met in May since the report was submitted.

e. Gullah Geechee Work Plan Quarterly Update – Krishana Perry, Principal Planner, Historic Neighborhood Preservation

Ms. Perry updated Council regarding the Top 16 Priority Projects and noted they have made significant progress and followed up with details regarding each priority.

f. Workforce Housing Program Monthly Update – Missy Luick, Assistant Community Development Director

Ms. Luick reported a flyer has been created with updates on the four foundational pillars within the program consisting of Community, Management, Planning and Revenue. She reviewed each segment and answered questions from Council.

g. Home Safety & Repair Program Quarterly Update – Missy Luick, Assistant

Community Development Director

Ms. Luick reported the program has progressed significantly with 107 applications to date and 76 have been approved with 18 applications that need additional materials and staff is working with the applicants.

h. Sewer Connection Program Quarterly Update – Missy Luick, Assistant Community Development Director

Ms. Luick provided an overview of the program and stated staff is recommending \$100,000 funding in the FY24 proposed budget. She stated 25 applications have been received and of that number 18 have a Town letter of approval for a connection estimate and 14 connections have been made at a value of \$76,715. She reviewed the communication strategies and efforts to monitor and evaluate the program.

i. Prior Month Public Comment Follow Up on Beach City Road Cat Sanctuary – Josh Gruber, Deputy Town Manager

Mr. Gruber provided a follow-up regarding the public comment received on May 2. He provided a history of the cat sanctuary and the feeding stations located at the Spa at Port Royal property that have since been removed. Mr. Gruber noted that if someone at the spa is feeding feral cats, they are in essence claiming ownership of the cats and must adhere to rules and regulations regarding ownership. He reviewed the regulations regarding the operation of the cat sanctuary and potential solutions to the problem. Mr. Gruber answered questions from Council. It was the consensus of Council further discussion needs to take place regarding a solution that will work for all parties concerned.

9. Reports from Members of Town Council

a. General Reports from Town Council

Ms. Becker mentioned that with the upcoming summer season, short-term rentals will be increasing. She stated that with that increase there could be issues. She provided Town Website link for contact information if citizens have questions or concerns which is <https://www.hiltonheadislandsc.gov/short-termrentals/>. Ms. Becker also noted with Memorial Day approaching she wanted to recognize all veterans and thank them for their service.

Ms. Bryson reported on the events held to date and continuing during Bike Month. She noted the Ride of Silence is scheduled for May 17 at 6:30 p.m. beginning at Port Royal Plaza and May 19 is Bike to Work Day. She encouraged all to participate in the events. Ms. Brison also recognized Teachers and Support Staff of the Year connected to Hilton Head Island expressing appreciation for the job they do.

b. Report of the Lowcountry Area Transportation Study – Glenn Stanford

No Report.

c. Report of the Lowcountry Council of Governments – Tammy Becker

No report.

d. Report of the Beaufort County Airports Board – David Ames

Mr. Ames stated the bids for terminal improvements will be opened June 7.

e. Report of the Southern Lowcountry Regional Board – Glenn Stanford

No report.

f. Report of the Island Recreation Association Board – Alex Brown

No report.

**g. Report of the Community Services and Public Safety Committee – Tammy
Becker**

Ms. Becker reported the Committee met on May 15 and received the Crimes Statistics Report from the Beaufort County Sheriff's Office. She added they had an Executive Session regarding Boards and Commissions and there was no action taken regarding such. Ms. Becker encouraged residents to consider applying to serve on Boards and Commissions.

h. Report of the Public Planning Committee – David Ames

Mr. Ames reported the Committee met on May 11 and received an update regarding the Short-Term Rental Program, voted to forward the resolution regarding a Resilience Plan to Town Council for consideration and received an update on progress regarding the Land Management Ordinance and acceleration of the LMO Amendments regarding mass, scale and FAR (Floor Area Ratio).

i. Report of the Finance and Administrative Committee – Alex Brown

Mr. Brown reported the Committee met earlier in the day and received a positive financial report from John Troyer, Director of Finance, and voted to forward two items on to Town Council for consideration of approval which are the Technology Innovation Strategic Plan and Stormwater Agreements with five communities on Hilton Head Island. He added the Committee also reviewed the Town's memorandum of understanding with affiliated agencies.

10. Appearance by Citizens

Tom Henz, representing the Hilton Head Island-Bluffton Chamber of Commerce addressed Council regarding workforce needs. He reviewed the efforts to date in detail.

Theresa Coco addressed Council regarding her concerns of the negative impact of the cat sanctuary abutting the Spa at Port Royal regarding health and wildlife.

Risa Prince addressed Council regarding worker availability and access on the Island. She thanked Council for the Bryant Road land acquisition, the commitment to workforce housing in the FY24 budget, the pending selection of the Northpointe developer, and the proposed housing committee. She commented on her efforts regarding Lowcountry

Community Partners and explained their membership, focus and goals. She urged Council to call on the group as they begin working on Workforce Housing.

Xiaodan Li addressed Council regarding the need for transparency regarding Workforce Housing; the need to analyze all available data; the impact of high density on the Island; past efforts, and questioned government participation in affordable housing; the shortage of workers and the need for public transportation; the need for long-term rentals; and the need for a focus on quality tourists as opposed to quantity.

Tom Reitz, Beaufort County Council Member, District 11, addressed Council and encouraged Council work with the County on various projects. He invited Council to visit future Beaufort County Council meetings.

Susan Halpert addressed Council in support of the Cat Sanctuary.

Sheree Capello addressed Council regarding the problem at the Spa at Port Royal noting it was their problem, not the problem of the Cat Sanctuary. She stated they have been good neighbors and are still willing to assist with the problem at the Spa.

Sandy West addressed Council regarding the progress made regarding workforce housing and urged them to approve the proposed budget for FY24. She stressed the need for the issue to be addressed as soon as possible. She spoke in support of the Coastal Community Development and the funds they requested from the Town.

Ken Campbell addressed Council regarding Northpointe negotiations and encouraged review of the contract to include the use be placed in perpetuity. He suggested that a representative of the Community Foundation of the Lowcountry be included as a member of the Housing Action Committee. Mr. Campbell spoke in support of FY23 funding of the Coastal Community Development Corporation.

Gina Newby addressed Council regarding the increased costs to live at the Oaks and the creation of Airbnb's in the development. She said they are contemplating a gate at the entrance and expressed her opposition to the installation of the gate and asked Council to assist.

Skip Hoagland addressed Council regarding the Hilton Head Island-Bluffton Chamber of Commerce as the Town Designated Marketing Organization and his personal concern for fraudulent use of funds.

Skip Hoagland addressed Council and showed a Power of Attorney to speak on behalf of Lynne Greeley. Mayor Perry advised Mr. Hoagland that Council does not accept Power of Attorney for citizens to speak on behalf of another person. Mr. Hoagland stated he would speak on her behalf and pay a citation. He continued to address Council regarding Ms. Greeley's support for Mr. Hoagland.

Laura Voight of the Hilton Head Audubon Board addressed Council expressing

concern over free-roaming cats and serious threat to the environment, birds, wildlife and humans. She encouraged Council to find humane, effective solutions to the problem.

11. New Business

- a. First Reading of Proposed Ordinance 2023 – 13 Amending Provisions of Title 11, Chapter 1 of the Municipal Code for the Town of Hilton Head Island to Provide for a Small and Minority-Owned Disadvantaged Business Enterprise Utilization Program and a Corresponding Good Faith Effort Program

Mayor Perry invited John Troyer to provide information regarding the proposed ordinance. Mr. Troyer explained the proposed ordinance was a result of the presentations of a proposed Small and Minority-Owned Disadvantaged Business Enterprise Utilization Program and Corresponding Contractor Good Faith Effort Program which was presented to the Finance & Administrative Committee for discussion. He explained it codifies the attempt to proceed with the program and Mr. Groth was present to answer questions from Council.

Mr. Ames moved to approve. Ms. Brison seconded. Mr. Alfred requested an explanation for the inclusion of local vendor preference in the proposed ordinance. Mr. Groth explained it was included for reference to show it was already established. Ms. Becker expressed concern regarding a briefing not being provided to Council in advance of the first reading and questioned as to what problem is being addressed with the proposed ordinance. Mr. Troyer responded that it was another step in assuring the Town was reaching out to that segment. Ms. Becker said she did not see the need for the ordinance because Hilton Head Island has always been a good community with others' best interests in mind. Ms. Brison expressed her appreciation for the proposed ordinance noting the importance of calling out and supporting small, minority-owned, and women-owned businesses. Mayor Perry requested a full presentation be conducted at second reading and asked about the process for monthly reporting. Mr. Groth stated staff will implement a timeline for such.

Mayor Perry asked for public comment.

Mr. George Paletta spoke in opposition to the proposed ordinance stating he was in agreement with Ms. Becker's comments, and it would potentially increase costs.

Mr. Morris Campbell spoke in support of the proposed ordinance stating the implementation is important as it quantifies that Hilton Head Island is doing the right thing.

Sandy West spoke in support of the proposed ordinance noting it will attract younger business owners.

Thomas C. Barnwell, Jr. spoke in support of the proposed ordinance, noting it will allow Native Island property owners and opportunity to utilize their property along with working

with other components within Town Code.

Ms. Becker expressed her opposition to the proposed ordinance stating there is not a need for a law to tell the Town how to be good people. Motion carried 6-1 (Ms. Becker opposed),

- b. First Reading of Proposed Ordinance 2023 – 14 to Amend the Franchise Agreement between the Town of Hilton Head Island and Shore Beach Services, Inc. Concerning the Allocation of Lifeguard Personnel**

Mr. Ames moved to approve. Mr. Alfred seconded. Josh Gruber explained the Town has a existing franchise agreement with Shore Beach Services. He stated Shore Beach Services submitted a letter to the Town’s Legal Department requesting a modification to the Franchise Agreement (refer to the attachment). Mr. Gruber said they seek to amend the Franchise Agreement by (1) replacing the term “Rental Lifeguard” with “Rental Attendant,” and (2) defining the responsibilities of Rental Attendants in offering supplementary support for beach patrol and emergency services.

He explained that the proposed amendment to the Franchise Agreement, Rental Attendants would not have a primary obligation of beach monitoring as lifeguards. However, all Rental Attendants currently possess and will maintain lifeguard certification, enabling them to provide assistance to on-duty lifeguards when necessary. Ms. Brison confirmed it was explained that the lifeguards will continue to wear red and the attendants will wear a different color so the public can differentiate between the two and the same number of life guards and stands will be kept. Ms. Becker noted there seems to be an increasing number of equipment rentals on the beach. Mr. Gruber replied that the number of rentals is established in the beginning of the year. Motion carried 7-0.

- c. Consideration of a Resolution Authorizing the Creation of the Housing Action Committee for the Town of Hilton Head Island**

Mr. Stanford moved to approve. Mr. Alfred seconded. Shawn Colin noted that as part of the Finding Home framework, this is a critical first step in support of the Community Pillar and introduced Missy Luick to conduct the presentation. Ms. Luick reviewed the proposed resolution and provided background on the make-up of the resolution.

Mayor Perry asked for public comment.

George Paletta cautioned that this not create a stumbling block to accomplish the goal of Workforce Housing. He suggested staff visit Hilton Head Gardens and Southwood Housing, noting the improvements are impressive. He urged Council to consider purchasing Chimney Cove for housing needs.

Risa Prince spoke on behalf of Hilton Head Community Partners reinforcing support for the Housing Action Committee. She stated it is imperative support is gained from residents committed to making sure Hilton Head Island is the type of community citizens want it to be.

Gina Newby encouraged utilizing available residential properties rather than building.

Morris Campbell read a prepared statement about his appreciation for the Town addressing the need for workforce housing. He stated this step is a good one by bringing together people that are aware of the situation and needs. He said it will take everyone working together to move the project forward. He encouraged leadership and staying the course.

Concluding discussion and suggestions from Council, Ms. Brison moved to amend the resolution as stated below:

Page 2 Item (2) of the resolution:

The Housing Action Committee is hereby created, and its membership shall consist of no less than seven (7) and no more than eleven (11) appointed community representatives with varying backgrounds and expertise related to housing and community development. Members shall represent to the extent feasible, the following areas of expertise and background: general home building, banking/finance, affordable workforce housing developer (for-profit), affordable workforce housing developer (non-profit), community representative (concerned citizen), affordable housing tenant or homeowner (and an alternate), employment sector representative, realtor or real estate professional, workforce housing advocate (or social service representative) and a representative of a philanthropic organization.

Mr. Stanford (maker of the motion) accepted the amendment. Mr. Alfred seconded the amendment. Motion carried 7-0. The amended resolution was approved 7-0.

12. Executive Session

- a. Discussion of Legal Advice from the Town Attorney on Matters Covered Under the Attorney-Client Privilege [pursuant to the South Carolina Freedom of Information Act Section 30-4-70(a)(2)] Related to:
 1. Mount Calvary Missionary Baptist Church of HHI, et al vs Town of HHI, et al
 2. Mitchelville Road Dirt Road Paving
 3. Main Street Right of Way Acquisition
- b. Discussion and Status Update on the Negotiations Incident to Proposed Contractual Arrangements for the Northpoint Public-Private Partnership Workforce Housing Project [Pursuant to the South Carolina Freedom of Information Act Section 30-4-70(a)(2)]
- c. Discussion of Negotiations Incident to Proposed Contractual Arrangements for a Beach Franchise Agreement [Pursuant to the South Carolina Freedom of

Information Act Section 30-4-70(a)(2)]

- d. Discussion of Employment, Appointment, Compensation, Promotion, Demotion, Discipline or Release of an Employee, or a Person Regulated by a Public Body [Pursuant to the South Carolina Freedom of Information Act Section 30-4-70(a)(1)] Related to:

1. Town Attorney Contract

At 5:39 p.m. Mr. Orlando stated the need to enter Executive Session for the reasons listed above. Mr. Ames moved to enter Executive Session for the reasons cited by the Town Manager. Mr. Stanford seconded. Motion carried 7-0.

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

Upon return to regular session, Mayor Perry stated there were no actions to be taken as a result of Executive Session.

14. Adjournment

The meeting was adjourned at 7:11p.m.

Approved: June 6, 2023

Kimberly Gammon, Town Clerk

Alan R. Perry, Mayor

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov