



Town of Hilton Head Island
TOWN COUNCIL MEETING
Tuesday, March 18, 2025, 3:00 PM
Minutes

Call to Order

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

Council Members present: Alan Perry, Mayor, Alex Brown, Ward 1, Mayor Pro-Tempore; Patsy Brison, Ward 2; Steve DeSimone, Ward 3, Tammy Becker, Ward 4; Steve Alfred, Ward 5; Melinda Tunner Ward 6

Invocation – Pastor Jeff Dorth, Island Lutheran Church Adoption of the Agenda

Pastor Dorth delivered the invocation.

Approval of the Minutes

Regular Meeting Minutes of March 4, 2025

Mr. Alfred moved to approve. Ms. Brison seconded. Motion carried 7-0.

Report of the Town Manager

Mr. Orlando reported on the following:

Fire Rescue:

On Wednesday, March 5th Fire Rescue deployed an engine co. with 4 personnel, a brush truck with 2 personnel, and a Battalion Chief as part of a regional wildland task force to assist Horry County Fire Rescue with the Carolina Forest wildfire. The crew deployed under the South Carolina Firefighter Mobilization Agreement. Our crew returned home after completing their 96-hour deployment where they worked 4 hours on and 4 hours off for 4 days. Over 30 departments provided over 200 apparatus and 400 personnel from across the state to assist in this incident. Our region was able to mobilize apparatus and personnel from every county in the region to assist.

Engineering and Projects:

- In February, Kelli Uyesugi was promoted to Stormwater Operations Manager, and
- Theresa McVey was promoted to a division head role as the Traffic Operations Manager

Facilities:

- Stoney Oaks Landscaping Enhancement Project begins March 3, 2025, and scheduled to be completed by April 4 2025

- On going Pope Ave Landscaping Enhancement project scheduled to be completed by March 31, 2025
- Sea Pines Circle Landscaping replacement scheduled to begin in the coming weeks and completed by April 7, 2025
- Matthews Drive and Beach City Circle Landscaping Enhancement Project scheduled to start March 18, 2025, and completed by April 8, 2025

Mr. Orlando updated Council on the William Hilton Parkway project from Dillon Road to Beach City Road is moving forward and will hopefully be completed soon.

Presentation of Disabilities Awareness Month Proclamation - Mayor Alan Perry

Galen Sturup Comeau, Beaufort County Disabilities and Special Needs Advisory Board Chair, accepted the proclamation.

General Reports from Town Council

Mr. Brown reported on the change in Town Council sub-committee membership, which is now three members as opposed to four. He noted that all Council members have been encouraged to attend Committee meetings and provide input from the audience.

Ms. Brison reported the International Piano Competition concluded with an incredible concert at First Presbyterian Church. She thanked and expressed appreciation to all involved.

Report of the Lowcountry Area Transportation Study – Councilmember Tamara Becker

Ms. Becker reported the next meeting is scheduled for April 4.

Report of the Lowcountry Council of Governments – Councilmember Steve Alfred

Mr. Alfred reported there was a meeting held on February 27. He stated that the I-95 reconstruction from the Georgia to Exit 8 is slated to be completed this year. He added they received information that pedestrian and bike fatalities have been declining.

Report of the Beaufort County Airports Board – Councilmember Melinda Tunner

Ms. Tunner reported that Phase One of the terminal project is on track to be completed next spring. She stated they are looking for funding for Phase Two of the project which will include renovating and expanding the current terminal space. Ms. Tunner added that Mr. Rembold has requested \$2 million for the relocation of St. James Church, noting that Senator Bill Herbkersman will be advocating for the funding.

Ms. Tunner stating she will be looking for an opportunity to organize a site tour for Town Council to see what is going on with the terminal renovations.

Report of the Southern Lowcountry Regional Board – Mayor Alan Perry

Mayor Perry reported the Board held a meeting on February 25 and Beaufort County Council Vice-Chair, Anna Maria Tabernik and Jasper County Councilmember John Kemp spoke regarding their Council's goals of holding public meetings and having meetings with municipalities.

Mayor Perry added that the Board received a recap of the 2024 Sales Tax Referendum challenges and what may go on in the future, but no decisions have been made. Mayor Perry stated they also discussed a review of the plastic bag ban and the creation of board subcommittees to ensure everything is being addressed appropriately.

Report of the Island Recreation Association Board – Mayor Pro Tempore Alex Brown

Mr. Brown announced that 600 plus youth soccer players will take the field this week for the first games of the spring season.

He added there is a new youth rugby program which has over 25 players and the Senior Center has had a busy few months with classes and trips. Mr. Brown informed Council the dome over the pool will be coming down this week. He said the dome allowed staff to conduct swim lessons to second grade classes and an expansion of sessions. He encouraged participation in the water babies' program. He concluded with encouraging all to attend Wingfest on Saturday, March 22 at Lowcountry Celebration Park.

Report of the Beaufort County Economic Development Corporation - Mayor Alan Perry

Mayor Perry stated the Corporation approved four organizations for funding, performance agreements with Stoneworks, BlaQuity, Beaufort Regional Chamber of Commerce and an agreement with the developer for a 72,000 square foot spec building in Beaufort Commerce Park, an RFP for due diligence on 372 acres in Whale Branch and a quick discussion on sponsorship committees. He stated there was an announcement for Project Salmon which will be located at Jasper/Hardeeville Business Park by the end of the year.

Mayor Perry concluded by stating that discussion took place regarding economic development through Beaufort and Jasper Counties and the need to understand what it means to the Town in terms of employees and what challenges will be faced. He stated he has asked Hardeeville Town Manager, Josh Gruber to come and speak with Council as to what is being proposed for Hardeeville as it impacts the Town.

Report of the Gullah Geechee Historic Neighborhoods Community Development Corporation - Mayor Pro Tempore Alex Brown

Mr. Brown stated the Corporation met on March 18 and received an update regarding the Wayfinding Solution Development and held discussion regarding a small business program which will offer loans ranging from \$1 thousand to \$50,000 to businesses within the historic Gullah Community along with a real estate loan program which provides loans ranging from \$50 thousand to \$200 thousand to landowners with holdings in the historical legacy neighborhoods. He encouraged all to attend future

meetings held by the Corporation.

Report of the Community Services and Public Safety Committee – Councilmember Tamara Becker

Ms. Becker reported the Committee met on March 17 and stated she looks forward to the next meeting to review applications for upcoming vacancies on Boards, Committees and Commissions.

Report of the Finance and Administrative Committee – Mayor Pro Tempore Alex Brown Unfinished Business

Mr. Brown reported the Committee met earlier in the day and received a presentation regarding affiliated agency requests. He stated the Committee moved the request forward to Council for review and consideration of approval. He added the Committee held discussions regarding the process, and they have charged staff with moving forward with reviewing the process, criteria and the memorandum of understanding requirements.

Consideration of an Ordinance Authorizing the Execution and Delivery of a Long-Term Lease between the Town and the Sandalwood Community Food Pantry of Town-Owned Property on Augusta Lane - Second Reading - Shawn Colin, Assistant Town Manager

Pembroke Drive Area – 8 Augusta Lane (Sandalwood Community Food Pantry)

This property is a vacant parcel of Town-owned land on the north end of the Island that was previously known as the Otter Hole Transfer Station. The site is comprised of 1.64 acres, flag-shaped and mostly wooded.

On June 4, 2024, the Town executed a 15 lease with the SCFP, with two five-year renewals, to develop and operate a food pantry on the property. Based on challenges obtaining funding to support the development and construction of the property, SCFP is now requesting to extend the lease term to 40 years with two 5-year renewals.

On January 14, 2025, Town Council discussed SCFP's request during Executive Session and provided the following direction:

- Request a letter from SCFP's lender that states the minimum term for the length of the ground lease.
- On January 17, 2025, Paul Walter, Senior Vice President of Pinnacle Financial Partners, provided a letter to SCFP that states that they do not see ground lease terms for less than 40 years (Attachment 3).

On February 18, 2025, Town Council further discussed SCFP's request during Executive Session and directed the Town Attorney to amend the lease term to 40 years with two 5-year renewals for Town Council's consideration.

Summary of the Property

- Zoning: Parks and Recreation District (PR), which allows Community Services Uses

- Acres: 1.64
- Height: 35' maximum
- Density: 6,000 ft² per acre, for a maximum yield of 9,840 ft²

Ms. Brison moved to approve. Mr. Alfred seconded.

Mayor Perry asked for public comment.

Reverend Nanette Pierson, Director of the Sandalwood Community Pantry addressed Council expressed her appreciation to Council for their consideration.

Motion carried 6-1 (Ms. Becker opposed).

Public Comment - Non Agenda Items

Brian Turrisi addressed Council stating his support for the Sea Turtle Patrol. He stated he has been involved in the program for over 10 years, and he thanked Council for their support and encouraged them to consider utilizing the former Wild Wings building to house the Sea Turtle Patrol offices.

Christopher Cliffe address Council referencing the Local Area Transportation Study (LATS) Strategic Plan draft which is located on the LATS website. He noted the lack of any mention of a second access to Hilton Head Island. He encouraged all to visit the website and make comments by March 31.

Amber Kuehn addressed Council requesting use of the former Wild Wings building for the Sea Turtle Patrol. She also suggested that Sea Turtle Patrol could be the beach ambassadors.

Georges van Hoegaerden addressed Council and introduced a website called onehiltonhead.com stating the site has 200,000 patrons. He explained the site combines everything that is available on the Island. He invited Council to be a part of the website. He provided cards for each Council member.

Executive Session

Discussion of Negotiations Incident to Proposed Contractual Arrangements and Discussion for the Proposed Sale or Purchase of Property [Pursuant to South Carolina Freedom of Information Act Section 30-4-70 (a)(2)] related to:

1. Main Street
2. Union Cemetery Road
3. Jonesville Road
4. Marshland Road
5. William Hilton Parkway Gateway Corridor

Mr. Orlando stated the need for an Executive Session for the reasons listed above.

At 3:55 p.m. Mr. Alfred moved to enter into Executive Session for the reasons cited by the Town Manager. Ms. Becker seconded. Motion carried 7-0.

At 5:19 p.m. Ms. Becker moved to end Executive Session and return to Regular Session.

Action from Executive Session

None.

Adjournment

Mayor Perry adjourned the meeting at 5:20 p.m.

Approved: April 8, 2025



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