

Town of Hilton Head Island TOWN COUNCIL MEETING Tuesday, June 17, 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

Others Present: Marc Orlando, Town Manager; Curtis Coltrane, Town Attorney; Kim Gammon, Town Clerk

Invocation – Pastor Steve Salvas, Grace Community Church

Pastor Salvas delivered the invocation.

Adoption of the Agenda

Mr. Alfred moved to approve. Ms. Becker seconded. Motion passed 7-0.

Recognition of Jeffrey Hartberger, Line Battalion Chief, for his Upcoming Retirement and Years of Service to the Town of Hilton Head Island

Mayor Perry delivered remarks in appreciation of Chief Hartberger's dedicated service to the Town. Chief Hartberger was presented with a gift of appreciation from the Town.

Report of the Town Manager

Mr. Orlando provide updates on various projects throughout the Town. In addition, he recognized Missy Luick noting this was her last day of work. He expressed appreciation for her work while employed with the Town.

In May, Tommy Sunday was nominated and elected to the Board of Directors for the South Carolina GMIS chapter. He will serve a three-year term, during which he will help lead the state chapter, support strategic initiatives, and represent South Carolina in the broader national GMIS community.

The Office of Cultural Affairs partnered with Beaufort County TV to live stream the 2024 Lantern Parade to provide spectators with the ability to watch the parade from their homes or see it in real time as it moved toward the Lowcountry Celebration Park to join those gathered for the more accessible portion of the event. The video produced by our partners at BCTV has just been awarded a Telly Award. They received the BRONZE Award in the

General-Social Video category. Kudos to BCTV and OCA Director Natalie Harvey for this creative way to provide even greater accessibility to this hallmark event.

General Reports from Town Council

Ms. Becker acknowledged the professionalism and quick response from Fire Rescue regarding an emergency call for one of our citizens.

Mayor Perry requested the Town Manager ask staff to get with Beaufort County and the Beaufort County Sheriff's Office regarding the status of the dilapidated gas station over the bridge. He also asked that Mr. Orland have staff meet with the Beaufort County Sheriff's Office to find out what they are providing the Town with as far as coverage.

Report of the Lowcountry Area Transportation Study – Councilmember Tamara Becker

Ms. Becker reported the Committee met on June 6 and received an update on US278 noting there has been no formal decision yet. She stated the Committee was informed that Palmetto Breeze is looking for assistance with their budget.

Report of the Lowcountry Council of Governments – Councilmember Steve Alfred

No report.

Report of the Beaufort County Airports Board – Councilmember Melinda Tunner

Ms. Tunner reported there are two calls to action which include an RFP for retail, food & beverage, and special services concession for the airport which is open until July 23. She added that the airport is seeking submission from local artists for display in the new terminal. Artists can submit up to four works by August 1. There is additional information on the Beaufort County website.

Ms. Tunner reviewed the business items from the meeting which included the airport administrative offices being relocated to a building at 26 Hunter Road as well as a contract is going through the approval process to develop the conceptual design policy for the restoration and expansion of the building on that property; a contract for legal services to support Project Cloud on Hilton Head Island; and legal assistance is required for drafting and negotiating an agreement or lease between Lone Palmetto and Beaufort County for a new fixed base operation.

Report of the Southern Lowcountry Regional Board – Councilmember Patsy Brison

Ms. Brison reported the Committee met on May 27 and are still working on regional planning ideas and looking towards a Growth Planning Workshop. She stated a proposal was presented by the County Planning Director and it is estimated costs for a facilitator would be \$75,000 with all jurisdictions being requested to share in the cost.

She added that the City of Hardeeville and a couple other jurisdiction are looking at the Childcare Subcommittee's report and suggested Hilton Head Island look at it at some time in the future.

Report of the Island Recreation Association Board – Mayor ProTempore Alex Brown

Mr. Brown provided an update on camps, basketball, cheering, volleyball, swimming lessons, tennis lesson and Summer Jams. He encouraged all to continue reaching out to Beaufort County to increase their allotted funds to the Island Recreation Center.

Town of Hilton Head Island Town Council Meeting

Minutes

6/17/2025

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

No report.

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

No report.

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

Ms. Becker stated the Committee met on June 16 to review a number of items and have moved them along to Town Council with several comments, questions and concerns. She added that after several meetings and interviews, the Committee will be making recommendations for appointments and reappointments to Boards, Committees and Commissions to Town Council during today's Executive Session.

Report of the Finance and Administrative Committee – Mayor ProTempore Alex Brown

Mr. Brown reported the Committee will meet on June 26 to discuss an Accommodations Tax policy for allocations of tax dollars.

New Business

Consideration of an Ordinance of the Town Council of the Town of Hilton Head Island amending Municipal Code Section 2-5-60 Committees of Council - First Reading - Shawn Colin, Assistant Town Manager

Mr. Colin presented and explained that the proposed ordinance would update Section 2-5-60 of the Municipal Code to provide a clear and standardized process for how Town Council committees are formed and operate. He stated that under the amendment, the Mayor would appoint at least two Council committees, each with three members and one alternate, with the Chair also appointed by the Mayor. The ordinance outlines how committees consider agenda items, make recommendations, and can send items back to staff for additional work or forward items to Council with conditions. Mr. Colin noted this would improve transparency, clarify roles, and provide flexibility for complex topics that need further staff research or conditions before final Council action.

Council Discussion: Council discussed the need for clearer committee structure, consistency in recommendations, and ensuring committee actions remain transparent to the public. Several Councilmembers asked questions about how staff reports would come back to the committee and confirmed the Mayor's discretion for placing items on future agendas.

Ms. Becker moved to Council approve an Ordinance that establishes two or more council committees to be appointed at the mayor's discretion with three members and one alternate and with the chair being appointed by the mayor that establish a clear process for how committees conduct business including the ability to recommend approval, deny, or offer no recommendation to the agenda item and that would include two additional options – one to send back to staff for further questions to be answered and work to be done or to move to town council

with conditions. If it were to move back to staff for the additional work that it be represented to the committee at the next committee meeting. At that point the committee would receive it and make the recommendation to send forward to town council with approval or denial or no recommendation or with approval with conditions. The town council would then receive a presentation and have the opportunity to make their suggestions for recommendations and if no additional work is to be done the mayor can put it on an agenda for a first reading at his discretion. Mr. DeSimone seconded for discussion. The motion passed with a 6-1 vote with Ms. Brison opposed.

Consideration of Federal Emergency Management Agency (FEMA) Community Rating System Updates to the Lowcountry Natural Hazard Mitigation Plan and the Repetitive Loss Area Analysis, and Consideration of a Resolution Adopting the Program for Public Information Five- Year Update - Missy Luick, Director of Planning

Ms. Luick explained that the Town is required to maintain an up-to-date Lowcountry Natural Hazard Mitigation Plan and Repetitive Loss Area Analysis to remain in good standing with the FEMA Community Rating System (CRS) program. She noted that this program directly affects the flood insurance premium discounts available to Hilton Head Island property owners. Ms. Luick summarized the plan updates, including recent hazard data, community outreach, and mitigation projects. She also described the Program for Public Information Five-Year Update, which outlines how the Town educates residents about flood risks, insurance, and preparation. These updates are part of the Town's ongoing efforts to protect property, improve resilience, and maintain the highest CRS rating possible.

Council Discussion: Council members asked about the impact of the plan updates on residents' flood insurance rates and confirmed that the five-year update maintains the Town's high CRS rating. Council thanked staff for proactive hazard mitigation work

Mr. Alfred moved to approve the Federal Emergency Management Agency (FEMA) Community Rating System Updates to the Lowcountry Natural Hazard Mitigation Plan and the Repetitive Loss Area Analysis, and adopt the Resolution for the Program for Public Information Five-Year Update. Ms. Becker seconded. The motion passed unanimously with a vote of 7-0.

Consideration of a Resolution Amending the Adopted Integrated Pest Management Policy - Shawn Leininger, Assistant Town Manager

Mr. Leininger presented an update to the Town's Integrated Pest Management (IPM) Policy, explaining that the changes strengthen the Town's commitment to environmentally sound pest control methods. He highlighted that the revisions expand the list of approved treatments, clarify best practices for pest management in Town parks and public areas, and add new requirements for contractors and Town staff to minimize chemical use and prioritize natural or mechanical controls where feasible. Mr. Leininger emphasized that the update was guided by public input and feedback from local environmental groups.

Council Discussion: Councilmembers discussed balancing pest management needs with environmental protection. Some members raised questions about contractor

compliance and monitoring. Council agreed that the updated policy reflects community input and best practices.

Public Comments:

Kim Konte urged Council to adopt stricter measures to further reduce pesticide use.

Pamela Martin Ovens thanked Council for considering community health impacts.

Ms. Brison moved to approve the Resolution Amending the Adopted Integrated Pest Management Policy. Ms. Becker seconded. The motion passed unanimously with a vote of 7-0.

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island requesting South Carolina Opioid Recovery Funds from the Guaranteed Political Government Subfund, and authorizing the Town Manager to Execute an Intergovernmental Agreement with the Lowcountry Alliance for Healthy Youth to Utilize some or all of said Funds - Chris Blankenship, Fire Chief

Chief Blankenship explained that the Town is eligible to request opioid settlement funds through the state's Guaranteed Political Government Subfund. He said the resolution authorizes the Town Manager to execute an intergovernmental agreement with the Lowcountry Alliance for Healthy Youth, which will use the funds for local prevention, education, and treatment programs. Chief Blankenship described the Town's growing partnership with local schools and health agencies to address the impact of opioid addiction and noted that these funds will help support training, community outreach, and recovery services.

Council Discussion: Council members expressed support for the partnership with the Lowcountry Alliance for Healthy Youth. They discussed how the funds would help strengthen education and outreach and asked about reporting requirements for tracking results.

Ms. Becker moved to approve the Resolution of the Town Council of the Town of Hilton Head Island Requesting South Carolina Opioid Recovery Funds from the Guaranteed Political Government Subfund and Authorizing the Town Manager to Execute an Intergovernmental Agreement with the Lowcountry Alliance for Healthy Youth to Utilize Some or All of Said Funds. Ms. Brison seconded. The motion passed unanimously with a vote of 7-0.

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, Authorizing and Ratifying the Execution of Certain Redevelopment Projects Undertaken Pursuant to the Town's Tax Increment Financing (TIF) Redevelopment Plan, Including Projects in Adjacent Areas that Directly Benefit the Redevelopment Area, and Provide Notice to the Taxing Entities in Accordance with State Law - Shawn Colin, Assistant Town Manager

Mr. Colin provided an overview of how the Town's Tax Increment Financing (TIF) Redevelopment Plan supports infrastructure improvements and economic development in targeted areas. He explained that the resolution ratifies several redevelopment projects that directly benefit the TIF district and surrounding areas, such as roadway improvements,

stormwater upgrades, and public space enhancements. Mr. Colin emphasized that this action complies with state law by notifying tax entities about the planned projects.

Council Discussion: Council discussed the types of projects supported by the TIF funds and confirmed that adjacent improvements directly benefit the redevelopment area. Members asked about timelines and coordination with other local governments.

Ms. Brison reviewed the estimated expenditures from the original plan adopted in 1999 and asked how much of the \$8.2 million planned for the Stoney Area had been spent. She pointed out the inequities after the 2014 Plan Amendment when approximately \$46.8 million was spent in the combined Sea Pines Circle, Coligney Circle, and Palmetto Bay Road Redevelopment areas as compared to the \$276,700 which was spent in the Stoney/Island Entrance Redevelopment Area. She requested the Town Council very strongly consider allocating the remaining TIF funds of approximately \$1.3 million to the Stoney Area for the proposed Whilliam Hilton Parkway Corridor "Master Plan".

No action was taken on Ms. Brison's request.

Ms. Becker moved to approve the Resolution of the Town Council of the Town of Hilton Head Island, Authorizing and Ratifying the Execution of Certain Redevelopment Projects Undertaken Pursuant to the Town's Tax Increment Financing (TIF) Redevelopment Plan, Including Projects in Adjacent Areas that Directly Benefit the Redevelopment Area, and Provide Notice to the Taxing Entities in Accordance with State Law. Mr. Alfred seconded. The motion passed unanimously with a vote of 7-0.

Consideration of an Ordinance of the Town Council of the Town of Hilton Head Island, Amending Municipal Code Section 12-6-111, Definitions, and Section 12-6-115, Resident Beach Parking Pass Parking, to Authorize Beach Parking Permits for Qualified Residents in Beaufort County, South Carolina, South Carolina - First Reading - Shawn Colin, Assistant Town Manager

Mr. Colin described the proposed ordinance to amend the Town's Municipal Code to extend resident beach parking passes to qualified residents of Beaufort County. He explained that the intention was to provide broader access for regional residents who also support the Island's tourism economy. However, he noted that staff and Council had received concerns from Island residents about increased beach congestion and enforcement challenges if the pass program were expanded.

Council Discussion: Council members raised concerns about potential overcrowding at Island beaches if eligibility were expanded countywide. They discussed enforcement challenges and feedback received from residents opposing the change.

Public Comments:

Richard Bisi stated that extending passes would unfairly burden Island residents and supported Council's decision to deny.

Lee Lucier emphasized protecting local beach access and supported keeping the current eligibility as is.

Ms. Becker moved to deny the Ordinance of the Town Council of the Town of Hilton Head Island, Amending Municipal Code Section 12-6-111, Definitions, and Section
Town of Hilton Head Island Town Council Meeting

Minutes

6/17/2025

12-6-115, Resident Beach Parking Pass Parking, to Authorize Beach Parking Permits for Qualified Residents in Beaufort County, South Carolina — First Reading. Ms. Tunner seconded. The motion to deny passed unanimously with a vote of 7-0.

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, Establishing the Parking Fees in Accordance with Section 12-6-113(A) of the Municipal Code of the Town of Hilton Head Island - Shawn Colin, Assistant Town Manager

Mr. Colin presented the resolution establishing updated parking fees for Town-managed beach parking lots. He explained that the proposed changes included removing the daily maximum and flat weekend rates in favor of a consistent hourly rate structure. He noted that the revisions would help manage peak-season demand, ensure fair cost recovery, and keep Coligny Beach lot free of charge. Mr. Colin said staff analyzed usage data, community feedback, and cost comparisons with similar coastal areas.

Council Discussion: Councilmembers debated the proposed hourly rates, daily maximums, and the impact on residents versus visitors. Several members discussed balancing revenue generation with maintaining reasonable public access to beaches.

Public Comments:

Richard Bisi spoke about the impact of the revised parking fees on local families.

Ashleigh Phillips addressed the need for clear signage and consistent enforcement.

Lee Lucier expressed concerns about weekend congestion and fairness for residents.

Lyn Bullard commented on balancing access with neighborhood impacts.

Jack Daily discussed visitor access and fair rates.

Pamela Martin Ovens spoke about the history of parking fees and urged thoughtful long-term policy.

Becker moved to approve the motion that was made by the Community Services and Public Safety Committee meeting on May 19, 2025 which stated that the committee recommended approval of the Resolution Setting Fees for Parking in Paid Parking Areas as Authorized by Section 12-6-112 and Section 12-6-113(a), Municipal Code of the Town of Hilton Head Island, South Carolina (1983) with the following revisions: Change the hourly rate to \$5 for all days, hours, and locations the fee is required, and eliminate the daily maximum fee for all days; and to charge for paid parking at the Coligny Beach Parking Lot to include the \$5 per hour and no daily maximum consistent with the provisions above. Mr. DeSimone seconded the motion.

Ms. Becker requested to amend her original motion to include that the Resolution incorporate that parking is \$3 on weekdays, \$5 on weekends with no cap, no flat fee, and for further discussion, no charge at Coligny. Mr. DeSimone seconded.

Ms. Becker withdrew her motion. Mr. Desimone agreed.

Ms. Becker moved to eliminate the daily maximum fee of \$15 currently charged on Mondays and Fridays, remove the \$20 flat fee for current charges on Saturdays and Sundays, change the hourly rate to \$3 Monday through Friday, change the hourly

rate on Saturdays and Sundays to \$5 per hour, continue to not charge at Coligny Beach parking lot. Mr. DeSimone seconded. The motion passed with a vote of 6-1 with Ms. Brison opposed.

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island Authorizing the Execution of a Temporary Right of Entry to the Regimes of Hilton Head Beach and Tennis Granting Ingress and Egress to the Existing Beach Access at Islanders Beach Park - Shawn Leininger, Assistant Town Manager

Mr. Leininger presented and stated that the resolution authorizes the Town to execute a temporary right of entry agreement with the Regimes of Hilton Head Beach and Tennis. He noted that this access is needed to allow the public to safely enter and exit the existing beach access at Islanders Beach Park while easement improvements are under review. Mr. Leininger said the agreement ensures uninterrupted public access and aligns with the Town's ongoing commitment to maintain open beach entry points.

Council Discussion: Council discussed the temporary nature of the right of entry and confirmed it maintains public access during necessary easement work. Members emphasized the importance of coordinating with the affected regimes to avoid disruptions.

Mr. DeSimone moved to approve the Resolution of the Town Council of the Town of Hilton Head Island Authorizing the Execution of a Temporary Right of Entry to the Regimes of Hilton Head Beach and Tennis Granting Ingress and Egress to the Existing Beach Access at Islanders Beach Park. Ms. Becker seconded. The motion passed unanimously with a vote of 7-0.

Public Comment - Non Agenda Items

None.

Executive Session

Ms. Becker moved to enter Executive Session. Mr. Alfred seconded. The motion passed unanimously with a vote of 7-0.

Executive Session began at 7:10 p.m.

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. Beaufort County Lawsuit

Discussion of Appointment to Boards, Commissions, and Committees [Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 (a)(1)] related to:

1. Accommodations Tax Advisory Committee
2. Beaufort County Stormwater Management Utility Board
3. Beaufort Jasper Housing Trust
4. Board of Zoning Appeals
5. Construction Board of Adjustments and Appeals
6. Design Review Board
7. Greenspace Advisory Committee
8. Gullah Geechee Historic Neighborhood Community

Town of Hilton Head Island Town Council Meeting

Minutes

6/17/2025

- Development Corporation
- 9. Gullah Geechee Task Force
- 10. Housing Action Committee
- 11. Island Recreation Board of Directors
- 12. Parks and Recreation Commission
- 13. Planning Commission

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. Dunnagans Alley
- 2. Dillon Road Area

Council exited from Executive Session at 8:24 p.m.

Action from Executive Session

Ms. Becker moved to approve the following appointments and reappointments to Boards, Commissions, and Committees:

- **Appoint Dave Ferguson to the Accommodations Tax Advisory Committee to fill the Hospitality Seat for a term ending June 30, 2028.**
- **Appoint Jeffery Greene to the Board of Zoning Appeals to fill an At-Large Seat for a term ending June 30, 2027.**
- **Appoint Peter Kristian to the Board of Zoning Appeals to fill an At-Large Seat for a term ending June 30, 2028.**
- **Appoint Angelina Carper to the Construction Board of Adjustments & Appeals to fill the General Contractor Seat for a term ending June 30, 2029.**
- **Appoint Charles Fauer to the Construction Board of Adjustments & Appeals to fill the Building Industry-At Large Seat for a term ending June 30, 2029.**
- **Appoint Cathy Foss to the Design Review Board to fill the At-Large Seat for a term ending June 30, 2027.**
- **Appoint David Ames to the Gullah Geechee Historic Neighborhoods Community Development Corporation to fill the Board Member Seat for a term ending June 30, 2028.**
- **Appoint Sarah Eisner to the Gullah Geechee Historic Neighborhoods Community Development Corporation to fill the Board Member Seat for a term ending June 30, 2028.**
- **Appoint Margaret Hewitt to the Planning Commission to fill the At-large Seat for a term ending June 30, 2026.**
- **Appoint William Redman to the Planning Commission to fill the At-Large Seat for a term ending June 30, 2028.**

- Appoint Jeff Turnbull to the Planning Commission to fill the At-Large Seat for a term ending June 30, 2028.
- Reappoint Robert Johnson to the Board of Zoning Appeals to fill the Architect Seat for a term ending June 30, 2028.
- Reappoint Kathryn Bayless to the Board of Zoning Appeals to fill the At-Large Seat for a term ending June 30, 2028.
- Reappoint Neil Gordan to the Construction Board of Adjustments & Appeals to fill the Architect Seat for a term ending June 30, 2028.
- Reappoint Megan Fitzpatrick to the Design Review Board to fill the At-Large Seat for a term ending June 30, 2028.
- Reappoint John Parsons to the Parks & Recreation Commission to fill the Board Member Seat for a term ending June 30, 2028.
- Reappoint Charles Quigg to the Parks & Recreation Commission to fill the Board Member Seat for a term ending June 30, 2028.
- Reappoint Jeff Netzinger to the Beaufort County Stormwater Utility Board to fill the Ex-Officio Member Seat for a term ending June 30, 2029.
- Reappoint Ray Kisiah to the Hilton Head Island Recreation Board of Directors to fill the Board Member Seat for a term ending January 31, 2029.

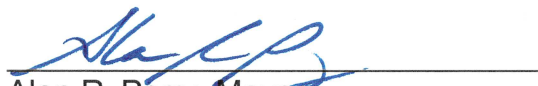
Mr. DeSimone seconded. The motion passed 6-0. (Ms. Brison was not present for the vote.)

Adjournment

Meeting adjourned at 8:25 p.m.



Kimberly Gammon, Town Clerk



Alan R. Perry, Mayor

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