

Town of Hilton Head Island TOWN COUNCIL MEETING Tuesday, October 7, 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 Michael Carr, Central Church

Pastor Carr delivered the invocation.

Adoption of the Agenda

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

Approval of the Minutes

Regular Meeting Minutes of September 16, 2025

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

Presentations and Recognitions

Fire Prevention Week Proclamation - Mayor Alan Perry

Russell Rogers, Deputy Fire Marshall and the Hilton Head Island Fire Rescue Community Risk Reduction Team accepted the proclamation.

Breast Cancer Awareness Month Proclamation — Mayor Alan Perry

Mayor Perry invited Council Member Tunner to speak prior to the presentation. Ms. Tunner stated she is a fifteen-year breast cancer survivor and was looking forward to the proclamation from the Town. Lisa Stauffer, Director of Human Resources accepted the proclamation.

Reports from Members of Town Council

General Reports from Town Council

Ms. Brison stated she attended the 50th Anniversary of the Hilton Head Choral Society on Friday, September 26. She reviewed the list of upcoming concerts for the Choral Society and encouraged all to attend their events. She urged all to go to the website for the Office of Cultural Affairs for the Town of Hilton Head Island for upcoming events being held on Hilton Head Island.

Mr. Alfred reported there was a meeting held regarding Sea Pines Circle held on September 30 with members of the SCDOT, CSA, and Town representatives. They worked on establishing objectives and cost estimates regarding funds needed.

Ms. Tunner expressed appreciation to Town Manager Marc Orlando and staff for the transformation of Fish Haul Beach Park as a result of the beach renourishment. She stated it has added so much usable beach and the feedback she has received has been very positive.

Consent Agenda

Consideration of an Ordinance of the Town of Hilton Head Island to Amend Chapter 16 of the Municipal Code, the Land Management Ordinance, to Amend the Traffic Impact Analysis Plan Requirements and Traffic Analysis Standards in Land Management Ordinance Sections 16-2-103, 16-5-106 and Appendix D, and Providing for Severability and an Effective Date - Second Reading - Shawn Leininger, Deputy Town Manager

Consideration of an Ordinance of the Town of Hilton Head Island Authorizing the Execution and Delivery of a Non-Exclusive Easement for Ingress, Egress, and Utilities on Town Property Located in the Area of Mingo Lane and Providing for Severability and an Effective Date - Second Reading - Ben Brown, Strategic Initiatives Director

Ms. Brison moved to approve the Consent Agenda as presented. Mr. Alfred seconded.

Mayor Perry asked for public comment. There was none.

Motion carried 7-0.

New Business

Consideration of 2026 Meeting Schedule for Town Council Regular Meetings, Workshops, and Subcommittees of Council - Shawn Leininger, Deputy Town Manager

Ms. Becker moved to approve. Ms. Brison seconded.

Mayor Perry asked for public comment.

Richard Bisi addressed Council expressing concern about workshop procedures and stated his opposition to the meeting times.

Public Comment - Non Agenda Items

Susan Wheatley addressed Council regarding her concern over the proposed Short-Term Rental regulations and rushing implementation with a foundation to support the changes.

Mare Baracco addressed Council her about concerns regarding the Hilton Head Island - Bluffton Chamber of Commerce grant application to the South Carolina Department of Parks, Recreation and Tourism 2025 Destination Specific Marketing. She stated she is of the opinion the Town's Destination Marketing should be in house.

Angie Hutchins addressed Council regarding her general concerns over the Short-Term Rental regulations stating staff time and energy is not well spent working on them when they should be focused on the Land Management Ordinance re-write. She added there is a need for positive culture building regarding the Town.

Executive Session

At 3:28 p.m. Mr. Orlando stated the need to enter Executive Session for the reasons listed below. **Mr. Alfred moved to enter Executive Session for the reasons cited by the Town Manager. Ms. Brison seconded. Motion carried 7-0.**

Discussion Incident to Proposed Contractual Arrangements (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 [a][2]) related to:

1. Hilton Head Island Destination Marketing Organization Request for Qualification

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

1. Main Street
2. Old Wild Horse Road
3. Pope Avenue
4. Fire Rescue Headquarters

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. Port Royal Proposal - Settlement Agreement with ArborNature, LLC

Discussion of Personnel Matters Relating to Town Manager Performance Evaluation [Pursuant to South Carolina Freedom of Information Act 30-4-70 (a)(1)]

Action from Executive Session

Council returned to the dais at 4:51 p.m. **Ms. Brison moved to end the Executive Session and return to the regular meeting. Ms. Tunner seconded.**

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, Authorizing the Town Manager to Negotiate a Proposed Contract for the Purchase of Properties Located on or Near U. S. Highway 278 in the Town of Hilton Head Island, South Carolina

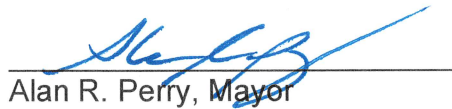
Mr. Brown moved to approve. Ms. Brison seconded.

Mayor Perry asked for public comment. There was none.

Motion carried 7-0.

Adjournment

Mayor Perry adjourned the meeting at 4:52 p.m.



Alan R. Perry, Mayor

Kimberly Gammon, Town Clerk

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