



Town of Hilton Head Island TOWN COUNCIL MEETING Tuesday, November 4, 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; Steve Alfred, Ward 5; Melinda Tunner, Ward 6

Council Members excused absent: Tammy Becker, Ward 4

Others Present: Marc Orlando, Town Manager; LaQuin Andrus, Assistant Town Attorney; Kim Gammon, Town Clerk

Invocation – Rev. Jonathan Tompkins, St. Andrew By-The-Sea

Reverend Tompkins delivered the invocation.

Adoption of the Agenda

Mr. Alfred moved to approve. Ms. Brison seconded. Motion carried 6-0.

Approval of the Minutes

Regular Meeting Minutes of October 21, 2025

Mr. Alfred moved to approve. Mr. Brown seconded. Motion carried 6-0.

Presentations and Recognitions

Report of the Town Manager

Mr. Orlando updated Council on Beach Renourishment; traffic signal improvements and connectivity of adaptive signals; Palmetto Hall drainage system and outfall improvements; Spanish Wells drainage pipe repair; Taylor Family Park; Patterson Park; Mitchelville Road paving project; Coligny Pocket Park; Jonesville Road Stables; Gullah Geechee Historic Neighborhood Community Development Corporation; and the Office of Cultural Affairs upcoming events.

Beaufort County School District Student of the Month - Mayor Perry

Mayor Perry stated Evelyn Sanchez Cayetano from Hilton Head Island Creative Arts

Elementary School was selected as a Beaufort County School District Student of the Month. He invited her to the podium, presented her with a certificate and a commemorative Hilton Head Island medallion and offered congratulations on behalf of the Town Council.

Smoke-Free and Vape-Free Awareness Month Proclamation - Mayor Alan Perry

Representatives from Lowcountry Alliance for Healthy Youth were present to accept the proclamation.

Community Thanksgiving Proclamation - Mayor Alan Perry

Reverend Jonathan Tompkins and Lesley Kyle from St. Andrew By-The-Sea United Methodist Church, and Andrew Carmines from Hudson's Restaurant were present to accept the proclamation.

Hilton Head Island Airport Update - Jon Rembold, Beaufort County Airports Director

Mr. Rembold presented a detailed update regarding the airport and answered questions from Council.

Beaufort County Single-Use Plastic Bag Survey Results - Juliana Zadik, Environmental Long Range Planner, Beaufort County

Ms. Zadik conducted a thorough presentation regarding the results and reviewed next steps.

Discussion of the Beaufort County 250th Revolutionary War Anniversary - Angie Stone, Assistant Town Manager

Ms. Stone shared information regarding the Beaufort County 250th Revolutionary War Anniversary planned events and informed Council they would be updated regarding scheduling.

Reports from Members of Town Council

General Reports from Town Council

Mr. Brown encouraged all to attend the Beaufort Jasper Housing Trust Symposium to be held on November 12.

Ms. Brison inquired about communication with the public regarding the new pedestrian crossing between Northridge Plaza and Sea Turtle Place regarding instructions for pedestrians and vehicles when accessing the area while they are in operation.

Report of the Lowcountry Area Transportation Study – Councilmember Tamara Becker

No report.

Report of the Lowcountry Council of Governments – Councilmember Steve Alfred

No report.

Report of the Beaufort County Airports Board – Councilmember Melinda Tunner

No report.

Report of the Southern Lowcountry Regional Board – Councilmember Patsy Brison

Ms. Brison stated the Board received the presentation regarding the Single-Use Plastic Bag Survey Results at their recent meeting and an update regarding Jasper County successful Sales Tax Referendum with information provided regarding projects planned. The next scheduled meeting is November 25 in Hardeeville Council Chambers where they will have a presentation regarding Hilton Head Happenings, a Beaufort County update on a possible 2026 Referendum, and possible 2026 agenda items.

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

Mr. Brown reported on recent events and upcoming events for the Island Recreation Association. He added registration is ongoing for many youth and senior activities that are available at the Island Recreation Center.

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

Mayor Perry provided an update regarding a \$10,000 grant awarded from the Corporation stating the deadline to meet the requirement of a certain number of employees has been extended until 2029.

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

Mr. Brown reported the CDC will meet on November 19 at 10:00 a.m. to receive updates regarding the Wayfinder Application and the new website.

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

No report.

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

Mr. Brown reported the Committee will meet on November 18 at 10:00 a.m. and the agenda will include a Financial Update for FY2026, a funding request from LRTA/Palmetto Breeze, and the Accommodations Tax Advisory Committee recommendations regarding the 2026 grants.

Consent Agenda

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

Mayor Perry asked for public comment. There was none.

Motion carried 6-0.

Consideration of an Ordinance of the Town of Hilton Head Island to Amend Municipal Code Title 10, Section 10-1-250, the Business License Ordinance, to Update the Business License Class Schedule as Required by Act 176 of 2020 for the Town of Hilton Head Island, South Carolina and Providing for Severability and an Effective Date - Second Reading - April Akins, Interim Revenue Manager

Consideration of an Ordinance Providing for the Issuance and Sale of the Town of Hilton Head Island Special Obligation Bonds (Beach Preservation Fee Pledge), in One or More Series, in the Principal Amount of Not Exceeding \$19,000,000; Delegating the Authority to the Town Manager to Determine Certain Matters with Respect to the Bonds; Prescribing the Form and Details of Such Bonds; Other Matters Relating Thereto; and Providing Severability and an Effective Date - Second Reading - Dave Byrd, Finance Director

Public Comment - Non Agenda Items

Chet Williams addressed Council stating it was refreshing to have a non-contentious meeting.

Executive Session

At 4:16 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 6-0.

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

1. Town of Hilton Head Island Destination Marketing Organization Request for Qualifications

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. Stoney Area
3. Shell Midden Lane
4. Indigo Park

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

1. Northpoint Ground Lease and Escrow Agreement
2. Northpoint Hilton Head Public Service District Easement

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. Land Management Ordinance Task Force

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 7:52 p.m. **Mr. Alfred moved to end the Executive Session and return to the regular meeting. Ms. Brison seconded. Motion carried 6-0.**

Mayor Perry asked if there was any action to be taken as a result of Executive Session.

First Reading of an Ordinance Authorizing the Execution and Recording of a Declaration of Covenants regarding Workforce and the Execution and Delivery of a Long-Term Ground Lease of Real Property, both related to Real Property, owned by the Town of Hilton Head Island, South Carolina, and Providing for Severability and an Effective Date

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

Mayor Perry asked for public comment. There was none.

Motion carried 6-0.

First Reading of an Ordinance Authorizing the Execution and Delivery of a Non-Exclusive Easement for Ingress, Egress and Utilities, and Providing for Severability and an Effective Date

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

Mayor Perry asked for public comment. There was none.

Motion carried 6-0.

Consideration of a Resolution Authorizing the Execution and Delivery of the Fifth Amendment to the January 14, 2021 Contract of Employment by and between the Town of Hilton Head Island and Marc Orlando which includes: Extension of Contract to February 21, 2031; Base Salary Increase of 4%; and a \$25,000 Bonus

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

Mayor Perry asked for public comment. There was none.

Motion carried 6-0.

Adjournment

At 7:59 p.m. Mr. Alfred moved to adjourn. Motion carried 6-0.

A handwritten signature in blue ink, appearing to read 'Alan R. Perry', with a long horizontal flourish extending to the right.

Alan R. Perry, Mayor

A handwritten signature in blue ink, appearing to read 'Kimberly Gammon', with a horizontal line underneath the signature.
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