



**Town of Bluffton**  
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**To:** Town Council

**From:** Stephen Steese, Town Manager

**Date:** November 6, 2023

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#### **Town Operations / Community Meetings**

- Town elections will be held on November 7<sup>th</sup> and the winners will be sworn in at the January 9<sup>th</sup> Council Meeting. The mayor's seat and two Council seats are up this year.
- The Town held Strategic Planning on November 1<sup>st</sup> and 2<sup>nd</sup>. Senior Staff met on the 1<sup>st</sup> to review and prepare for the workshop with Council on the 2<sup>nd</sup>. The updates and action items will be updated, and we plan to have the final document for Council to adopt at the December Council Meeting. We also had input from community members and partners throughout the day.

#### **Town Council/Town Attorney Related Meetings**

- Weekly Mayor / Mayor Pro Tempore / Town Manager meetings.
- Mayor, Councilman Hamilton, Councilman Wood, and staff attended the SOLOCO meeting in Bluffton. We discussed topics for discussion over the next year. These included transportation initiatives, review of our stormwater ordinance, BJRHTF progress, protection of waterways, and several other items.
- The Mayor and I attended a countywide mayor/manager meeting in Hardeeville. We discussed the progress of the BJRHTF, some countywide initiatives, and continuing regional transportation items.
- Stoney Creek meetings have continued, and we have reached a finalized IGA. BJWSA approved the agreement at their October Meeting, we have it for approval on our November Agenda, and Beaufort County will have on the December Agenda.
- Councilmembers and staff met with potential developer to discuss Affordable Housing and how our new Economic Development Incentive Ordinance can work to help encourage construction of Affordable units.
- The Economic Development Agreement for our Buckwalter property approved at the October Meeting was finalized and has been signed by all parties. Surveying and other primary work should begin soon.
- Worked with legal to get the Purchase and Sale Agreement finalized and signed for 140 Buck Island Road. We are in our due diligence period and hope to bring to Council for final approval soon.

#### **Updates and Miscellaneous Information**

- Town Council and staff attended several ribbon-cutting events that were coordinated by the Greater Bluffton and HHI-Bluffton Chamber of Commerce. We are excited to see the commercial development and growth throughout the community.
  - Council and staff attended community events to include the Stand in Solidarity with Israel event, Bluffton Historic Preservation Annal Event, and Bluffton Self Help's Annual Event.
  - Kevin and I presented to the BJWSA Board and directors at their Strategic Planning retreat. We discussed the growth in Bluffton, partnerships on sewer, and answered questions.
  - We have begun planning for the holiday season and working to ensure our events run smoothly.
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