

Regular Town Council Meeting

May 14, 2024

I. CALL TO ORDER

Mayor Toomer called the meeting to order at 5:00 PM.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Toomer.

III. INVOCATION

The Invocation was given by Councilmember Frazier.

IV. ADOPTION OF THE MINUTES

1. Regular Meeting Minutes of 04/09/2024

A motion made by Councilmember Hamilton, Seconded by Mayor Pro-Tempore to approve the Regular Meeting Minutes of 04/09/2024 as submitted.

V. PRESENTATIONS, CELEBRATIONS, AND RECOGNITIONS

1. Beaufort County School District Character Student of the Month - Mayor Larry Toomer
Beaufort County School District Character Student of the Month, Myles Kraychar was not present. The 8th grade student from H.E. McCracken Middle School will be honored at 06/11/2024 Town Council meeting.
2. National Mental Health Substance Use Prevention Month Proclamation - Mayor Larry Toomer
Ms. Aviana Stephens, a member of Teens for Healthy Youth, accepted the May Mental Health Proclamation on behalf of LowCountry Alliance for Healthy Youth.
3. Tourette Syndrome Awareness Month Proclamation - Mayor Larry Toomer
David Roth accepted the Tourette Syndrome Awareness Month Proclamation.
4. Proclamation for Tuberous Sclerosis Complex Global Awareness Day - Mayor Larry Toomer
Amy Bredeson was not in attendance to receive the Proclamation for Tuberous Sclerosis Complex Global Awareness Day.

VI. PUBLIC COMMENT

Christina Stover - 82 Buck Island Rd, Apt 106 - Ms. Stover addressed speeding concerns in the area of Calhoun Street.

Sharon Brown - 163 Buck Island Road - Ms. Brown expressed concerns regarding communications with staff regarding the legal matter regarding Councilmember Frazier and racial injustices within the community.

Karen Arms - 40 Dragon Flu Drive - Ms. Arms discussed an occurrence during Mayfest. She spoke to council regarding her vehicle being towed, lack of signage and cash being the only means of payment to the towing company.

VII. COMMUNICATIONS FROM MAYOR AND COUNCIL

Councilmember Frazier congratulated the class of 2024.

Mayor Pro-Tempore Wood stated the Beaufort Jasper Volunteers in Medicine annual gala was well supported. He thanked everyone who attended for their support.

Mayor Larry Toomer expressed his thankfulness for the many prayers, texts and kind words in the passing of his nother-in-law.

VIII. PUBLIC HEARING & FINAL READING

1. Consideration of an Ordinance to Amend Certain Sections of the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.4 (Wetlands) and Sec. 5.10 (Stormwater); and, Article 9 – Definitions and Interpretations, Sec. 9.2 (Defined Terms). Public Hearing and Final Reading - Kevin Icard, Director of Growth Management

A motion made by Mayor Pro-Tempore Wood, Seconded by Councilmember Hamilton to approve the Ordinance to Amend Certain Sections of the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.4 (Wetlands) and Sec. 5.10 (Stormwater); and, Article 9 – Definitions and Interpretations, Sec. 9.2 (Defined Terms).

Town Council unanimously approved the second and final reading of this ordinance.

2. Consideration of an Ordinance to Approve an Amendment to the Town of Bluffton Zoning Map to Rezone Certain Real Property Owned by Cornerstone Church of Bluffton and Lalie Ann Mole Consisting of Approximately 43.31 Acres, More or Less, Located at 11 Grassey Lane and 21 Lake Lane and Identified by Beaufort County Tax Map Nos. R610 036 000 0014 0000 and R610 036 000 014B 0000 from Planned Unit Development Zoning District to a Mix of Agricultural Zoning and Rural Mixed Use Zoning Districts (ZONE-02-24-018921). - Public Hearing and Final Reading - Kevin Icard, Director of Growth Management

A motion made by Councilmember Hamilton, Seconded by Mayor Pro-Tempore Wood to approve an Ordinance to Amend the Town of Bluffton Zoning Map to Rezone Certain Real Property Owned by Cornerstone Church of Bluffton and Lalie Ann Mole Consisting of Approximately 43.31 Acres, More or Less, Located at 11 Grassey Lane and 21 Lake Lane and Identified by Beaufort County Tax Map Nos. R610 036 000 0014 0000 and R610 036 000 014B 0000 from Planned Unit Development Zoning District to a Mix of Agricultural Zoning and Rural Mixed Use Zoning Districts (ZONE-02-24-018921)

Town Council unanimously approved the second and final reading of this ordinance.

XI. FORMAL AGENDA ITEMS

1. Consideration of an Ordinance Authorizing the Conveyance of Certain Real Property Owned by the Town of Bluffton to Workforce State of Mind, LLC, Located at 1095 May River Road and Consisting of 1.78 Acres, More or Less, and Identified by Beaufort County Tax Map No. R610 039 000 0498 0000; and, Authorizing the Execution and Recording of Associated Documents. – Second and Final Reading - Heather Colin, Assistant Town Manager

A motion made by Councilmember Frazier, Seconded by Councilmember Hamilton to approve an Ordinance Authorizing the Conveyance of Certain Real Property Owned by the Town of Bluffton to Workforce State of Mind, LLC, Located at 1095 May River Road and Consisting of 1.78 Acres, More or Less, and Identified by Beaufort County Tax Map No. R610 039 000 0498 0000; and, Authorizing the Execution and Recording of Associated Documents.

Town Council unanimously approved the second and final reading of this ordinance.

2. Consideration of an Ordinance Approving the Town of Bluffton Fiscal Year 2025 Proposed Consolidated Budget. – First Reading – Stephen Steese, Town Manager

A motion made by Councilmember Burden, Seconded by Councilmember Hamilton to approve an Ordinance Approving the Town of Bluffton Fiscal Year 2025 Proposed Consolidated Budget on First Reading.

Town Council unanimously approved the first reading of this ordinance.

3. Consideration of an Ordinance Amending the Town of Bluffton Code of Ordinances, Chapter 24, Taxation. - First Reading - Natalie Majorkiewicz, Director of Finance

A motion made by Mayor Pro-Tempore Wood, Seconded by Councilmember Hamilton to approve an Ordinance Amending the Town of Bluffton Code of Ordinances, Chapter 24, Taxation. - First Reading

Town Council unanimously approved the first reading of this ordinance.

4. Consideration of a Resolution to Adopt the Buck Island-Simmons ville Neighborhood Plan Update - Public Meeting - Kevin Icard, Director of Growth Management

A motion made by Councilmember Frazier, Seconded by Mayor Pro-tempore Wood to approve a Resolution to Adopt the Buck Island - Simmons ville Neighborhood Plan Update with the conditions of updating the timeline for action item number four in Land Use and Zoning from February 2025 to July 2024, update strategy item number 8 in Public Infrastructure based on the proposed Drainage Plan for the area, strategy item number 8 in Community Involvement and Identity to create a Town supported committee for the Buck Island – Simmons ville neighborhood; the committee will enhance and preserve the identity of the neighborhood and work to implement this plan, in accordance with the Town's Strategic Plan, and research additional incentives to help support affordable housing.

Town Council unanimously approved the resolution with conditions.

5. Consideration for the Acceptance of Bryant Holding, LLC's One Hundred Percent (100%) Annexation Petition to Annex Certain Real Property Contiguous to the Town of Bluffton's Corporate Boundaries Consisting of a Total of 2.14 Acres, More or Less, Located at 30 Davis Road and Bearing Beaufort County Tax Map No. R600 029 000 0028 0000 (ANNX-03-24-019045). – Kevin Icard, Director of Growth Management

A motion made by Mayor Pro-Tempore Wood, Seconded by Councilmember Frazier for the Acceptance of Bryant Holding, LLC's One Hundred Percent (100%) Annexation Petition to Annex Certain Real Property Contiguous to the Town of Bluffton's Corporate Boundaries Consisting of a Total of 2.14 Acres, More or Less, Located at 30 Davis Road and Bearing Beaufort County Tax Map No. R600 029 000 0028 0000 (ANNX-03-24-019045).

Town Council unanimously approved the annexation petition.

6. Consideration of An Ordinance Authorizing an Economic Development Incentive Agreement Between the Town of Bluffton and Palmetto Land Associates, LLC in Support of the Development of 11,800 Square Feet of Medical and Healthcare Facility Space. – First Reading – Chris Forster, Assistant Town Manager

A motion made by Councilmember Burden, Seconded by Councilmember Hamilton to Approve the First Reading an Ordinance Authorizing an Economic Development Incentive Agreement Between the Town of Bluffton and Palmetto Land Associates, LLC in Support of the Development of 11,800 Square Feet of Medical and Healthcare Facility Space.

Town Council unanimously approved the first reading of this ordinance.

7. Consideration to Authorize a Contract Renewal with Palmetto Bluff Preservation Trust, Inc. to Reimburse for Residential Trash Removal Services in the Palmetto Bluff Community for the Calendar Year 2024 (Fiscal Impact: \$193,744). – Chris Forster, Assistant Town Manager

A motion made by Councilmember Burden, Seconded by Mayor Pro-tempore Wood to Authorize a Contract Renewal with Palmetto Bluff Preservation Trust, Inc. to Reimburse for Residential Trash Removal Services in the Palmetto Bluff Community for the Calendar Year 2024 (Fiscal Impact: \$193,744).

Town Council unanimously approved the contract renewal.

X. CONSENT AGENDA ITEMS

A motion made by Councilmember Hamilton, Seconded by Councilmember Frazier to approve the consent agenda as presented after discussion item #3 regarding the new Memo of Agreement with Beaufort County for the implementation of the May River Watershed Action Plan.

Town Council unanimously approved the Consent Agenda as presented.

1. Monthly Department Reports: Police, Finance & Administration, Human Resources, Municipal Court, Projects & Watershed Resilience, Public Services, Don Ryan Center for Innovation, and Growth Management
2. Town Manager Monthly Report
3. Consideration of the May River Watershed Action Plan Advisory Committee's Recommendation for Town Council to Pursue a New Memorandum of Agreement with Beaufort County for Implementation of the May River Watershed Action Plan Throughout the May River Watershed. - Kimberly Washok-Jones, Director of Projects and Watershed Resilience
4. Kids to Parks Day Proclamation - Mayor Larry Toomer
5. Historic Preservation Month Proclamation - Mayor Larry Toomer
6. Building Safety Month Proclamation - Mayor Larry Toomer

XI. EXECUTIVE SESSION

1. Legal and Personnel Matters Relating to the Receipt of Legal Advice Regarding Police Department Expert Review (Pursuant to SC Freedom of Information Act 30-4-70[a] [1],[2])

2. Personnel Matters Relating to Town Manager Annual Review (Pursuant to SC Freedom of Information Act 30-4-70[a][1])

XII. ACTION FROM EXECUTIVE SESSION

1. No action taken on Legal and Personnel Matters Relating to the Receipt of Legal Advice Regarding Police Department Expert Review.
2. Personnel Matters Relating to Town Manager Annual Review (Pursuant to SC Freedom of Information Act 30-4-70[a][1])

Motion made by Mayor Pro-Tempore, Seconded by Councilmember Frazier to grant a 4% increase to Stephen Steese effective June 1, 2024.

Motion made by Mayor Pro-Tempore, Seconded by Councilmember Frazier that the automatic extension in Section 1 (B) and (C) of the contract of employment dated June 14, 2021 be terminated effectively immediately, and to include a bonus of \$5,000.

Section 1 of Employment Agreement:

- B. Thereafter, this Agreement shall automatically extend for periods of two (2) years, commencing on June 14th of any calendar year and ending on June 13th of the following year.
- C. The Town Council may terminate the automatic two (2) year extensions by taking a public vote to do so prior to June 1 of any calendar year, beginning with the calendar year 2022. In the event Council votes to terminate the automatic extension, the termination shall be effective for the automatic extension that would begin on June 14th of the following calendar year (e.g., in the event of a vote to terminate the automatic extensions taken as of June 1, 2023, the term of employment would end on June 13, 2025).

XIII. ADJOURNMENT

The Town Council meeting adjourned at 9:52 PM.