

Regular Town Council Meeting

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers, 20
Bridge Street, Bluffton, SC

September 09, 2025

I. CALL TO ORDER

Mayor Pro-Tempore Wood called the meeting to order at 5:00 PM.

Mayor Toomer - Absent

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Pro-Tempore Wood.

III. INVOCATION

The Invocation was led by Mayor Pro-Tempore Wood.

IV. ADOPTION OF THE MINUTES

1. Regular Meeting Minutes of 08/12/2025

A motion made by Councilmember Hamilton, Seconded by Councilmember Burden to approve the Regular Meeting Minutes of 08/12/2025.

All were in favor and the motion passed.

2. Workshop Meeting Minutes 08/26/2025

A motion made by Councilmember Burden, Seconded by Councilmember Hamilton to approve the Workshop Meeting Minutes 08/26/2025.

All were in favor and the motion passed.

V. PRESENTATIONS, CELEBRATIONS, AND RECOGNITIONS

VI. PUBLIC COMMENT

Frank Piserchia 10 Crossings Blvd - Mr. Piserchia addressed council regarding potential development in the Pinecrest community.

Louis Brown II 37 Poseys Court - Mr. Brown brought forth several concerns to council regarding lack of communication, fees with BJWSA and the lack of sidewalks and grass being maintained along Buck Island Rd.

Jennifer Alberio 18 S Drayton Street - Ms. Alberio addressed council regarding amplified noise associated with events being held by the Montage Hotel in Palmetto Bluff.

VII. COMMUNICATIONS FROM MAYOR AND COUNCIL

Councilmembers Hamilton and Burden requested the Town Manager reach out to Mr. Louis Brown to address concerns expressed during public comment.

Mayor Pro Tempore Wood shared information about the ribbon cutting at Bluffton Self Help. He expressed his support for all nonprofit organizations and encouraged community members to support those that resonate with them personally.

Councilmember Frazier had no information to report.

VIII. WORKSHOP AGENDA ITEMS

1. Consideration and Direction on Proposed Amendments to the Municipal Code of Ordinances, Chapter 12 Environmental, Article 3 Noise Control - Heather Colin, Assistant Town Manager

Town Council and staff members discussed options for the proposed amendments to the noise ordinance.

The proposed amendments include:

- Resolve conflicting language for special events and applicability of the noise ordinance;
- Decrease in decibels during specific times; and
- Restriction of 6 hours of continuous play of outdoor entertainment or music.

IX. PUBLIC HEARING & FINAL READING

X. FORMAL AGENDA ITEMS

1. Ordinance Amending Section 21 – Emergency Management to Define a Local Civil Emergency, its Declaration and Termination, Authority and Powers, and Additional Amendments to the Town’s Emergency Management Policies and Procedures – Second & Final Reading – Stephen Steese, Town Manager

A motion made by Councilmember Frazier; Seconded by Councilmember Hamilton to approve the second and final reading of an Ordinance Amending Chapter 2 and Chapter 21 of the Town Code as related to the Declaration of a Local Civil Emergency and Other Matter Related thereto.

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

2. Resolution to Approve Multi Party Agreement Between Buckwalter Association Inc., Beaufort County, and Town of Bluffton to Construct the Connection Road Between Buckwalter Place and Washington Square – Heather Colin, Assistant Town Manager

A motion made by Councilmember Frazier; Seconded by Councilmember Hamilton to authorize the Town Manager to execute all necessary documents, including the acceptance of the right-of-way deed, submitting all required plats and to make any amendments that do not change the project scope or overall cost as outlined in the attachments and exhibits.

Town Council unanimously approved.

3. Proposed Amendments to the Town of Bluffton Code of Ordinances to include Regulations Addressing Abandoned and Derelict Boats in the Town’s Waterways – First Reading – Heather Colin, Assistant Town Manager

A motion made by Councilmember Burden; Seconded by Councilmember Hamilton to authorize the first reading of an Ordinance Amending the Town of Bluffton Code of Ordinances, Chapter 13, to include Article III to Establish Procedures, Requirements, and Penalties for Derelict, Abandoned, and Sunken Vessels and Other Matters Related.

Town Council unanimously approved the first reading of this ordinance.

4. Consideration of an Ordinance Approving a Real Property Exchange Agreement between the Town of Bluffton and the Beaufort County School District for Certain Real Property Owned by the Town of Bluffton within Buckwalter Planned Unit Development Identified as R610-022-000-1094-0000; and Authorizing Execution and Recording of Certain Documents Therewith – First Reading – Kevin Icard, Director of Growth Management

A motion made by Councilmember Hamilton; Seconded by Councilmember Frazier to approve the first reading an ordinance authorizing the Town Manager, in consultation with legal counsel, to execute all necessary documents, including the extinguishment of the easement agreements, land swap agreement, and the purchase and sales agreement and to make any amendments that do not change the project scope as outlined in the attachments and exhibits.

Town Council unanimously approved the first reading of this ordinance.

5. Consideration of an Ordinance Amending the Town of Bluffton Fiscal Year 2026 Budget to Provide for the Expenditures of Certain Funds; and to Allocate Sources of Revenue for the Said Funds to Carryover Unspent Expenditures and Encumbrances from the FY2025 Budget to the FY2026 Budget. First Reading - Natalie Majorkiewicz, Director of Finance

A motion made by Councilmember Burden; Seconded by Councilmember Hamilton to approve an ordinance amendment for the Town of Bluffton Fiscal Year 2026 Budget to provide for the expenditures of certain funds; and to allocate sources of revenue for the said funds to carryover unspent expenditures and encumbrances from the FY2025 Budget to the FY2026 Budget.

Town Council unanimously approved the first reading of this ordinance.

6. Consideration of Accommodations Tax Advisory Committee Funding Recommendations for Quarter Ending June 30, 2025. Natalie Majorkiewicz, Director of Finance

A motion made by Councilmember Frazier; Seconded by Councilmember Hamilton to approve a \$20,000 grant to the Michael C. Riley School Alumni Association in support of Phase III of MC Riley Commemorative Garden and Wall refurbishing project.

Town Council unanimously approved the grant.

A motion made by Councilmember Burden; Seconded by Councilmember Hamilton to approve a \$10,000 grant to the Coastal Conservation Association in support of the 2025 Celebrating Conservation Weekend in Bluffton project as presented in the Staff Report breakdown for advertising and promotion expenses.

Town Council unanimously approved the grant.

A motion made by Councilmember Hamilton; Seconded by Councilmember Burden to approve a \$40,000 grant to the Society of Bluffton Artists in support of the Getting the Work Out project for fiscal year 2026.

Town Council unanimously approved the grant.

A motion made by Councilmember Burden; Seconded by Councilmember Hamilton to approve an \$80,000 grant to the Historic Bluffton Arts and Seafood Festival Inc. in support of the 2025 Historic Bluffton Arts and Seafood Festival.

Councilmember Frazier recused herself from this item. Councilmembers Burden, Hamilton and Wood approved the grant.

A motion made by Councilmember Frazier; Seconded by Councilmember Burden to approve a \$109,000 grant Campbell Chapel Community Development Ministry in support of Phase 3 of the restoration and rehabilitation of the Historic Campbell Chapel project.

Councilmember Hamilton recused himself from this item. Councilmembers Burden, Frazier and Wood approved the grant.

A motion made by Councilmember Burden; Seconded by Councilmember Frazier to approve a \$10,000 grant to the Campbell Chapel AME Church in support of the 162nd South Carolina Conference of the AME Church.

Councilmember Hamilton recused himself from this item. Councilmembers Burden, Frazier and Wood approved the grant.

A motion made by Councilmember Hamilton; Seconded by Councilmember Frazier to approve a \$6,5000 grant to the Historic Bluffton Foundation in support of the 2025 Fall Tour of Homes.

Town Council unanimously approved the grant.

7. Approval to Authorize the Purchase of a Streetsweeper from AMICK Equipment as Approved in the FY25-26 Budget (Fiscal Impact: \$228,027.50) - Larry Beckler, Director of Public Services

A motion made by Councilmember Burden; Seconded by Councilmember Hamilton to approve authorizing the Town Manager to execute the purchase of a streetsweeper from AMICK Equipment for a fiscal impact of \$228,027.50 in accordance with contract # 26-10-0422.

Town Council unanimously approved the authorization of the contract.

8. Consideration of an Ordinance Authorizing an Economic Development Incentive Agreement between the Town of Bluffton and Spartina 449, LLC. First Reading – David Nelems – Director of Special Projects, Don Ryan Center for Innovation.

A motion made by Councilmember Burden; Seconded by Councilmember Hamilton to approve first reading of an ordinance authorizing the Town Manager to enter into an Economic Development Grant Agreement between the Town of Bluffton and Spartina 449, LLC.

Town Council unanimously approved the Economic Development grant.

XI. CONSENT AGENDA ITEMS

A motion made by Councilmember Hamilton; Seconded by Councilmember Burden to approve the Consent Agenda as submitted. All were in favor and the motion passed.

1. Monthly Department Reports: Police, Finance and 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 a Resolution to Adopt an Amendment to the Bylaws for the Don Ryan Center for Innovation Board of Directors - Paul Arvantides, CEO Don Ryan Center for Innovation
4. Consideration of a Resolution Authorizing Acceptance of Easement Donations from Property Owners Necessary to Complete the Bridge Street Streetscape Project - Kimberly Washok-Jones, Director of Projects and Watershed Resilience
5. Consideration of a Resolution Authorizing Acceptance of Easement Donations from Property Owners Necessary to Complete a Portion of the Public Safety Cameras Project. Kimberly Washok-Jones, Director of Projects and Watershed Resilience and Joe Babkiewicz, Chief of Police
6. Presentation of the Hilton Head Island Bluffton Chamber of Commerce FY25 Quarterly Report. Ariana Pernice, Hilton Head Island Bluffton Chamber of Commerce
7. Request for Approval to Renew Software Services with Tyler Technologies with a Fiscal Impact up to \$245,000. Felicia Roth, Director of Compliance and Contracts

XII. EXECUTIVE SESSION**XIII. ACTION FROM EXECUTIVE SESSION****XIV. ADJOURNMENT**

A motion made by Councilmember Hamilton; Seconded by Councilmember Frazier to adjourn at 6:36 PM.

Town Council unanimously approved.

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina