



## **Regular Town Council Meeting**

**Tuesday, June 10, 2025 at 5:00 PM**

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

### **AGENDA**

This meeting can be viewed live on [BCTV](#), on Sparklight Channel 9 and 113 or on Spectrum Channel 1304.

#### **I. CALL TO ORDER**

#### **II. PLEDGE OF ALLEGIANCE**

#### **III. INVOCATION**

#### **IV. ADOPTION OF THE MINUTES**

1. Regular Meeting Minutes of 05/13/2025
2. Budget Workshop Meeting Minutes 5/22/2025
3. Budget Workshop Meeting Minutes 5/27/2025

#### **V. PRESENTATIONS, CELEBRATIONS, AND RECOGNITIONS**

1. Beaufort County School District Character Student of the Month - Mayor Larry Toomer
2. Letter of Commendation, American Heritage Girls - Mayor Larry Toomer
3. Juneteenth Proclamation - Mayor Larry Toomer
4. National Gun Violence Awareness Day Proclamation - Mayor Larry Toomer
5. Gullah Geechee Heritage Month Celebration - Mayor Larry Toomer

#### **VI. PUBLIC COMMENT**

#### **VII. COMMUNICATIONS FROM MAYOR AND COUNCIL**

#### **VIII. WORKSHOP AGENDA ITEMS**

#### **IX. PUBLIC HEARING & FINAL READING**

1. Consideration of an Ordinance Approving the Town of Bluffton Fiscal Year 2026 Proposed Consolidated Budget – Public Hearing and Final Reading – Stephen Steese, Town Manager
2. Consideration of an Ordinance to Amend the Town of Bluffton 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

3. Consideration of an Ordinance to Amend the Town of Bluffton Code of Ordinances, Chapter 23 - Unified Development Ordinance, Article 4, Section 4.3 Uses by District to Allow Schools in the Preserve (PR) District. Public Hearing and Final Reading - Kevin Icard, Director of Growth Management
4. Consideration of Ordinances for that Certain Real Property Owned by Beaufort County School District, Consisting of a Total of 24.12 Acres, More or Less, Located at 1105 Bluffton Parkway and Bearing Beaufort County Tax Map Nos. R600 029 000 011A 0000, R600 029 000 1736 0000 and R600 029 000 0034 0000 into the Town of Bluffton corporate limits. Public Hearing and Final Reading - Kevin Icard, Director of Growth Management

For the Following Applications:

A. Consideration of 100% Annexation Request to Annex the Subject Properties into the Town of Bluffton Corporate Limits; and,

B. Consideration of Zoning Map Amendment to Rezone the Subject Properties Listed Above AND R610 029 000 0012 0000 and R610 029 000 0084 0000 to the Preserve (PR) District

#### **X. FORMAL AGENDA ITEMS**

1. Consideration of an Ordinance Amending Chapter 2 – Administration, Article IX – Purchasing. Second and Final Reading – Chris Forster, Assistant Town Manager
2. Consideration of the Exercise of Contract Extension for One Five-Year Term with Waste Management. - Chris Forster, Assistant Town Manager
3. Consideration of an Ordinance Authorizing an Economic Development Incentive Agreement Between the Town of Bluffton and Sunshine Bluffton Group, LLC. Second and Final Reading – David Nelems, CEO of DRCI
4. Consideration of an Ordinance Authorizing an Economic Development Incentive Agreement Between the Town of Bluffton and Ninety Seven, LLC. Second and Final Reading – David Nelems, CEO of DRCI
5. Consideration of Ordinance Amending Chapter 6 – Businesses and Business Regulations, Article III – Soliciting and Mobile Vending. Second and Final Reading – Natalie Majorkiewicz, Director of Finance & Administration
6. Consideration of a Three-Party Intergovernmental Agreement for Indigent Defense Representation at the Town of Bluffton Municipal Court with the Law Office of Carol A. Miller and City of Beaufort. - Lisa Cunningham, Clerk of Court
7. Consideration of Accommodations Tax Advisory Committee Funding Recommendations for Quarter Ending March 31, 2025. - Natalie Majorkiewicz, Director of Finance & Administration
8. Consideration of a Resolution for Exercise of a Contract Extension for One Two-Year Term and Fiscal Year 2026 Annual Marketing Plan Presented by the Destination Marketing Organization. - Ariana Pernice, Vice-President Visitor & Convention Bureau, Hilton Head Island-Bluffton Chamber of Commerce and Natalie Majorkiewicz, Director of Finance & Administration

9. Consideration of an Intergovernmental Agreement with South Carolina Municipal Insurance and Risk Financing Fund for Risk Sharing (SCMIRF) for Property and Casualty Coverage Including Tort Liability and Automobile Coverage for the Town of Bluffton - Steven Pecko, Accounting & Risk Manager
10. Approval to Authorize a Construction Contract with Nix Construction Company, Inc. for Construction of the New River Linear Trail (Fiscal Impact: \$4,108,518.11). - Pat Rooney, Capital Improvements Program Manager

#### **XI. CONSENT AGENDA ITEMS**

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 Memoranda of Agreement Renewals Between the Town of Bluffton and Intergovernmental Entities and Non-Profits Including the University of SC Beaufort, Beaufort County School District, The Law Office of Darrell Thomas Johnson Jr., LLC, and Bluffton Township Fire District. - Chris Forster, Assistant Town Manager
4. Consideration of a Contract Renewal with Ralph E. Tupper for Judicial Services for the Town of Bluffton Municipal Court. - Lisa Cunningham Clerk of Court
5. Consideration of a Contract Renewal with Mary E. Sharp for Judicial Services for the Town of Bluffton Municipal Court. - Lisa Cunningham, Clerk of Court
6. Consideration of a Resolution Authorizing the Renewal of a Memorandum of Agreement between Beaufort County and the Town of Bluffton Regarding the Sharing of Responsibility of Minimum Control Measures Required in the National Pollutant Discharge Elimination System Permit Requirement for South Carolina Permit #SCR030000. - Kimberly Washok-Jones, Director of Projects & Watershed Resilience
7. Consideration of Approval of a Resolution to Update the Town of Bluffton Employee Handbook - Anni Evans, Director of Human Resources
8. Consideration of a Proposed Lighting Agreement with Dominion Energy for the Affordable Housing Project located at 1095 May River Road (Fiscal Impact: \$94,957.20 over a 10-year term) – Heather Colin, Assistant Town Manager
9. Consideration of a Proposed Lighting Agreement with Dominion Energy for the Pritchard Street Streetscape Project (Fiscal Impact: \$134,003.30 over a 10-year term). - Kimberly Washok-Jones, Director of Projects and Watershed Resilience

#### **XII. EXECUTIVE SESSION**

1. Personnel Matters Regarding Town Council Appointments of Boards, Committees, and Commissions (Pursuant to Freedom of Information Act 30-4-70 [a][1])
2. Discussion Relating to Proposed Access Encroachments in Old Town for the Purpose of Street Right-of-Way (Pursuant to SC Freedom of Information Act 30-4-70 [a][2])

3. Discussions Relating to Arrangements for Proposed Land Acquisition in the Area of Old Town (Pursuant to SC Freedom of Information Act 30-4-70 [a] [2])
4. Personnel Matters Relating to Town Manager Annual Review (Pursuant to SC Freedom of Information Act 30-4-70[a][1])

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

**NEXT MEETING DATE: Tuesday, July 8, 2025**

*“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”*

*In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or [adacoordinator@townofbluffton.com](mailto:adacoordinator@townofbluffton.com) as soon as possible but no later than 48 hours before the scheduled event.*

*Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.*

*\*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

*<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>*

*Public comment is limited to 3 minutes per speaker.*