



## Regular Town Council Meeting

Tuesday, January 13, 2026 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. SWEARING IN AND SEATING OF COUNCIL

1. Swearing In and Seating of Council Emily Burden and Fred Hamilton - Municipal Judge Clifford Bush III
2. Election of Mayor Pro Tempore

#### V. ADOPTION OF THE MINUTES

1. Regular Meeting Minutes of 12/09/2025

#### VI. PRESENTATIONS, CELEBRATIONS, AND RECOGNITIONS

1. Beaufort County School District Character Student of the Month
2. Martin Luther King Jr. Proclamation - Mayor Larry Toomer
3. Annual Palmetto Bluff Development Agreement Update - Will Howard, South Street Partners
4. Town of Bluffton Annual Development Agreement Update - Kevin Icard, Director of Growth Management

#### VII. PUBLIC COMMENT

#### VIII. COMMUNICATIONS FROM MAYOR AND COUNCIL

#### IX. WORKSHOP AGENDA ITEMS

#### X. PUBLIC HEARING & FINAL READING

1. Consideration of an Ordinance to Amend the Town of Bluffton's Municipal Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards,

Section 5.15.8 Accessory Buildings (New) and Section(s) 5.15.5.A-E Maximum Lot Coverage (New). Second and Final Reading – Kevin Icard, Director of Growth Management

**XI. FORMAL AGENDA ITEMS**

1. Authorization to Amend Contract #2025-49 for Historic District Sewer Phases 4, 5 and 6 Construction with Jordan Construction of Hilton Head Inc. by \$205,805 to Accommodate Unforeseen Field Conditions - Pat Rooney, Manager Capital Improvement Program

**XII. 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 for Various Matters Including Reimbursement of Waste Management Services at Calhoun Street Promenade Residences, Waste Management Services within Palmetto Bluff, and Joint Management Responsibilities at Eagle's Field - Chris Forster, Assistant Town Manager
4. 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

**XIII. EXECUTIVE SESSION**

1. Discussions Relating to Proposed Land Acquisition in the Area within the Buckwalter PUD (Pursuant to SC Freedom of Information Act 30-4-70 [a] [2])
2. Personnel Matters Regarding Town Council Appointments of Boards, Committees, and Commissions (Pursuant to Freedom of Information Act 30-4-70 [a][1])
3. Legal Advice Pertaining to an Appeal of a Decision Made by the Historic Preservation Commission (Pursuant to SC Freedom of Information Act 30-4-70 [a][2])

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

**NEXT MEETING DATE: Tuesday, February 10, 2026**

*"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.*