



## Regular Town Council Meeting

Tuesday, December 09, 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 11/13/2025

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

1. Presentation of Awards for Christmas Parade Winners - Mayor Larry Toomer
2. Beaufort County School District Character Student of the Month - Mayor Larry Toomer
3. Don Ryan Center for Innovation Update - Paul Arvantides, CEO

**VI. PUBLIC COMMENT**

**VII. COMMUNICATIONS FROM MAYOR AND COUNCIL**

**VIII. WORKSHOP AGENDA ITEMS**

**IX. PUBLIC HEARING & FINAL READING**

**X. FORMAL AGENDA ITEMS**

1. Acceptance of the Presentation of the Town of Bluffton FY 2025 Audit by Mauldin and Jenkins, LLC - Natalie Majorkiewicz, Director of Finance
2. Consideration of Accommodations Tax Advisory Committee Funding Recommendations for Quarter Ending September 30, 2025 - Shannon Milroy, Budget & Procurement Manager
  - A. Congregation Beth Yam Requesting \$7,770.25
  - B. Farmer's Market of Bluffton Requesting \$66,500.00
  - C. Hilton Head Choral Society Requesting \$10,000.00

D. The New Bluffton Worship Requesting \$11,500.00

E. May River Theatre Requesting \$49,764.00

3. Approval to Authorize a Construction Contract with Hilton Head Landscapes, LLC for Site Development Construction of Buckwalter Place Park, Phases 3 and 4 (Fiscal Impact: \$1,071,496.54) - Pat Rooney, Manager of Capital Improvements Program
4. Consideration of Public Art Committee Recommendation to Award a Public Art Commission at New Riverside Barn Park to Michael McLaughlin with a Fiscal Impact of \$58,000 – Chris Forster, Assistant Town Manager
5. 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). First Reading – Kevin Icard, Director of Growth Management

#### **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 a Resolution Authorizing Acceptance of Easement Donations from Property Owners Necessary to Complete a Portion of the Pathway Pedestrian Safety Improvements Project - Kimberly Washok-Jones, Director of Projects and Watershed Resilience
4. Presentation of the Hilton Head Island Bluffton Chamber of Commerce FY26 Q1 Quarterly Report - Ariana Pernice, Hilton Head Island Bluffton Chamber of Commerce
5. Consideration of Adoption of the 2026 Town Council Meeting Schedule and 2026 Quarterly Workshop Meeting Schedule - Marcia Hunter, Town Clerk

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

1. 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])
2. 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])
3. Discussion Relating to Proposed Contractual Matters Regarding Lease Agreements for Town Owned Property at 97 Progressive Street (Pursuant to SC Freedom of Information Act 30-4-70 [a][2])
4. Legal Advice Pertaining to the Consideration of Condemnation of Property in Support of Pritchard Street for Light Pole Placement (Pursuant to SC Freedom of Information Act 30-4-70 [a][2])

#### **XIII. ACTION FROM EXECUTIVE SESSION**

#### **XIV. ADJOURNMENT**

**NEXT MEETING DATE: TUESDAY, JANUARY 13, 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.*