



Regular Town Council Meeting

Tuesday, January 14, 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 12/10/2024

V. PRESENTATIONS, CELEBRATIONS, AND RECOGNITIONS

1. Beaufort County School District Character Student of the Month - Mayor Larry Toomer
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
5. Annual Update From Bluffton Police Department Mental Health Advocate - Lisa Carlucci, Community Mental Health Advocate

VI. PUBLIC COMMENT

VII. COMMUNICATIONS FROM MAYOR AND COUNCIL

VIII. COUNCIL WORKSHOP AGENDA ITEMS

IX. PUBLIC HEARING & FINAL READING

X. FORMAL AGENDA ITEMS

1. Consideration of an Ordinance Authorizing an Economic Development Incentive Agreement Between the Town of Bluffton and Encompass Health. Second & Final Reading – David Nelems, CEO of DRCI

2. Consideration of an Ordinance Authorizing an Economic Development Incentive Agreement Between the Town of Bluffton and CS Instruments USA Inc. Second & Final Reading – David Nelems, CEO of DRCI
3. Approval to Authorize a Task Authorization to McCormick Taylor, Inc. to Develop Wetland and Resilience Ordinances (Fiscal Impact: \$174,004.55) - Kimberly Washok-Jones, Director of Projects and Watershed Resilience
4. Consideration of an Ordinance Amending the Town of Bluffton FY 2025 Budget to Provide for the Expenditures of Certain Funds and to Allocate Sources of Revenue for the Said Funds – First Reading - Natalie Majorkiewicz, Director of Finance

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 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 2025 (Fiscal Impact: \$193,744). – Chris Forster, Assistant Town Manager
4. Acceptance of the Town of Bluffton FY2024 Audit performed by Mauldin and Jenkins, LLC - Natalie Majorkiewicz, Director of Finance

XII. EXECUTIVE SESSION

1. Discussion Related to the Proposed Conveyance of Development Rights for the Purpose of Affordable Housing in the Buckwalter PUD (Pursuant to SC Freedom of Information Act 30-4-70[a][2])

XIII. ACTION FROM EXECUTIVE SESSION

XIV. ADJOURNMENT

NEXT MEETING DATE: TUESDAY, FEBRUARY 11, 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 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.