



## **Regular Town Council Meeting**

**Tuesday, September 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 08/12/2025
2. Workshop Meeting Minutes 08/26/2025

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

**VI. PUBLIC COMMENT**

**VII. COMMUNICATIONS FROM MAYOR AND COUNCIL**

**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

**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
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

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

#### **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 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**

**NEXT MEETING DATE: Tuesday, October 14, 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.*