



# **The Town of Hilton Head Island Regular Town Council Meeting**

**October 15, 2013**

**4:00 P.M.**

## **AGENDA**

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**As a Courtesy to Others Please Turn Off All Mobile Devices During  
the Town Council Meeting**

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- 1) Call to Order**
- 2) Pledge to the Flag**
- 3) Invocation**
- 4) FOIA Compliance** – Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5) Proclamations and Commendations**
- 6) Approval of Minutes**
  - a. Town Council Meeting– October 1, 2013
- 7) Report of the Town Manager**
  - a. Town Manager's Items of Interest
- 8) Reports from Members of Council**
  - a. General Reports from Council
  - b. Report of the Intergovernmental Relations Committee – George Williams, Chairman
  - c. Report of the Personnel Committee – Lee Edwards, Chairman
  - d. Report of the Planning & Development Standards Committee – John McCann, Chairman
  - e. Report of the Public Facilities Committee – Kim Likins, Chairman
  - f. Report of the Public Safety Committee – Marc Grant, Chairman
  - g. Report of the LMO Rewrite Committee – Kim Likins, Ex-Officio Member
- 9) Appearance by Citizens**
- 10) Unfinished Business**

None.

## **11) New Business**

### **a. Consideration of a Recommendation – Fire Station 6 Budget Transfer**

Consideration of a Recommendation and in accordance with policies in the Budget Process Overview adopted in the Budget Ordinance, staff recommends that Town Council amend the Capital Projects Fund to provide for a transfer of \$375,000 between capital projects. It is recommended that funds be transferred from Fire Station 2 design fees line item (Account E0005) and Emergency Access Gate - North Forest Beach Drive at Barcelona Road line item (Account R0040) to the CIP Fire Station 6 line item (Account E0002). It is further recommended that Council authorize the Town Manager to execute a change order in the amount of \$258,000 in order to adjust the Fire Station 6 construction contract to reflect the cost of removal and replacement of unsuitable subsurface soil.

If approved, the transfer will deplete the fiscal year 2014 budgets for Fire Station 2 and Emergency Access Gate – North Forest Beach Drive at Barcelona Road, \$275,000 and \$100,000 respectively.

### **b. Consideration of a Recommendation – Previous Welcome Center Property**

Consideration of a Recommendation that Town Council authorize the execution of a contract for the sale of approximately 1.8 acres of Town-owned property as shown on Exhibit “A” to facilitate off-street parking improvements and that the contract for the sale include the conditions outlined in this memo.

### **c. Consideration of a Recommendation - Proposed Land Lease with the Boys and Girls Club**

Consideration of a Recommendation that Town Council approve adoption of a long-term land lease with the Boys and Girls Club of Hilton Head Island to facilitate development of a First Tee training facility on the Island. The lease involves 14.9 acres of Town-owned land adjoining the Boys and Girls Club facility on Gumtree Road.

### **d. Town Manager Review/Compensation**

## **12) Executive Session**

- a.** Land Acquisition
- b.** Legal Matters
- c.** Annual Review of the Town Manager

## **13) Adjournment**

## THE TOWN OF HILTON HEAD ISLAND

### REGULAR TOWN COUNCIL MEETING

**Date:** Tuesday, October 1, 2013

**Time:** 4:00 P.M.

**Present from Town Council:** Drew A. Laughlin, *Mayor*; Bill Harkins, *Mayor Pro Tem*, Kim Likins, Lee Edwards, John McCann, *Council Members*

**Absent from Town Council:** George Williams, Marc Grant, *Council Members*

**Present from Town Staff:** Steve Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Charles Cousins, *Director of Community Development*; Lavarn Lucas, *Fire Chief*; Scott Liggett, *Director of Public Projects and Facilities/Chief Engineer*; Susan Simmons, *Director of Finance*; Bryan McIlwee, *Assistant Town Engineer/Storm Water*; Brad Tadlock, *Deputy Fire Chief – Operations*; Ed Boring, *Deputy Fire Chief- Support Services*; Joheida Fister, *Fire Marshal*; Cinda Seamon, *Fire and Rescue Public Education Officer*; Numerous staff members of Fire and Rescue; Vicki Pfannenschmidt, *Executive Assistant*

**Present from Media:** Tom Barton, *Island Packet*

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#### 1) CALL TO ORDER

Mayor Laughlin called the meeting to order at 4:00 p.m.

#### 2) PLEDGE TO THE FLAG

#### 3) INVOCATION

#### 4) FOIA Compliance – Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

#### 5) Proclamations and Commendations

##### a. Fire Prevention Week

Numerous staff members of Fire and Rescue were present to accept the proclamation.

#### 6) Approval of Minutes

##### a. Town Council Meeting– September 17, 2013

Mr. Harkins moved to approve. Mrs. Likins seconded. The minutes of the September 17, 2013 Town Council were approved by a vote of 5-0.

## 7) **Report of the Town Manager**

### a. **Town Manager's Items of Interest**

Mr. Riley invited Chief Lucas to approach the dais. Chief Lucas explained that the South Carolina Department of Health and Environmental Control named Hilton Head Island Fire & Rescue as **South Carolina Fitting Station of the Year for 2013**. The Child Passenger Safety Program is a program funded by the National Highway Transportation Safety Administration and administered by the SC Department of Public Safety through DHEC. Chief Lucas explained the components of the program and identified staff members that are certified to fit child passenger car sets. Johieda Fister presented the Mayor with the award on behalf of Hilton Head Island Fire and Rescue.

Mr. Riley reported on some items of interest. He announced that Charles Cousins, Director of Community Development would be celebrating his 25<sup>th</sup> Service Anniversary with the Town of Hilton Head Island on October 3 and offered his congratulations to Mr. Cousins for reaching such a milestone in his career.

## 8) **Reports from Members of Council**

### a. **General Reports from Council**

Mayor Laughlin said the 350/30 Celebration Open House held at Town Hall on Monday, September 30 was a huge success and thanked the organizers for their hard work. He reminded all that the Grand Finale Beach Party is scheduled for 12 noon on Saturday, October 5 at Coligny Beach and encouraged all to attend.

### b. **Report of the Intergovernmental Relations Committee – George Williams, Chairman**

No report.

### c. **Report of the Personnel Committee – Lee Edwards, Chairman**

Mr. Edwards stated the Committee would be meeting in the near future concerning vacancies on boards and commissions.

### d. **Report of the Planning & Development Standards Committee – John McCann, Chairman**

No report.

### e. **Report of the Public Facilities Committee – Kim Likins, Chairman**

Mrs. Likins reported the Committee had met earlier in the day to review a proposed land lease with the Boys and Girls Club and consider a recommendation authorizing the sale of property located at the prior Welcome Center. She reported the Committee voted favorably to move these items on to Town Council for consideration.

### f. **Report of the Public Safety Committee – Marc Grant, Chairman**

No report.

### g. **Report of the LMO Rewrite Committee – Kim Likins, Ex-Officio Member**

Mrs. Likins stated the Committee continues to move along with the process.

**9) Appearance by Citizens**

Mr. Wes Breinich addressed Council concerning the capsized shrimp boats in Jarvis Creek.

**10) Unfinished Business**

None.

**11) New Business**

**a. Consideration of a Resolution – Hilton Head Plantation Drainage Contract**

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, authorizing the execution of that certain amended and restated drainage agreement and modification of access, drainage and maintenance easement and partial assignment with Hilton Head Plantation Property Owners Association, Inc. across property located in Hilton Head Plantation.

Mr. Harkins moved to approve. Mrs. Likins seconded. The motion was approved by a vote of 5-0.

**12) Executive Session**

Mr. Riley stated he needed an Executive Session for contractual matters pertaining to land acquisition and legal matters pertaining to site conditions at the new Fire Station 6 construction site.

At 4:25 p.m. Mr. Harkins moved to go into Executive Session for the reasons given by the Town Manager. Mrs. Likins seconded. The motion was unanimously approved by a vote of 5-0.

Mayor Laughlin called the meeting back to order at 5:25 p.m. and stated there was no business as a result of the Executive Session.

**13) Adjournment**

Mr. Harkins moved to adjourn. Mr. McCann seconded. The meeting was adjourned at 5:26 p.m.

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Vicki L. Pfannenschmidt

Executive Assistant

Approved:

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Drew A. Laughlin, Mayor



# Items of Interest

## October 15, 2013

### 1. Town News

From November 1<sup>st</sup> through the 4<sup>th</sup>, a portion of Union Cemetery Road will be closed to through traffic for staging and coordination of the Hilton Head Island Motoring Festival and Concourse d' Elegance car show, which is being held in Port Royal Plantation. This state-maintained road will be closed from 6:00 AM – 6:00 PM on Friday, Saturday, and Sunday, and again on Monday from 6:00 AM until all show cars and exhibitors have departed, expected to be early afternoon. This temporary closure will only occur from William Hilton Parkway (US 278-Bus.) to Ben White Drive. Property owners along Union Cemetery will be allowed to access their property at all times and Beaufort County Sheriff's Office will be on site directing traffic during the hours of closure.

This is not a Town event, but staff will be issuing a media release and sending notification letters to all property owners along Union Cemetery Road to ensure their awareness of the pending closure. While the event organizers will be responsible to comply with the requirements of the road closure, Town staff is providing them with a traffic control plan and use of our variable message sign board to direct traffic.

**(Contact: Jeff Buckalew, Town Engineer at (843) 341-4772 or [jeffb@hiltonheadislandsc.gov](mailto:jeffb@hiltonheadislandsc.gov))**

The SC Department of Health and Environmental Control has awarded Hilton Head Island Fire & Rescue **SC Fitting Station of the Year for 2013**. The Child Passenger Safety Program is a program funded by the National Highway Transportation Safety Administration and administered by the SC Department of Public Safety through DHEC. There are 73 fitting stations in SC. The award was presented due to the excellent customer service provided to new families and for the installation of car seats with government guidelines.

**(Contact Lavarn Lucas, Fire Chief at (843) 682-5153 or [lavarnl@hiltonheadislandsc.gov](mailto:lavarnl@hiltonheadislandsc.gov))**

On the Town's website ([www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)), we now have available a survey for residents to participate in that will help us learn about their willingness to support the arts and their desire for the arts. It can be found on the front page under Hot Topics.

**(Contact Jill Foster, Deputy Director of Community Development at (843) 341-4694 or [jillf@hiltonheadislandsc.gov](mailto:jillf@hiltonheadislandsc.gov))**

There will be a series of public ‘Community Conversations’ the last week of October to discuss the role of the town and the community in supporting the cultural and performing arts. The Cultural Planning Group, consultants contracted by the Town, will lead the meetings.

- October 28, Monday 12:00 noon at Town Hall Council Chambers
- October 28, Monday 6:00pm at Palmetto Electric and Coastal Discovery Museum
- October 29, Tuesday 9:00am at Town Hall Council Chambers
- October 29, Tuesday 6:00pm at Palmetto Electric and Coastal Discovery Museum

(Contact Jill Foster, Deputy Director of Community Development at (843) 341-4694 or [jillf@hiltonheadislandsc.gov](mailto:jillf@hiltonheadislandsc.gov))

## 2. Noteworthy Events

- a) Some of the upcoming meetings at Town Hall:
- Planning Commission – October 16, 2013, 3:00 p.m.
  - Accommodation Tax Advisory Committee – October 17, 9:00 a.m.
  - Design Review Board – October 22, 2013, 1:15 p.m.
  - LMO Rewrite Committee – October 24, 2013, 8:30 a.m.
  - Board of Zoning Appeals – October 28, 2013, 2:30 p.m.
  - Accommodations Tax Advisory Committee – October 30, 2013, 9:00 a.m.
  - Public Safety Committee – November 4, 2013 – 10:00 a.m.
  - Public Projects and Facilities Committee – November 5, 2013, 2:00 p.m.
  - Town Council – November 5, 2013, 4:00 p.m.

(Meetings subject to change and/or cancellation. Please visit the Town of Hilton Head Island website at [www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov) for meeting agendas.

### 2013 Hilton Head Island Events

Friday, October 25, 2013 4:00pm-8:00pm	Pumpkin Patch Island Recreation Association	Shelter Cove Community Park
Saturday, November 2, 2013 Sunday, November 3, 2013	Hilton Head Island Motoring Festival & Concours d'Elegance	Port Royal Golf Club

# Memo



To: Stephen G. Riley, ICMA-CM, Town Manager

From: Julian Walls, Facilities Manager

Via: Scott Liggett, Director of PP&F / Chief Engineer  
Susan Simmons, Finance Director

Subject: Capital Improvement Program – Fire Station 6 Budget Transfer

Date: September 27, 2013

## **Recommendation:**

In accordance with policies in the Budget Process Overview adopted in the Budget Ordinance, staff recommends that Town Council amend the Capital Projects Fund to provide for a transfer of \$375,000 between capital projects. It is recommended that funds be transferred from Fire Station 2 design fees line item (Account E0005) and Emergency Access Gate - North Forest Beach Drive at Barcelona Road line item (Account R0040) to the CIP Fire Station 6 line item (Account E0002). It is further recommended that Council authorize the Town Manager to execute a change order in the amount of \$258,000 in order to adjust the Fire Station 6 construction contract to reflect the cost of removal and replacement of unsuitable subsurface soil.

If approved, the transfer will deplete the fiscal year 2014 budgets for Fire Station 2 and Emergency Access Gate – North Forest Beach Drive at Barcelona Road, \$275,000 and \$100,000 respectively.

## **Summary:**

In the August 6, 2013 Town Council meeting, staff recommended that Council authorize the Town Manager to execute a work change directive not to exceed \$375,000. This was a result of unforeseen soil conditions prior to construction of approximately 6,500 cubic yards of unsuitable soil in and around the buildings bearing envelope.

## **Background:**

All funds made part of this transfer are hospitality tax revenues and the donor projects are all Fire & Rescue initiatives. If approved, the emergency access gate at Swing About will be cancelled with no future funding required but future funding will be recommended for Fire Station 2 design fees in FY 15.





# TOWN OF HILTON HEAD ISLAND

## *Community Development Department*

**TO:** Steve Riley, *ICMA-CM, Town Manager*  
**VIA:** Charles Cousins, *AICP, Community Development Director*  
**VIA:** Shawn Colin, *AICP, Deputy Director of Community Development*  
**FROM:** Shea Farrar, *Senior Planner*  
**DATE:** October 4, 2013  
**SUBJECT:** Authorize the Sale of Real Property (Portion of Previous Welcome Center Site)

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**Recommendation:** That Town Council authorize the execution of a contract for the sale of approximately 1.8 acres of Town-owned property as shown on Exhibit "A" to facilitate off-street parking improvements and that the contract for the sale include the conditions outlined in this memo.

The Public Facilities Committee reviewed this item on October 1, 2013 and unanimously recommended approval to Town Council.

**Summary:** If approved, Town Council would authorize the execution of a contract for the sale of approximately 1.8 acres of Town-owned property adjacent to the Crazy Crab restaurant to increase the availability of parking for the restaurant with the following conditions:

1. The 1.8 acres is combined with the restaurant parcel and has no associated density.
2. Access to the remaining Town property is provided from a shared access location on William Hilton Parkway via a 30' wide re-locatable cross access easement.
3. A Street Buffer from William Hilton Parkway of 75' is proposed to provide adequate buffer in the event that William Hilton Parkway is widened through this area.
4. A 14' re-locatable pathway easement is granted to the Town along the property frontage with William Hilton Parkway.

A sale of the property with these conditions will provide an opportunity to address additional parking needed for the restaurant with minimal impact on the remaining Town land.

**Background:** The Town owns a property located at 100 William Hilton Parkway that was the location of the previous Welcome Center. The property is adjacent to a property owned by William S. Toomer that is the location of the Crazy Crab restaurant. Currently, a Shared Access and Parking Rights Agreement exists that grants access to the Town's property through the existing entranceway to Crazy Crab from William Hilton Parkway via cross access lanes that connect parking areas on the two properties. It also allows restaurant patrons to park on the paved parking areas on the Town's property.

The Town recently demolished the previous Welcome Center building and does not anticipate using this property for anything other than green, open space and to provide views to the marsh. The parking on the Town's property, however, is heavily utilized for restaurant parking. It has been proposed that the Town sell a 1.8 acre portion of this property to Mr. Toomer for this purpose.

EASTBOUND LANES - WILLIAM HILTON PARKWAY

**+/- 1.4 ACRES REMAIN  
TOWN OF HHI**

14' RE-LOCATABLE PATHWAY/EASEMENT

PROPOSED 75' BUFFER FROM WHP (ACCOMODATES WIDENED WHP ROW)

30' WIDE RE-LOCATABLE CROSS ACCESS FOR TOWN

**+/- 1.8 ACRES  
TO CRAZY CRAB**

NEW PROPERTY  
LINE LOCATION

EXISTING PROPERTY LINE LOCATION

MARSHES OF JARVIS CREEK

CRAZY CRAB  
RESTAURANT

**EXHIBIT "A" - CONCEPT SKETCH  
FOR  
WELCOME CENTER/ CRAZY CRAB  
PROPERTY  
RECONFIGURATION**

PREPARED BY: TOWN OF HILTON HEAD ISLAND  
SEPTEMBER 23, 2013

## **MEMORANDUM**

**TO:** Town Council

**FROM:** Stephen G. Riley, Town Manager

**DATE:** October 7, 2013

**RE:** **Proposed Land Lease with the Boys and Girls Club**

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### **Recommendation**

That Town Council approve adoption of a long-term land lease with the Boys and Girls Club of Hilton Head Island to facilitate development of a First Tee training facility on the Island. The lease involves 14.9 acres of Town-owned land adjoining the Boys and Girls Club facility on Gumtree Road.

The Public Facilities Committee reviewed this item on October 1, 2013 and unanimously recommended approval to the Town Council.

### **Summary**

If approved, the Town would enter into a long-term land lease, similar to leases with the Coastal Discovery Museum and the Mitchelville Preservation Project, to enable the development of a First Tee facility on 14.9 acres of Town-owned land. The lease would be for an initial term of 40 to 50 years and would be renewable. A commitment to lease would be executed and would be contingent on approval by Council of a Master Plan and Business Plan.

A conceptual master plan, a copy of which is attached, indicates that the First Tee facilities would occupy portions of the Town property as well as the Boys and Girls Club parcel. Some existing recreational space used by the Club may be relocated and partially occupy the Town land. The lease will need to accommodate both activities, but the trigger for termination of the lease would be if the First Tee operation ever ceased to operate. Also attached is additional information provided by the Boys and Girls Club pertaining to the proposed First Tee program that may be useful to you in evaluating the potential lease.

## **Background**

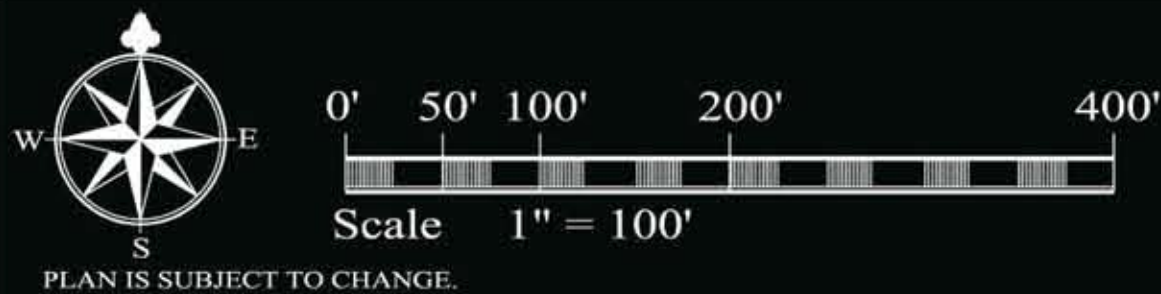
The Town, primarily through the Staff, has worked for many years with the Boys and Girls Club of Hilton Head Island, and other local groups, to explore options for bringing a First Tee facility to the Island; recognizing the importance of bringing golf to a new generation. Prior efforts have not borne fruit.

In 1998, 6.6 acres of land adjacent to the Boys and Girls Club site were donated to the Town on the condition that at least half of the land be used jointly between the Town and the Boys and Girls Club. Some 1.7 acres of that land have been set aside as a wetlands mitigation and drainage overflow area as part of a regional drainage project serving that area of the Island. It was contemplated, even at that time, that First Tee might be part of that recreation equation.

In March of this year the Town agreed to acquire a 10 acre site that abuts this 6.6 acre parcel for \$250,000. The stated reason at the time was to “provide an opportunity for the Town to partner with the Boys and Girls Club to provide additional recreational facilities for the benefit of both the Club and the community as a whole.” We were aware of the First Tee discussions and planning efforts being undertaken at the time by the Boys and Girls Club, along with the Heritage Classic Foundation and others; but no formal agreements were in place to allow for a formal announcement.

The Boys and Girls Club of Hilton Head Island has now reached a formal agreement with the First Tee organization and has entered the planning, permitting and fund raising portions of this initiative. Having a formal lease commitment from the Town is crucial to several of their grant submissions. Staff recommends approval of a lease agreement.





# THE FIRST TEE TRAINING FACILITY

BOYS & GIRLS CLUB  
Hilton Head Island, SC  
August 28, 2013

Prepared By:  
**Wood Partners Inc. WPI**  
Landscape Architects  
Land Planners  
**CLYDE JOHNSTON DESIGNS, INC.**  
GOLF COURSE ARCHITECTURE



**MEMORANDUM**

**TO:** Town Council

**FROM:** Stephen G. Riley, Town Manager

**DATE:** October 7, 2013

**RE:** **Proposed Land Lease with the Boys and Girls Club**

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Attached is a copy of the Hilton Head Island Boys and Girls Club grant application for assistance from the Community Foundation of the Lowcountry to bring a First Tee facility to our Island.

The document will provide background material concerning The First Tee.

Thank you.

September, 2013

# THE FIRST TEE

## HILTON HEAD ISLAND, SC



### Submitted By

Kim Likins, Director

Boys & Girls Club of Hilton Head Island

843-715-1725

[klikins@bgeelowcountry.org](mailto:klikins@bgeelowcountry.org)

## The Opportunity

The Boys & Girls Club and The First Tee - an initiative designed to bring golf to kids and teens that otherwise would not be exposed to the game and its positive values - have come together to bring this incredible organization to our community.

Hilton Head Island and golf are nearly synonymous; the island has become one of the most prestigious golf destinations in the world and is home to an annual PGA event. Nearly 2.3 million visitors make Hilton Head Island their vacation destination every year. The population of visitors peaks each spring during the RBC Heritage presented by Boeing.

The First Tee is a highly regarded organization that garners top levels of support from major brands. Since 1997, The First Tee has introduced the game of golf and its inherent values to more than six million young people. On golf courses, in elementary schools and on military installations, they have helped shape the lives of young people from all walks of life by teaching them values like integrity, respect and perseverance through the game of golf. In addition to learning fundamentals of the golf swing and the game, their character education and life skills programs along with golf career exposure opportunities help young people prepare for success in high school, college and life.

The First Tee and the Boys & Girls Club of Hilton Head Island have come together to spearhead this initiative. The facilities will be located on land purchased by Hilton Head Island that was intended to be used for recreational purposes in partnership with the Boys & Girls Club.

The First Tee golf facility will also be available to all residents and visitors for use during designated hours when The First Tee programming is not being conducted. It will provide a wonderful community gathering place where youth and adults can come together to sharpen their skills and enjoy the game of golf.

We hope that the Community Foundation of the Lowcountry will join us as an investment partner in this critical effort to develop tomorrow's leaders.





## Synergy with the Boys & Girls Club of Hilton Head Island

Despite being a world-class golf destination, Hilton Head Island does not offer city or county golf courses, therefore, all youth in the area must have families who can afford membership to private golf courses or pay significant fees to play on public courses. The First Tee of Hilton Head Island program will not only serve low income children through the Boys & Girls Club, but also youth from families throughout the community who have no other access to the game of golf.

In 1990, recognizing the need to provide youth with a fun, safe and constructive environment, the Boys & Girls Club of the Lowcountry, together with the US Housing and Urban Development's Human Services Department, received a grant to establish the Boys & Girls Club of Hilton Head Island. After significant growth, a capital campaign was initiated to secure the funds necessary to construct, equip and endow a 28,000-square-foot facility on 11 acres of land to serve the area children. The building opened in 1999 and continues to serve over 500 children annually providing extensive programming in education, character building, recreation, wellness, and arts enrichment.

Both the Boys & Girls Club and The First Tee recognize that there are disparities among populations which impact opportunities and achievement. The First Tee helps to close this gap and expands our potential reach and impact to kids served.

With an estimated target population of about 14,000 in the greater Hilton Head Island/Bluffton area, and using a modest participation rate of 3%-5%, a number of 420-700 participants is a reasonable projection. In addition, our island is host to more than 2.3 million visitors annually, many of whom are families with young children. We believe that providing summer camps through The First Tee program, we will be able to attract many of these children.





## The Training Facility

It is the goal of The First Tee of Hilton Head to provide a training facility, equipment, instructors, and an economically accessible program for the young people of our community. The overall program includes a permanent practice facility where participants will receive instruction from qualified golf teachers. The First Tee participants will also have accessibility to local golf courses provided by The First Tee partnerships. This will enable them the opportunity to experience the enjoyment of playing a complete game of golf.

The training facility is to be located adjacent and contiguous to the current Boys & Girls Club of Hilton Head location. The site is approximately 13 acres of land that will be developed into a training facility to include a full size driving range with 20 tee boxes as well as teaching tees. There will also be putting greens and a short game area for pitching, chipping, and sand practice. When the driving range is not in use, the space is designed to provide a "short course" for players providing 4-5 tee boxes with target greens.

A pro-shop approximately 1,200 square feet will also be part of the facility providing space for administrative activities. It will include restrooms, a check in area and rooms for equipment storage.



## The Need

Item	Total
Phase I – Site Data Acquisition, Design & Permitting	\$103,000
Phase II – Construction & Grow In	\$590,000
Phase III – Equipment & Supplies	\$100,000
<b>Total All Items</b>	<b>\$793,000</b>

## Contact

Kim Likins, Director  
Boys & Girls Club of Hilton Head Island

Phone: 843-715-1725  
Email: [klikins@bgclowcountry.org](mailto:klikins@bgclowcountry.org)  
Address: Boys & Girls Club of Hilton Head Island  
PO Box 22267  
Hilton Head Island, SC 29925





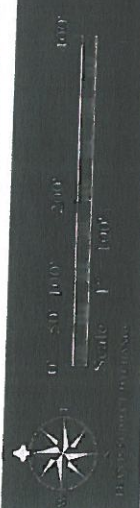


# THE FIRST TEE TRAINING FACILITY

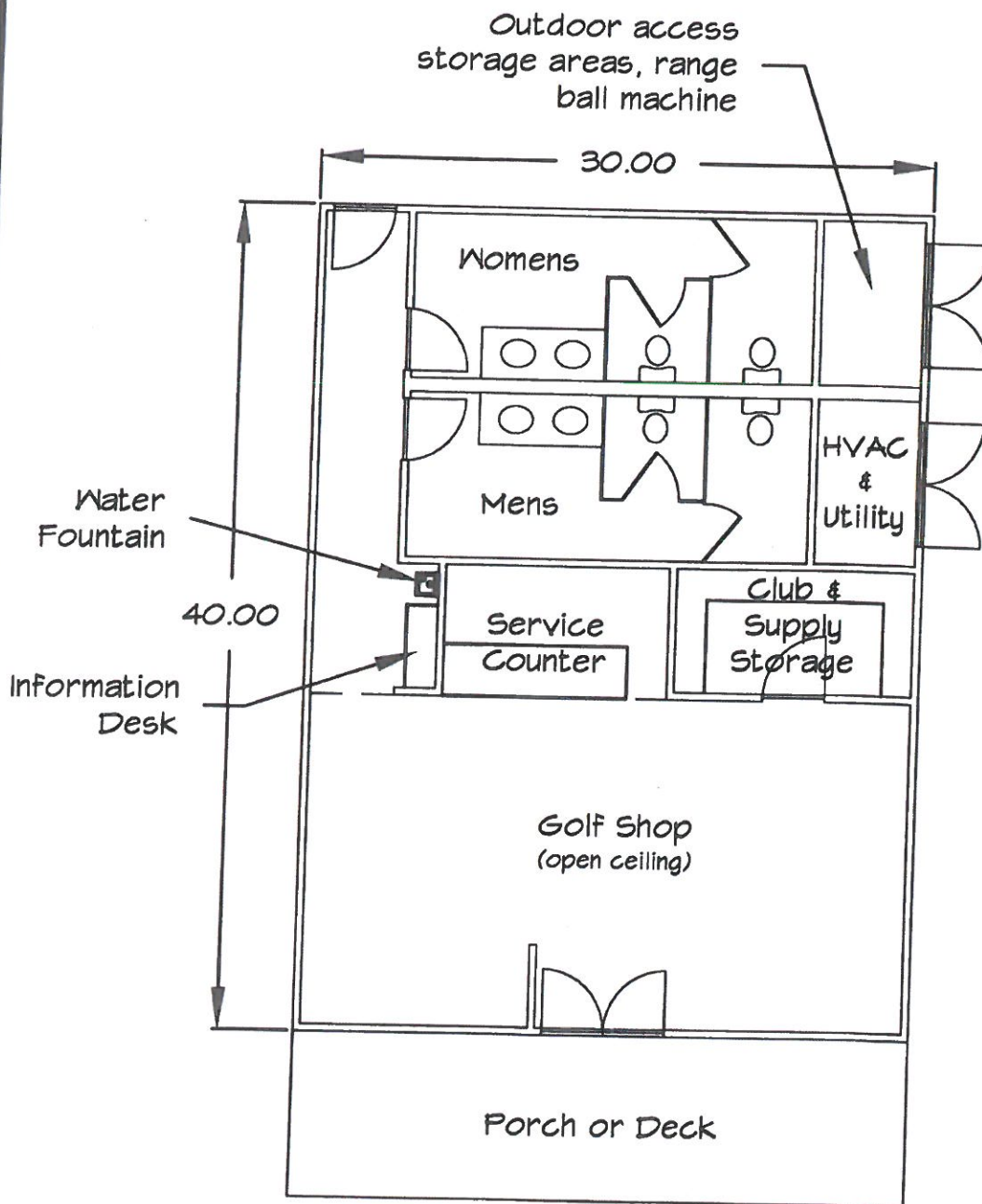
BOYS & GIRLS CLUB  
 11111 Highway 100  
 Austin, TX 78758

August 28, 2013

Wood Partners Inc WPI







Total SF = 1200 SF

Conceptual Building Plan  
First Tee Golf Training Facility  
Hilton Head, South Carolina

4 0 4 8  
Scale in Feet

Date: August 29, 2013

Revisions:

Floor Plan  
No.

2

Not For Construction



July 29, 2013

Community Foundation of the Lowcountry  
4 Northridge Drive, Suite A  
Post Office Box 23019  
Hilton Head Island, SC 29925

To the Board of Trustees,

I am writing this letter on behalf of The First Tee home office in support of the Boys and Girls Club of Hilton Head Island's proposal for grant funding from the Community Foundation of the Lowcountry.

The First Tee is an international youth development organization that uses golf as a tool to teach young people the positive values inherent in the game such as honesty, integrity, sportsmanship, and confidence. The mission of The First Tee is to impact the lives of young people by providing educational programs that build character, instill life-enhancing values and promote healthy choices through the game of golf.

We have entered into a Letter of Intent with the Boys and Girls Club in an effort to bring a chapter of The First Tee to the Hilton Head Island community. Support from the community foundation will assist in the Phase I infrastructure costs in establishing a facility on the current campus of the Club.

Through this campus expansion, The Boys and Girls Club of Hilton Head Island will be uniquely positioned to provide programs that will help kids develop the skills and values to make positive choices in their lives and be more successful in school, home and their neighborhood.

Thank you for time and for your consideration of this request. I encourage the Community Foundation of the Lowcountry to give a favorable decision to The Boys & Girls Club of Hilton Head Island. If I can answer any additional questions, please feel free to give me a call at (910) 754-6588.

Sincerely,

Al Arrigoni  
Associate Director, Southeast Region Affairs  
The First Tee



August 1, 2013

Mr. Ernst Bruderer, Chairman of the Board  
Community Foundation of the Lowcountry  
4 Northridge Drive  
Hilton Head Island, SC 29926

RE: First Tee Program

Dear Ernst,

As the CEO of the Heritage Classic Foundation and the Tournament Director of the RBC Heritage Presented by Boeing, one of South Carolina's largest sporting events, and the state's only annual PGA TOUR golf tournament, I am writing to express my support of the First Tee Program at the Boys & Girls Club of Hilton Head Island.

This program will be an asset to our community. It will join the other 200 chapters and 700 golf locations across the country to continue to "shape the lives of young people from all walks of life by teaching them values like integrity, respect and perseverance through the game of golf." The PGA TOUR, the PGA of America and the LPGA also lend support to this program.

The Heritage Classic Foundation will provide to the best of our ability the necessary resources to make this program a success. I ask you to favorably consider the Boys & Girls Club request to assist this project.

Sincerely,

Steve Wilmot  
CEO/Tournament Director



71 Lighthouse Road, Suite 4200  
Hilton Head Island, SC 29928  
Tel (843) 671-2448 • Fax (843) 671-6738  
[www.heritageclassicfoundation.com](http://www.heritageclassicfoundation.com)



# TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928

(843) 341-4600 Fax (843) 842-7728

[www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)

Drew A. Laughlin  
Mayor

William D. Harkins  
Mayor ProTem

## Council Members

Wm. Lee Edwards  
Marc A. Grant  
Kimberly W. Likins  
John J. McCann  
George W. Williams, Jr.

Stephen G. Riley  
Town Manager

July 30, 2013

Board of Trustees  
Community Foundation of the Lowcountry  
P.O. Box 23019  
Hilton Head Island, SC 29925

RE: Boys & Girls Club of Hilton Head Island - First Tee Proposal

To the Board of Trustees:

I am writing in support of the Hilton Head Island Boys & Girls Club application for assistance from the Community Foundation of the Lowcountry to bring a First Tee facility to our Island; and specifically as an additional facility at the Club.

The Town of Hilton Head Island has worked with the Boys & Girls Club, and many others, off and on for over a decade to explore options for bringing the First Tee program to the Island. With both our residential and resort economies so closely tied to the golf industry, this program and its efforts to bring golf to a new generation and to a more diverse audience is critical to our Island's future.

In 1998, the Town accepted a donation of 6 acres of land adjacent to the Boys & Girls Club property on Gumtree Road that came with a stipulation that the Town collaborate with the Club to provide recreational opportunities for the Club and the community. First Tee was one of the opportunities we had in mind at the time, but it has taken this long to bring all the pieces together.

In March of this year, the Town acquired an additional 10 acres adjoining both the property above and the Club's existing facilities. In the press release announcing the acquisition, it states: "This acquisition will provide an opportunity for the Town to partner with the Boys & Girls Club to provide additional recreational facilities for the benefit of both the Club and the community as a whole." At the time, First Tee was specifically contemplated, although the Club was not in a position to make a formal announcement.

The Town looks forward to working with the Club, in partnership with the Community Foundation of the Lowcountry and other organizations and individuals across the Island, to add a First Tee facility to the Boys & Girls Club campus.

Sincerely,

Town of Hilton Head Island

  
Drew A. Laughlin  
Mayor

cc: Town Council  
Steve Riley, ICMA-CM, Town Manager