

HILTON HEAD PUBLIC SERVICE DISTRICT

21 OAK PARK DRIVE– POST OFFICE BOX 21264
HILTON HEAD ISLAND, SOUTH CAROLINA 29925
TELEPHONE 843-681-5525 – FAX 843-681-5052

JUNE 2026 AGENDA PACKET CONTENTS

1. Agenda for the June 17, 2026, Regular Commission Meeting
2. Draft Minutes of the May 27, 2026, Regular Commission Meeting
3. Memo from the Finance Manager on the Series 2026 Final Assessment Roll and Capacity Fee Resolution
4. Series 2026 Final Assessment Roll and Capacity Fee Resolution
5. Resolution Honoring Sarah Hickman
6. Commission Pipeline of Activities and Budget Process
7. GM Monthly Report
8. Charts, Graphs and Water Quality Report



Agenda

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www.hhpsd.com

AGENDA

Hilton Head Public Service District Commission

9 a.m.

June 17, 2026

PSD Community Room

21 Oak Park Drive, Hilton Head Island, SC 29926

- I. Call to Order & Freedom of Information Act Announcement
- II. Pledge of Allegiance
- III. Roll Call of Commissioners
- IV. Public Hearings:
 - A. Public Hearing on Series 2026 Front Foot Assessments; and
 - B. Public Hearing on Capacity Fees
- V. Public Comment on Non-Agenda Items
- VI. Adoption of Draft Minutes of May 27, 2026, Regular Meeting
- VII. Adoption of Resolution Approving the Series 2026 Front Foot Assessments and Capacity Fees (Action)
- VIII. Resolution in Appreciation of Sarah Hickman's Service to Hilton Head PSD
- IX. Review of General Manager Evaluation Process
- X. Review of Commission Meetings Fiscal Year Pipeline of Activities & Budget Process
- XI. General Manager's Monthly Report
- XII. Executive Session:
 - A. Under S.C. Code 30-4-70 (a) (2) ("Discussion of negotiations incident to proposed contractual arrangements...")
 - i. Advanced Metering Infrastructure
- XIII. Possible Action by Commission Concerning Matters Discussed in Executive Session
- XIV. Adjournment

***Public Comment will be taken before Commission vote on any action item.**



Draft Minutes

EST. NOV. 1969

SOUTH CAROLINA

HILTON HEAD NO.1 PUBLIC SERVICE DISTRICT

21 OAK PARK DRIVE – POST OFFICE BOX 21264
HILTON HEAD ISLAND, SOUTH CAROLINA 29925
TELEPHONE 843-681-5525 – FAX 843-681-5052

MINUTES COMMISSION MEETING MAY 27, 2026

I. The meeting was called to order by Chairman Frank Turano at 9:02 a.m.

II. Those in attendance were:

Mr. Frank Turano	Chair
Mr. Jerry Cutrer	Vice Chair
Mr. Stuart Bell	Treasurer
Mrs. Patti Soltys	Secretary
Mr. Andy Paterno	Commissioner
Mr. Ibrahim Abdul-Malik	Commissioner
Mr. Michael Marks	Commissioner

Present by request:

Mr. Pete Nardi	General Manager
Ms. Amy Graybill	Finance Manager
Mr. Lawrence Flynn	Pope Flynn, LLC
Mrs. Connie Whitehead	Commission Recording Secretary

Visitors:

Tim Smith	Hilton Head Plantation Resident
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III. Pledge of Allegiance

The Pledge of Allegiance was led by Mr. Frank Turano.

IV. Public Hearing on FY'27 Rates & Fees Adjustments

Key Discussion Points

- Mr. Turano opened the public hearing at 9:04 a.m.
- There was no public comment.
- The public hearing closed at 9:04 a.m.

V. Public Hearing on FY'27 Operating Budget and Millage

Key Discussion Points

- Mr. Turano opened the public hearing at 9:05 a.m.
- There was no public comment.
- The public hearing closed at 9:05 a.m.

VI. Public Comment on Non-Agenda Items

Key Discussion Points

- There was no public comment.

VII. Adoption of Draft Minutes of April 29, 2026, Commission Meeting

Action

- Mr. Bell moved to adopt the minutes of the April 29, 2026, meeting as presented. Mr. Marks seconded. The motion passed unanimously.

VIII. Adoption of Resolution Authorizing the Series 2026 Front Foot Assessment Roll

Action

- Mr. Cutrer moved to adopt the resolution authorizing the 2026 Front Foot Assessment Roll. Mr. Cutrer seconded. The motion passed unanimously.

IX. Adoption of FY'27 Rates & Fees

Action

- Mr. Cutrer moved to adopt the proposed FY'27 rates and fees as presented. Mr. Paterno seconded. The motion passed unanimously.

X. Adoption of the FY'27 Operating Budget and Millage Adoption

Action

- Mr. Bell moved to adopt the Draft FY'27 Operating Budget and Millage as presented. Mr. Paterno seconded. The motion passed unanimously.

XI. FY'26 3rd Quarter Financial Report

Key Discussion Points

- Ms. Graybill presented the FY'26 Third Quarter Financial Report. A copy is included in the agenda packet.

XII. General Manager's Monthly Report

Key Discussion Points

- Mr. Nardi presented the General Manager's Monthly Report. A copy is included in the agenda packet.

XIII. Executive Session

Action

- Mr. Cutrer moved to enter into executive session for the purpose of discussing employment and contractual matters. Ms. Soltys seconded. The motion passed unanimously.
- Executive Session began at 9:37 a.m.

XIV. Reconvene Regular Session

Action

- Regular session reconvened at 10:39 a.m.
- Mr. Cutrer moved to accept the recommendation of the Executive Committee for the General Manager's performance evaluation and compensation. Mr. Bell seconded. The motion carried passed unanimously.

XV. Adjournment

Action

- Mr. Bell moved to adjourn the meeting. Mr. Paterno seconded. The meeting adjourned at 11:02 a.m.



**2026 Front
Foot Assessments**

To: Commissioners
Pete Nardi – General Manager

From: Amy Graybill – Finance Manager

Date: 06/17/2026

RE: Series 2026 – Final Assessment Roll and Capacity Fee Resolution

Background

During its May 27, 2026 meeting, the Commission adopted a resolution to authorize two public hearings to be held on June 17, 2026. The purpose of the public hearings is for the Commission to receive any comments from the property owners regarding their Front Foot Assessments (Assessments) and Capacity Fees (Fees).

Discussion:

The attached resolution, prepared by the District's legal counsel, represents the final public action of the Commission to implement the Assessments and the Fees, and grants the authority to the Finance Manager of the District to take all necessary actions on behalf of the Commission in order to impose such Assessments and Fees. As noted in the resolution, the owners of all assessed properties were sent notification letters dated May 28, 2026 which provided the final Assessment and Fee amounts including interest and provided an opportunity to object to the imposition of the Assessments. Three written objections were received to the imposition of the Assessments. The public hearings were also noticed in The Island Packet on May 31, 2026.

Recommendation:

Staff recommends that the Commission adopt the attached resolution to finalize the assessment roll for the Assessments and confirm the final Assessments and Fees. The resolution also authorizes staff to respond in writing to each objection. Additionally, upon completion, the Assessments and Fees will constitute liens against the affected parcels.

Attachment: Series 2026 Final Assessment Roll and Capacity Fee Resolution

RESOLUTION CONFIRMING FINAL ASSESSMENT ROLL AND CAPACITY FEES

BE IT RESOLVED BY THE HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT COMMISSION, THE GOVERNING BODY OF THE HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT, SOUTH CAROLINA, IN A MEETING DULY ASSEMBLED, AS FOLLOWS:

ARTICLE I - FINDINGS OF FACT

Section 1.01 Findings regarding Assessments

Pursuant to the provisions of a resolution (the "**Imposition Resolution**") duly adopted by the Hilton Head No. 1 Public Service District Commission (the "**Commission**"), the governing body of the Hilton Head No. 1 Public Service District, South Carolina (the "**District**"), on April 29, 2026, the Commission authorized the imposition of sewer and water assessments (the "**Assessments**") on a per parcel basis on properties in and around the following areas: Miller Road, Slim Loop Road, Steelpan Road, Squire Pope Road, Wild Horse Road, Farmers Club, Dillon Road, Wiley Road, William Hilton Parkway, Sunday Ford, Mitchellville Road, Juke Joint Lane, Marvin Lane, Azalea Street, William Drive, Beach City Road, Jonesville Road, Gumtree Road, Janis Manor, Elizabeth Road, Marshland Road, Outlaw Road, Spanish Wells Road, Old House Creek Drive, Conrad Court, Janis Manor and various other areas of the District (collectively, the "**Areas**") in accordance with the provisions of Title 6, Chapter 11, Article 7 of the Code of Laws of South Carolina 1976, as amended (the "**Assessment Statute**").

In accordance with Section 2.05 of the Imposition Resolution and the provisions of the Assessment Statute, a copy of the Imposition Resolution was published in The Island Packet and The Beaufort Gazette on May 3, 2026; a poster advising the owners of properties located in the Areas and generally describing the areas to be affected by the Assessments have been displayed in the office of the Register of Deeds for Beaufort County, South Carolina since May 12, 2026.

Pursuant to the provisions of Section 6-11-1230(4)(b) of the Assessment Statute, the Commission passed a resolution on May 27, 2026 (the "**Assessment Resolution**"), approving an initial assessment roll (the "**Roll**"). The Roll contained the names of persons affected by the Assessments, described the properties being assessed, and set out the amount of the Assessments. The Roll is on file in the administrative office of the District, which is located at 21 Oak Park Drive, Hilton Head Island, SC 29926, and a copy of the Roll has been made available to all interested parties at the same location since Wednesday, May 27, 2026. An electronic copy of the Roll shall also be made available upon request to info@hhpsd.com.

In accordance with the authorizations of Section 2.01 of the Assessment Resolution and Section 6-11-1230(4)(d) of the Assessment Statute, the owners of the assessed properties were sent notifications (dated May 28, 2026) regarding the levy of the Assessments¹ and were provided an opportunity to object to the imposition thereof at a public hearing on June 17, 2026 (as detailed further herein below). In response to said notifications, the Commission received three written objections to the imposition of the Assessments (the "**Objections**"). Copies of the Objections are attached hereto as Exhibit B.

¹ Additionally, each affected property owner has previously entered into a "Notice of Customer Agreement" with the District (the "**Notice of Customer Agreement**") wherein the property owner acknowledged the deferral of the Assessments.

On May 31, 2026, in accordance with the authorizations of Section 2.01 of the Assessment Resolution and the requirements of Section 6-11-1230(4)(c) of the Assessment Statute, a notice of completion of the Roll was duly published in The Island Packet and The Beaufort Gazette (the “**Public Notice**”). The Public Notice set forth a description, in general terms, of the improvements, and specified that on Wednesday, June 17, 2026 at 9:00 a.m. (or as soon thereafter as time permitted) the Commission would conduct a public hearing on the Assessments (the “**Assessments Public Hearing**”).

In accordance with the provisions of Section 6-11-1230(c) of the Assessment Statute and the Public Notice (prior to the adoption of this Resolution), the Commission conducted the Assessments Public Hearing on June 17, 2026, at 9:00 a.m., and each of the persons filing the Objections was given the opportunity to speak and present.

Section 1.02 Findings regarding Fees

On January 28, 2026, the Commission passed a resolution (the “**2026 Series Resolution**”) to authorize tap and capital contribution fees (the “**Fees**”) associated with certain properties affected by the Assessments and to allow deferred payment of such Fees over a twenty year term and at the same interest rate as the Assessments (2.212%), provided that the affected property owners chose to defer payment by executing a customer agreement acknowledging the same.

As generally provided in Section 9.02 of the 2026 Series Resolution, and as ratified and confirmed by the terms of this Resolution, each of the affected property owners was sent a notice which explained the Fees and the terms of payment of such Fees.² The notice also stated that the Commission would conduct a public hearing (the “**Capacity Fee Hearing**”) to consider any objections to the Fees.

The Public Notice also provided notice of the imposition of the Fees and the Capacity Fee Hearing. The Public Notice stated that the Commission would conduct the Capacity Fee Hearing to consider any objections to the Fees on June 17, 2026 at 9:00 a.m. (after the Assessments Public Hearing and as soon thereafter as time permitted) at the offices of the Commission. The Commission publicly conducted the Capacity Fee Hearing on June 17, 2026 (like the Assessments Public Hearing, prior to the adoption of this Resolution), and all persons present were given the opportunity to speak.

Section 1.03 Purpose of this Resolution

The purpose of this Resolution is to authorize all remaining steps which must be undertaken by the Commission so that such Assessments and Fees shall constitute liens on the affected parcels and to authorize the Finance Manager of the District to take all necessary actions on behalf of the Commission in order to impose such Assessments and Fees.

ARTICLE II - ASSESSMENT ROLL; CAPACITY FEES

Section 2.01 Confirmation of Assessments

² The Notice of Customer Agreement also provided for the deferral of the Fees, as applicable. To contractually authorize the deferral of the Fees, each affected property owner must enter into a separate Customer Agreement with the District, the form of which was attached to the 2026 Series Resolution.

After reviewing each of the Objections and participating in the Assessments Public Hearing, the Commission finds no compelling justification to amend the Assessments. As a result, the Assessments are hereby confirmed as set forth in the assessment roll, a copy of which is attached hereto as Exhibit A. A copy of the completed and final assessment roll (the "**Final Roll**") shall be filed in the office of the Register of Deeds of Beaufort County, South Carolina. An additional certified copy of the Final Roll shall also be filed in the office of the Beaufort County Treasurer and the office of the Beaufort County Auditor. The Assessments shall be included with each property owner's tax bill beginning with tax notices that are mailed in the fall of 2026 and continuing through the fall of 2045 and shall be collected at the same time and in the same manner as county taxes. The Assessments shall hereafter constitute liens upon the affected parcels that are superior to all other liens except property taxes.

The Finance Manager of the District is directed and authorized to respond in writing to each property owner that submitted an Objection, and thereby confirm the amount due as to Assessments due against such owner's property.

Section 2.02 Confirmation of Fees

The Fees, as set forth in the notices to the affected property owners and as acknowledged by the properly executed customer agreements, are hereby confirmed. Notice of the Fees shall be included on each property owner's tax bill beginning with the tax notices that are to be mailed in the fall of 2026 and continuing through the fall of 2045 and shall be collected in the same manner as county taxes. The Fees associated with sewer services shall hereafter constitute liens against the affected properties that are superior to all other liens, except property taxes.

ARTICLE III – MISCELLANEOUS AND EFFECTIVE DATE

Section 3.01 Authorization

For the purpose of executing any certificates or other documents regarding the Assessments and the Fees, the District Representative (as defined in the 2026 Series Resolution) shall be authorized to do and undertake all such actions as may be necessary to confirm, ratify and approve the Assessments and the Fees.

Section 3.02 Effective Date

This Resolution shall be effective as of the date of its adoption.

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DONE, RATIFIED AND ADOPTED on June 17, 2026.

**HILTON HEAD NO.1 PUBLIC SERVICE
DISTRICT, SOUTH CAROLINA**

(SEAL)

Chairman
Hilton Head No. 1 Public Service District
Commission

ATTEST:

Secretary
Hilton Head No. 1 Public Service District Commission

2026 Front-Foot Assessment Roll
 Hilton Head No. 1 Public Service District, South Carolina

ALT ID (AIN)	Map & Parcel (PIN)	Name	Mailing Address	Total Assessment	Annual Assessment
13687979	R510 007 000 0840 0000	Elliott Benjamin Jr	PO Box 21423, Hilton Head Island, SC 29925	\$ 11,178.19	\$ 558.91
902054	R510 007 000 0148 0000	Willie-Rose Properties I LLC	PO Box 21488, Hilton Head Island, SC 29925	\$ 51,130.42	\$ 2,556.52
860287	R511 003 000 006A 0000	Willie-Rose Properties IV LLC	PO Box 21488, Hilton Head Island, SC 29925	\$ 38,960.24	\$ 1,948.01
337022	R510 003 000 014A 0000	Orage Natalie (Life Estate)	PO Box 21014, Hilton Head Island, SC 29925	\$ 21,564.94	\$ 1,078.25
1093890	R510 007 000 031B 0000	Orage Coretta	897 Fording Island Rd, Apt 1504, Bluffton, SC 29910	\$ 13,144.26	\$ 657.21
338085	R510 005 000 013A 0000	Enterprise Associates LLC	13 Blue Heron Point Rd, Hilton Head Island, SC 29926	\$ 14,142.90	\$ 707.15
338138	R510 005 000 016E 0000	Green Leslie B	PO Box 21275, Hilton Head Island, SC 29925	\$ 11,471.54	\$ 573.58
13722574	R511 008 000 0621 0000	Brown Estates LLC	5 Little Johns Retreat, Bluffton, SC 29910	\$ 41,595.89	\$ 2,079.79
1093881	R510 007 000 031A 0000	JS Property Solutions LLC	114 Devonshire Dr, Garner, NC 27529	\$ 5,043.14	\$ 252.16
337889	R510 005 000 002A 0000	George Mack Brown Liv Trust	217 Mitchellville Rd, Hilton Head Island, SC 29926	\$ 14,217.80	\$ 710.89
13687988	R510 007 000 0841 0000	Elliott Benjamin C Jr.	PO Box 21423, Hilton Head Island, SC 29925	\$ 41,261.30	\$ 2,063.06
368925	R510 009 000 0785 0000	Soireestays LLC	321 N. Waiola Ave, La Grange Park, IL 60526	\$ 2,496.60	\$ 124.83
6079593	R510 008 000 0384 0000	Williams Edith Marie Simmons Geraldine C	34 William Dr, Hilton Head Island, SC 29926	\$ 4,681.13	\$ 234.06
356849	R510 008 000 001B 0000	1st African Baptist Church	PO Box 22974, Hilton Head Island, SC 29925	\$ 14,539.76	\$ 726.99
338673	R510 006 000 0031 0000	Greene Newton S Jr.	340 Jonesville Rd, Hilton Head Island, SC 29926	\$ 13,722.99	\$ 686.15
337200	R510 003 000 024D 0000	George Ramon R Carolina L Jtros	186 Blythe Island Dr, Bluffton, SC 29910	\$ 12,432.72	\$ 621.64
343122	R510 008 000 014C 0000	BSH Properties LLC	497 Francis St, Saint Augustine, FL 32084-0608	\$ 24,075.09	\$ 1,203.75
340580	R510 007 000 0114 0000	Williams Brian	54 Sunrise Dr, Lynbrook, NY 11563	\$ 13,477.25	\$ 673.86
4951029	R511 003 000 0146 0000	Amelung Matthew J, Amelung Tricia J	12 Squiresgate Rd, Hilton Head Island, SC 29926	\$ 14,134.93	\$ 706.75
8985486	R510 007 000 0418 0000	Grant Anthony Beatrice M	PO Box 21854, Hilton Head Island, SC 29925	\$ 2,209.49	\$ 110.47
339994	R511 007 000 0061 0000	Stewart Family LLC	1817 Sedfield Dr, Cayce SC 29033	\$ 11,707.93	\$ 585.40
4853572	R510 003 000 014J 0000	Orage Lawrence	PO Box 22433, Hilton Head Island, SC 29925-2433	\$ 14,478.06	\$ 723.90
13736694	R510 003 000 0247 0000	Orage Acres LLC	PO Box 21014, Hilton Head Island, SC 29925	\$ 10,786.21	\$ 539.31
342980	R510 008 000 013B 0000	Hilton Head Island Real Estate Man LLC	PO Box 4849, Hilton Head Island, SC 29938	\$ 12,232.02	\$ 611.60
242015274	R510 010 000 0803 0000	Dahlstrom Levi, Dahlstrom Susan	241 Frio Ln, Leander, TX 78641	\$ 15,632.50	\$ 781.63
336960	R511 003 000 011H 0000	Cohen Willie Marvin	PO Box 21488, Hilton Head Island, SC 29925	\$ 2,259.43	\$ 112.97
344835	R510 010 000 005E 0000	Campbell Living Trust,	540 Spanish Wells Rd, Hilton Head Island, SC 29926	\$ 3,707.45	\$ 185.37
5419488	R510 010 000 0382 0000	Rockett Jeffrey P, Rockett Michelle L	7 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 12,233.68	\$ 611.68
5419629	R510 010 000 0397 0000	Scott & Andrea Studenc Trust DTD 9/11/2025	6 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 19,909.29	\$ 995.46
5419638	R510 010 000 0398 0000	Brey Kevin, Taylor-Brey Atoya A	8 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 19,909.29	\$ 995.46
5419647	R510 010 000 0399 0000	Sutton Robert L, Sutton Tammy A	10 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 19,909.29	\$ 995.46
6482335	R510 010 000 0406 0000	Jaimes Mirella Astudillo	22 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 19,909.29	\$ 995.46
6482512	R510 010 000 0424 0000	Capin Kimberly Dobbins	23 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 19,909.29	\$ 995.46
6482344	R510 010 000 0407 0000	Pugh Raymond G Dougan Brenda M	24 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 19,909.29	\$ 995.46
6482503	R510 010 000 0423 0000	Stracener Deborah J	25 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 19,909.29	\$ 995.46
6482497	R510 010 000 0422 0000	Dellers Alan, Stamp Christanna	29 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 19,909.29	\$ 995.46
6482371	R510 010 000 0410 0000	Parker Maria Belbas	30 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 19,909.29	\$ 995.46
6482380	R510 010 000 0411 0000	Beiskis Revoc Trust	32 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 19,909.29	\$ 995.46

Exhibit A

2026 Front-Foot Assessment Roll
 Hilton Head No. 1 Public Service District, South Carolina

ALT ID (AIN)	Map & Parcel (PIN)	Name	Mailing Address	Total Assessment	Annual Assessment
6482415	R510 010 000 0414 0000	Rhodes Paul Carroll Sylvia Jean	38 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 19,909.29	\$ 995.46
6482424	R510 010 000 0415 0000	Lockman Hugh Dobbs Linda Haywood	40 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 19,909.29	\$ 995.46
6482451	R510 010 000 0418 0000	Farbman Regina G	45 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 19,909.29	\$ 995.46
6482460	R510 010 000 0419 0000	Logee Matthew E	43 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 19,909.29	\$ 995.46
5419497	R510 010 000 0383 0000	Greene Melissa Ann, Roberts David Roberts Todd D(Life Estate)	9 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 30,887.57	\$ 1,544.38
5419656	R510 010 000 0400 0000	O'Bannon Laura J, O'Bannon Timothy P.	12 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 30,943.74	\$ 1,547.19
5419665	R510 010 000 0401 0000	Lowman Patricia A, Veldran Robert J	14 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 20,096.54	\$ 1,004.83
6482353	R510 010 000 0408 0000	Sundling Darcy L Sundling Terry J	26 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 30,945.06	\$ 1,547.25
6482362	R510 010 000 0409 0000	Evander Jeffords Jr & AMP, Emily Clark Jeffords Revocable Trust	28 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 30,675.35	\$ 1,533.77
6482399	R510 010 000 0412 0000	Diaz Elizabeth M	34 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 32,224.57	\$ 1,611.23
6482406	R510 010 000 0413 0000	Goode Brian H, Goode Virginia H	36 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 30,356.13	\$ 1,517.81
6482488	R510 010 000 0421 0000	Wright Amy P	37 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 30,628.34	\$ 1,531.42
6482479	R510 010 000 0420 0000	Leuther Karen M, Leuther Michael D	41 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 31,949.73	\$ 1,597.49
6482433	R510 010 000 0416 0000	Purvis Joseph R Jr, Purvis Zhimin	42 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 30,303.09	\$ 1,515.15
6482442	R510 010 000 0417 0000	Horton Erin, Horton Kevin	44 Old House Creek Dr, Hilton Head Island, SC 29926	\$ 32,438.38	\$ 1,621.92
336452	R511 003 000 0006 0000	Willie-Rose Properties III LLC	PO Box 21488, Hilton Head Island, SC 29925	\$ 10,108.84	\$ 505.44
338110	R510 005 000 016C 0000	Driessen Leon K Mary R	PO Box 23301, Hilton Head Island, SC 29925	\$ 12,861.71	\$ 643.09

Exhibit B

Copies of Objections

6/11/26, 8:18 PM

Gmail - RE: Objection to Proposed Sewer Assessment



Ray Pugh <searay.pugh@gmail.com>

RE: Objection to Proposed Sewer Assessment

1 message

To: searay.pugh@gmail.com

PROPERTY OWNERS OF
24 OLD HOUSE CR. DR.
HILTON HEAD, IS, SC 29926

Thu, Jun 11, 2026 at 11:26 AM
RAYMOND G. PUGH
BRENDA M. DOUGAN

To Whom It May Concern,

I am writing to formally object to the proposed sewer assessment of \$15,949.11 against my property

I understand the value that public sewer service can provide in some situations. However, I have serious concerns about being assessed nearly \$16,000 for infrastructure when my home is currently served by a functioning septic system and I am not required to connect to the sewer system.

At this time, I have not been provided with any information showing how my property specifically benefits from this project in an amount equal to the assessment being charged. In addition, property owners would still be responsible for substantial costs to connect to the system if they chose to do so in the future.

I am struggling to understand how my property has received a present benefit of \$15,949.11 when:

- My septic system is functioning properly.
- Connection to the sewer system is voluntary.
- Additional costs would be required to actually connect and use the service.
- No information has been provided demonstrating an increase in property value resulting from this project

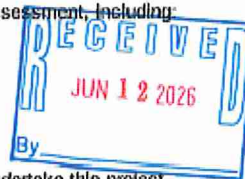
Further, the statute that Hilton Head PSD cites as authority for this assessment, Section 6-11-1230(4), specifically states:

"The General Assembly does not intend through this article to permit assessments against abutting property where no benefit results to the property or where a benefit results only at some remote future time."

Therefore, my property falls within the category where the General Assembly has explicitly prohibited assessments. My property is currently served by a functioning septic system, I am not required to connect to the sewer system, and no information has been provided demonstrating a present benefit to my property equal to the proposed assessment of \$15,949.11.

I respectfully request that Hilton Head PSD provide the documentation used to justify this assessment, including:

- Any engineering reports supporting the project.
- Any studies, appraisals, or analyses showing the benefit to affected properties.
- The methodology used to determine the assessment amount of \$15,949.11 per property.
- The legal authority under which the assessment is being imposed.
- Any federal, state, county, or local requirements that make this project necessary.
- Any environmental, regulatory, or public health findings that were rolled upon in deciding to undertake this project.



I am not opposed to understanding the reasons behind this project. However, before being required to pay a significant assessment, I believe property owners deserve a clear explanation of why the project was necessary and how the amount assessed relates to the actual benefit received by their property.

Please accept this letter as my formal objection and include it in the official record regarding this assessment

Thank you for your time and consideration.

Sincerely,

Brenda M. Dougan

Raymond G. Pugh

6-12-2026

https://mail.google.com/mail/u/1/?ik=075b8126dd&view=pt&search=all&permthid=thread-f1867714796020600742&siml=msg-f1867714796020600742 1/2

Exhibit B

Copies of Objections

Objection to Proposed Sewer Assessment

To Whom It May Concern,

We are writing to formally object to the proposed sewer assessment of \$15,949.11 against our property.

We understand the value that public sewer service can provide in some situations. However, We have serious concerns about being assessed nearly \$16,000 for infrastructure when our home is currently served by a functioning septic system and we are not required to connect to the sewer system.

At this time, we have not been provided with any information showing how our property specifically benefits from this project in an amount equal to the assessment being charged. In addition, property owners would still be responsible for substantial costs to connect to the system if they chose to do so in the future.

We are struggling to understand how our property has received a present benefit of \$15,949.11 when:

- Our septic system is functioning properly.
- Connection to the sewer system is voluntary.
- Additional costs would be required to actually connect and use the service.
- No information has been provided demonstrating an increase in property value resulting from this project.

Further, the statute that Hilton Head PSD cites as authority for this assessment, Section 6-11-1230(4), specifically states:

"The General Assembly does not intend through this article to permit assessments against abutting property where no benefit results to the property or where a benefit results only at some remote future time."

I believe our property falls within the category that the General Assembly explicitly intended to protect. Our property is currently served by a functioning septic system, We are not required to connect to the sewer system, and no information has been provided demonstrating a present benefit to our property equal to the proposed assessment of \$15,949.11.

We respectfully request that Hilton Head PSD provide the documentation used to justify this assessment, including:

- Any engineering reports supporting the project.
- Any studies, appraisals, or analyses showing the benefit to affected properties.
- The methodology used to determine the assessment amount of \$15,949.11 per property.
- The legal authority under which the assessment is being imposed.
- Any federal, state, county, or local requirements that made this project necessary.
- Any environmental, regulatory, or public health findings that were relied upon in deciding to undertake this project.

We are not opposed to understanding the reasons behind this project. However, before being required to pay a significant assessment, we believe property owners deserve a clear explanation of why the project was necessary and how the amount assessed relates to the actual benefit received by their property.

Please accept this letter as our formal objection and include it in the official record regarding this assessment.

Thank you for your time and consideration.

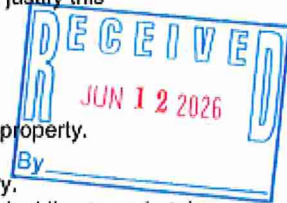


Exhibit B

Copies of Objections

Sincerely,

Mr. Alan Dellers
Dr. Christanna Stamp Dellers

29 Old House Creek Drive
Hilton Head Island, SC 29926

Exhibit B

Copies of Objections

06/12/2026
Amy L. Graybill - 2026 Assessment Objection
P.O. Box 21264
Hilton Head Island, SC 29925



Amy, this is a letter to formally object to the Old House Creek Sewer Assessment. Myself and many of the homeowners had numerous concerns in the process and overall cost of the project. Listed below are some of my own concerns.

I understand the Old House Creek HOA Board agreed to the project in November of 2024. We as homeowners were not consulted by any members of the Old House Creek HOA Board or the HH PSD about the project and were told it was already agreed too. We were given no cost prior to the project being started or even when it was finished. It seems to have taken 6 months after completion to notify us of the cost. This project was a blank check from the Old House Creek HOA to the HH PSD with no oversight or review. And we as the homeowners are the one to get a bill or lien on our properties that does not include any service.

The meeting that the homeowners did have with HH PSD, we were also made aware that no grants had been applied for or even considered. I personally spoke about these questions and made the board and the HH PSD representative aware that I have extensive experience with easements (water, sewer, sidewalk, bike path, ditch) in Beaufort County. I have testified numerous times in Beaufort County Courts as an expert in easements and the impact on property values and the properties themselves. I have even testified as an expert witness for HH PSD regarding a water/ sewer easement in the past.

Having some experience with these and similar projects, I'm also concerned about how the legal documents were prepared. The original easement agreement from 2010 has a hand written note that excludes all houses on Old House Creek Road (except one house). I have never seen hand written notes filed in Beaufort County Deeds this way. Then the new agreement simply states to ignore the hand written section. That does not seem legally correct to alter a document and then 14 years later to say to ignore the alteration.

Exhibit B

Copies of Objections

All we asked for as the property owner was to be consulted or have a discussion. It seems like that would be the minimal effort that could have been put forth, considering we are the ones paying for the project and it is our property that is being impacted.

Thank you for your consideration.

Sincerely,



Matthew Logee
43 Old House Creek Drive
Hilton Head Island, SC 29926
R510 010 000 0419 000
843-816-0424
Matt@logeeandpirtle.com



**Sarah Hickman
Resolution**



**A Resolution of the Hilton Head Public Service District Commission
In Appreciation of Sarah Hickman's Service to Hilton Head PSD**

Whereas, Sarah Hickman has served in the Water Quality Laboratory of the Hilton Head Public Service District since July 2020; and

Whereas, she professionally and faithfully performed the vital role of Water Quality Supervisor, earning the trust and gratitude of District customers, and the esteem of her colleagues through her leadership and dedication; and

Whereas, she has demonstrated a commitment to professional growth by furthering her expertise in the water and wastewater industry and contributing through volunteer service at the state and national levels; and

Whereas, she has shown a strong commitment to public health and environmental stewardship, most recently leading the creation of the PSD's Native Plant Demonstration Garden; and

Whereas, her last day of service with the PSD will be June 26, 2026, as she has accepted a position with the City of Florence, South Carolina, her hometown, to lead its groundwater and surface water treatment operations as Water Resources Manager;

Now, therefore, be it resolved that the Hilton Head Public Service District Commission hereby expresses its sincere appreciation and gratitude to Sarah Hickman for her Outstanding Service to the Customers and Team of the Hilton Head Public Service District, and extends its best wishes for her continued success in her career and service to the water industry.

Adopted this 17th day of June, 2026.



**Commission Pipeline of
Activities & Budget Process**



Commission Meetings Fiscal Year Pipeline of Activities & Budget Process

Revision Date: June 17, 2026

There are several recurring activities related to monthly Commission meetings that, typically, do not deviate from year to year, or from a multi-year schedule. The below pipeline covers activities related to budget preparation, management and financial reporting, and the Commission's annual evaluation of the General Manager's performance. The pipeline is structured off of our fiscal year (July 1 – June 30) calendar.

July

- Year-End Management Report presented.
- Strategic Goals & Objectives are reviewed.

August

- Unaudited Year-End Financial Report presented.

September

- Typically, no annually recurring activities.

October

- 1st Quarter Management Report presented.
- Audited Financial Report and Annual Comprehensive Financial Report ("ACFR") presented.

November

- During general election (even-numbered) years, newly-elected and reelected Commissioners are seated.
- Commission nominates its officers for the coming calendar year.
- 1st Quarter Financial Report presented.

December

- Commission votes on its officers for the coming calendar year.

January

- 2nd Quarter Management Report presented to Commission.
- Every three years, Commission approves Front-Foot Assessment borrowing for connection expenses accumulated over the preceding three years. (The Front-Foot Assessment process then has follow-up Commission activities in March, April, and May, of the year in which the borrowing is approved.)

February

- 2nd Quarter Financial Report presented.

March

- Commission reviews and adopts Annual Financial Audit Engagement Letter.

April

- First draft of upcoming fiscal year O&M CIP budgets, including Cost-of-Service Analysis (“COSA”) for rates, and Asset Management Plan, presented. *Please note: If no revisions to the draft budgets are anticipated, the Commission may choose to adopt the budgets and any associated rate adjustments in May instead of June.
- 3rd Quarter Management Report presented.
- General Manager submits Annual “General Manager’s Highlights Memo.”
- General Manager Evaluation Comment Forms distributed to Commission for completion prior to May Executive Committee meeting.

May

- Executive Committee meets (prior to the May full Commission meeting) to review Commissioners’ General Manager Evaluation Comment Forms and develop evaluation recommendation to full Commission.
- 3rd Quarter Financial Report presented.
- Follow-up discussion of draft O&M and CIP budgets, and COSA, for revisions.
- Commission completes the Annual General Manager Evaluation.

June

- Public Hearing on O&M and CIP budgets conducted.
- Public Hearing on Rate and Fee Adjustments (if applicable) conducted.
- Commission adopts Rates and Fees (if applicable).
- Commission adopts new Fiscal Year O&M and CIP budgets.
- Commission reviews Annual General Manager Evaluation Process.



GM Monthly Report



To: Hilton Head PSD Commission
From: Pete Nardi, General Manager
Re: PSD Updates

June 10, 2026

Dear Commissioners, please see below the following updates:

- We are experiencing current demand of approximately 8 million gallons a day (mgd). Lack of rainfall continues to be a concern. At this time, we are not recommending enacting drought response measures. We will continue to monitor the situation and respond accordingly.
- S.C. Infrastructure Investment Program (SCIIP) Projects Update:
 - **RO Plant Expansion:**
 - Instrumentation/controls work is ongoing.
 - Current RO Plant Expansion Project Finish Date: Nov. 2, 2026.
 - **RO Well #4:**
 - Start of permanent equipment installation is imminent.
 - Current RO Well #4 Finish Date: October 16, 2026.
 - **ASR Well #2:**
 - Production well drilling and casing construction is continuing.
 - Current ASR #2 Finish Date: Dec. 9, 2027.
- **Interim Purchased Water Agreement Complete:**
 - The governing bodies of Hilton Head PSD, Broad Creek PSD, and BJWSA have all signed the Interim Purchased Water Agreement. The trial period under the agreement will commence March 1, 2027.
- **New BJWSA Wholesale Rate:**
 - BJWSA has informed us the new wholesale water rate is \$3.58 per 1,000 gallons, effective July 1, 2026. This is a 7% increase over the current rate of \$3.35 per 1,000 gallons.
- **U.S. 278 Corridor Project:**
 - We have signed a joint contract with Broad Creek PSD for preliminary engineering of the jointly-owned pipeline relocation; and we have signed our own contract for preliminary engineering of our 100%-owned water/sewer infrastructure relocation. Hussey Gay Bell's Mt. Pleasant Office is handling both contracts.
- **Laboratory of Excellence:**
 - Our in-house Water Quality Laboratory has once again been recognized as a Laboratory of Excellence by S.C. DES via its independent certification lab. A news release was sent. Congrats to Water Quality Supervisor Sarah Hickman!
- **Native Plant Demonstration Garden Ribbon Cutting:**
 - More than 50 guests stopped by our ribbon cutting for the new Native Plant Demonstration Garden on May 30. A big thanks to Commissioners Michael Marks and Patti Soltys for

representing the board and to Sarah Hickman, Jim Hewitt, Pam Driskell, Shaun Chisolm, and Danny Schrock for assisting as PSD staff. Below are the opening remarks given by Kay Grinnell of the Hilton Head Audubon:

Good morning, everyone. I'm Kay Grinnell, President of Hilton Head Audubon.

It's an honor to stand with you at this exciting moment for Hilton Head Audubon and our community.

Today, we celebrate not only the grand opening of this new demonstration habitat, but also inspiring new partnerships.

We're grateful to PSD General Manager Pete Nardi.

Your commitment to our island shines bright as this PSD site becomes a demonstration area in Hilton Head Audubon's Bird and Wildlife Friendly Habitat program.

Thank you for embracing this initiative.

I'd also like to recognize the Lowcountry Master Gardeners, who have shared their native plant knowledge to help transform this space into a resilient plant habitat.

We're thrilled with this demonstration area - inspiring us to plant native species and create spaces where wildlife can thrive. Special thanks to Sarah Hickman, whose energy and determination truly helped bring this beautiful space into being.

This partnership signals a new and exciting chapter for our Bird and Wildlife Friendly Habitat program.

With the PSD leading the way and the Lowcountry Master Gardeners' support, we envision a growing network of businesses, nonprofits and residents joining us in championing native plants, sustainable landscaping, and wildlife-friendly practices.

Together, we can make Hilton Head Island more ecofriendly—for birds, for wildlife, and for all who cherish our natural heritage.

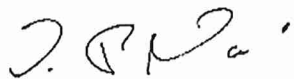
Let's continue to create spaces where nature can flourish and today, let's plant a seed together from which many new habitats—and partnerships—will grow.

Thanks you - Pete and the PSD, thank you - Lowcountry Master Gardeners, for helping this project take flight.



As always, please do not hesitate to contact me if you have any questions.

All my best,



Pete Nardi
General Manager
Hilton Head PSD

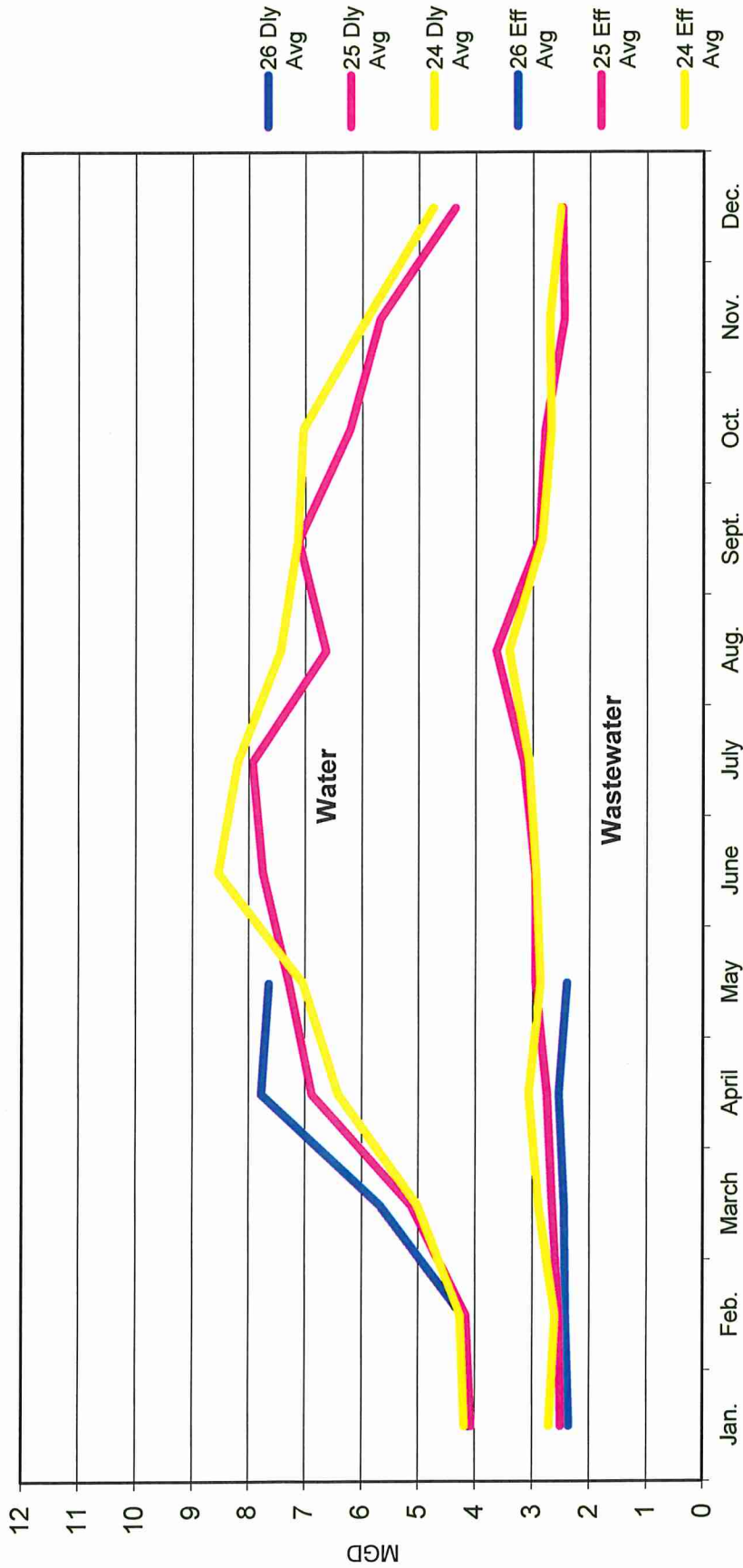


**Charts, Graphs and Water
Quality Report**

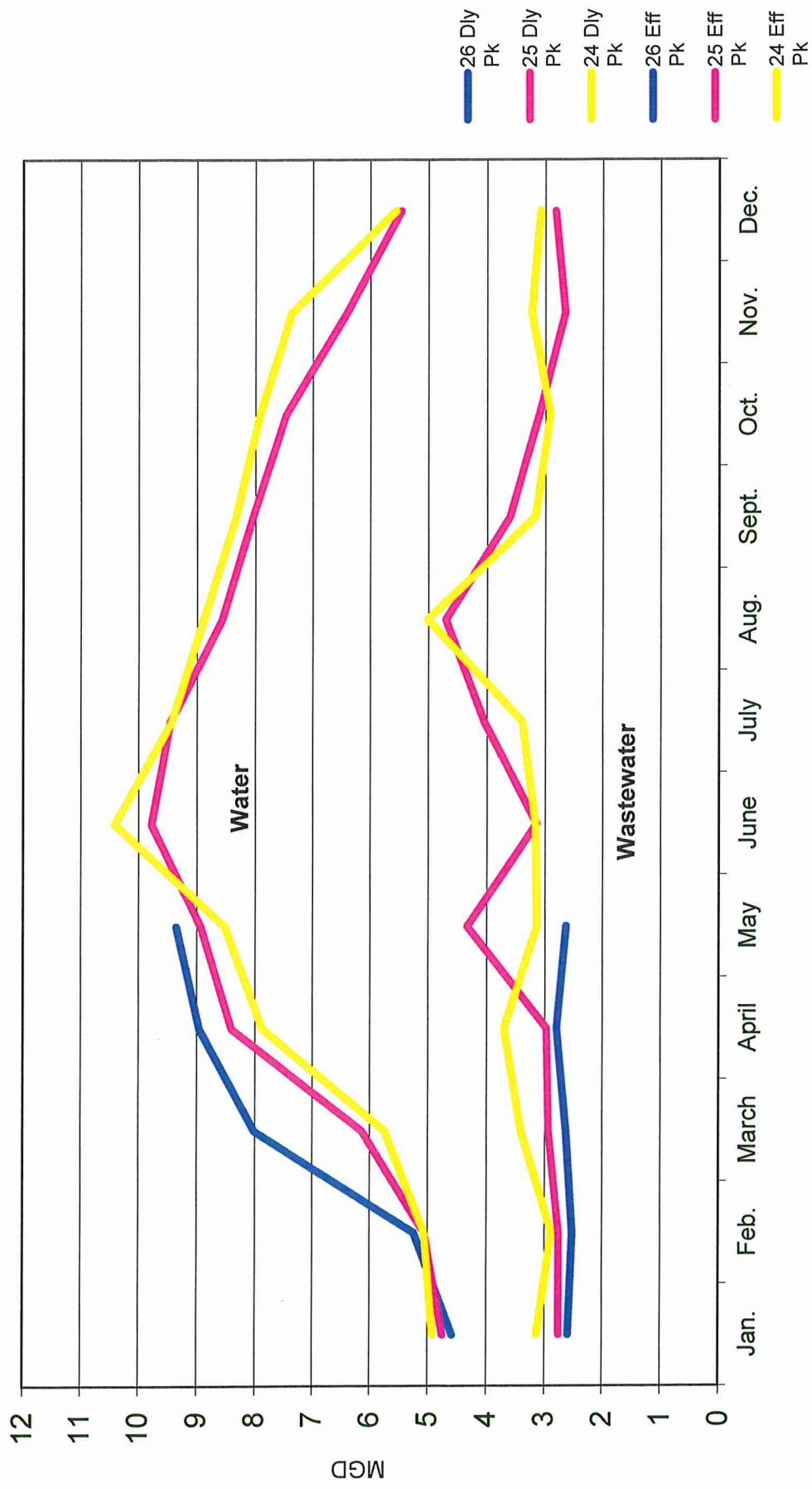
EST. NOV. 1969

SOUTH CAROLINA

Water and Wastewater Average Flows



Water and Wastewater Peak Flow



Monthly Water Quality Report

Water Supply		MG Per Month												YTD		% of Supply YTD
Source	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	YTD			
Purchased	0.00	2.42	40.80	64.28	37.44								144.94	17.0%		
RO Plant	110.92	104.11	97.90	86.82	116.57								516.32	59.0%		
UFA Wells	14.05	14.18	26.93	36.72	33.73								125.61	14.0%		
ASR Recovery	0.00	0.00	5.60	35.97	42.51								84.08	10.0%		
Total	124.97	120.71	171.23	223.79	230.25								870.95	100.0%		

System-wide Water Quality Testing

Type of Test	Results by Month												
	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
Bacteriological	PASS	PASS	PASS	PASS	PASS								
Chlorine (avg)	2.1	2.26	2.35	1.97	2.10								
Ph (avg)	N/A	N/A	N/A	N/A	N/A								
Disinfection By-products (DBPs) (qtrly.)	In Compliance			In Compliance			In Compliance			In Compliance			
Hardness (range)	11 - 121 (WINTER - NO WELLS)			14 - 260 (SUMMER - WELLS/ASR ON)			(WINTER)						

Supply-specific Water Quality Ranges for This Month					
Supply	Average Chlorine Residual	Within Acceptable Range? (Y/N)	Average Chloride Level (ppm)	Average Hardness (ppm)	
BJWSA (supply)	1.87				
RO Raw Water MFA Wells (range)	n/a		163 - 485	99 - 204	
Finished RO Water	3.09				
Fire Station UFA	1.99		66	144	
Leg O' Mutton UFA	2.55		126	225	
Wild Horse UFA	2.14		86	196	
Seabrook UFA	2.19		149	269	
Union Cemetery UFA	2.14				
ASR (recharged)	2.41		42	38	

Customer Inquiries

Type of Inquiry	Number of Inquiries	Resolved?	Comments
Low Pressure	9	y	
Customer break/leak	9	y	
PSD break/leak	10	y	
Water Outage	2	y	
Odor/Taste/Color	0	y	
Miscellaneous	90	y	
Sewer issues & Inspections	40	y	
Total	160		

Other Water Quality Notes for This Month
 5/21/2026 - Changed cartridge filters