

The Town of James Island held its regularly scheduled meeting at 7:00 p.m. in Council Chambers, 1122 Dills Bluff Road, James Island, SC, Thursday, December 19, 2019. The following members of Council were present: Daniel C. Boles, Dr. Cynthia Mignano, Garrett Milliken, Darren "Troy" Mullinax, and Mayor Bill Woolsey, presided. Also, Ashley Kellahan, Town Administrator, Bonum S. Wilson, Town Attorney, Mark Johnson, Public Works Director, Sgt. Shawn James, Island Sheriff's Patrol, and Frances Simmons, Town Clerk.

Opening Exercises: Mayor Woolsey called the meeting to order and led Council in prayer offering condolences to the family of former Mayor, Mary Clark. FOIA: This meeting was published and posted in accordance with the Freedom of Information Act and the requirements of the Town of James Island.

Public Comments were allowed before recognizing the former members of Town Council.

Public Comments:

The following persons spoke on the Schooner Road Traffic Calming agenda item. Those that spoke talked about attending a meeting in October and that the neighborhood was supposed to receive a survey to determine if 66% of the neighborhood wanted speed humps, and if they did, it would be. They did not receive a survey only 40 people did, which is not a good representation of the neighborhood. Each person gave their opinion about why speed humps was not needed.

Opposition:

Frank Edwards, 555 Schooner Rd.
Joel C. Lista, 523 Schooner Rd.
Linde Mills, 565 Schooner Rd.
Laney Mills, 565 Schooner Rd.
Resident @721 Stonefield Ave.
Glenn Lawley, 565 Seward Dr.
Eugene McIntosh, 550 Seaward Dr.
Nick Kvestad, 641 Schooner Rd.
Robert Wilds, 623 Seaward Rd.

The following persons spoke in favor of speed humps on Schooner Rd. Residents voiced their opinions about excessive speeding, and stressed concern that children in the neighborhood and animals could be hurt or killed by the speeding. The residents in favor of speed humps spoke about the four (4) traffic studies that all recommended speed humps as a traffic calming measure.

Support:

Kolaski Family, 614 Schooner Rd
Harlan Woods, 568 Lynne Avenue
Mauricette Perron, 632 Schooner Rd.
Delores Millings, 638 Schooner Rd.
Chris Moore, 669 Schooner Rd.
John Peters, 1301 Hampshire Rd.
James Warren, 579 Seaward Dr., (is for speed humps, but not the process it followed)
Tom Robinson, 541 Schooner Rd.
Russ Feuerbach, 648 Schooner Rd.
Mike O'Keefe, 642 Schooner Rd.
Bill Lyon, 669 Port Circle
Michele Durante, 622 Schooner Rd.
Brook Lyon, 669 Port Circle. (Mrs. Lyon provided letter for the record)

Amy Ball, 955 Harbor town Rd. spoke about the resolution on the agenda to oppose the Bus Lot. She hopes it is a typo and that the Town would support having it.

Recognition of Former Town Council Members:

Honorable Joshua P. Stokes:

Mayor Woolsey recognized former Town Councilman, Joshua P. Stokes and presented him with a plaque on behalf of the Town. Councilman Stokes served on Council from 2014-2019. Mayor Woolsey thanked him for his service and diligence in working with Rep. Peter McCoy on the contiguity legislation to reunite the Town. Councilman Stokes was instrumental on the Children's Committee and through his efforts two annual events were established (Easter Egg Roll, Lights On). Councilman Stokes said it was a pleasure to serve on Council. He thanked all who attended tonight's meeting and encouraged their continued participation in the Town.

Honorable Leonard A. Blank:

Mayor Woolsey recognized former Town Councilman and Mayor Pro-Tem, Leonard Blank and thanked him for his service. Councilman Blank was given the "Key to the Town". Councilman Blank served in many capacities during his tenure with the Town as Director of Planning, Free James Island Board, Town Council 2006, 2012 through 2019 and Mayor Pro-Tem. Councilman Blank shared a brief history that the people in the Town can now run for office and be elected to serve without fearing that the Town could be taken away.

Representative Peter McCoy spoke thanking both Councilmen Stokes and Blank for their service. He thanked all those who had the heart to form the Town: Joshua Stokes, Leonard Blank, Carter McMillan, Inez Brown-Crouch, and the many others which shows true public service.

Consent Agenda:

- a. Minutes of November 21, 2019 Regular Town Council meeting
- b. 2020 Holiday and Town Council Meeting Schedule

A motion to approve the Consent Agenda was made by Councilman Milliken, seconded by Councilman Boles and passed unanimously.

Information Reports:

- a. **Finance Report:** Ashley Kellahan, Town Administrator, provided a summary of the November Finance Report's revenue and expenses.
- b. **Administrator's Report:** Mrs. Kellahan provided a summary of the Administrator's Report and highlighted ongoing projects and upcoming events. She informed Council that a budget workshop is scheduled for March 6. Councilman Milliken asked about the environmental study on the Old Subway Lot and what would happen if toxins were found. Would the Town or the County be responsible for the cleanup? Mayor Woolsey noted the unlikelihood of the County being responsible and said if that is determined, a request would come before Council to determine what could be done, or how it could be dealt with. Councilman Boles asked what that cost might be. A cost could not be determined, and Mayor Woolsey noted that it is unlikely that Corkeys would move forward with the purchase if it is determined that costly environmental clean-up is needed. Councilman Milliken asked that the Dominion Tree Trimming Schedule be posted on social media once it is known. He thanked staff for posting information on the plastics notifications.
- c. **Public Works:** Mark Johnson, Public Works Director, gave a summary of the November Public Works Report including projects currently underway and those that have been completed.
- d. **Island Sheriffs' Patrol Report:** Sergeant James reported that according to crime analysis data James Island is at an all-time low for vehicle break-ins. He asked everyone to drive safely with school out for the holidays. A summary of the Island Sheriff's Patrol and the Crime Statistics report was given.

Councilman Milliken asked about the full-time Island Sheriff's Patrol Deputy. Mayor Woolsey responded and said that he is still in negotiations with Sheriff Canon and would update Council.

Requests for Approval:

- **Schooner Rd. Traffic Calming Plan:** Mrs. Kellahan brought attention to the minutes from the September 30, Lighthouse Point Civic Association meeting which discussed a plan to calm traffic on Schooner Road. The recommendation is to install three (3) speed humps at the locations indicated on the map provided to Council. A motion was made by Councilman Milliken, seconded by Councilwoman Mignano. Councilman Boles asked if the percentage is 2/3 of the residents on the road (Nabors), or where the speed humps are to be installed; to which Mrs. Kellahan explained with the results of the proposal. Councilman Boles asked if the Town had conducted a survey, and if so, do we have data to support it. Mrs. Kellahan explained that the Lighthouse Point Civic Club had done a survey by going door-to-door to obtain petitions. Councilman Boles noted that many people here tonight have made comments about not receiving a survey to be able to weigh in. Councilman Boles moved to postpone approval of the traffic calming on Schooner Road pending a study by the Town; Mayor Woolsey seconded and the motion passed 3-2 to postpone; (Mayor Woolsey, Councilman Boles, Councilwoman Mignano). Councilmembers Milliken and Mullinax voted nay.
- **Camp Rd. Library Space Plan and Estimated Costs:** Jennifer Charzewski, Liollo Architecture, presented a slide presentation of a renovation feasibility study for the proposed James Island Arts & Cultural Center (old Camp Rd. Library). She commented that the building would have flexible space with many opportunities for the community's use. The project budget analysis was discussed, and several options were presented to Council for consideration. Councilman Milliken moved to approve the Level Zero Option of \$332,806 that would include the finishes only; Councilman Mullinax seconded. Mrs. Charzewski answered questions from Council one of which was a discussion about the role the Children's Museum would play at the Cultural Center. Councilwoman Mignano asked if the Children's Museum would assume any of the costs associated with the program and if there is a certain time programs would be held. Mrs. Charzewski answered that the Children's Museum may not be able to contribute financially because of its staffing ability. Councilman Milliken expressed concern about the A/C units currently in the building. He said what happens if the Town puts a lot of money into the building and if the A/C fails we are in trouble and would have a facility that does not work well. He is concerned because the cooling units are rated poor and the roof is also in a poor condition. Councilman Milliken expressed concern about the physical status of the building and asked if Charleston County, (our landlord), would be willing to put some money into the structure. Mayor Woolsey said our expectation should be zero. He supports moving forward with this plan on the expectation that Charleston County would turn the building over to us and we would pay for improvements. Councilman Milliken said he is in favor of keeping the building and moving forward with the programs but want to make sure the programs can happen. The only way this can be done is to have a structure that supports it. Councilman Milliken said he would like to have a cost estimate of what it would take to turn the building into something that is structurally sound with systems intact for the programs. Mayor Woolsey explained the finishes that is in Level Zero and that Charleston County has asked for some details about what the Town would do. He said we would need to go to County Council about the uses of the building in the long run, but he does not expect them to maintain the building for us.

Councilman Boles about the lease of the building. Mayor Woolsey said for the first year is \$1.00 and is renewable for one-year contingent upon the County approving the plan. The Town is required to use the building for educational purposes. Councilwoman Mignano expressed concern about spending \$332,806 for one year without any guarantees. Mayor Woolsey said this would come before Council prior to approval. Councilman Mullinax spoke of his interest in pursuing grants for

community educational purposes. He said that could be an option to help make up differences in costs. Motion for the approval of Level Zero passed unanimously.

- Camp Rd. Library & Parking, Civil and Landscaping Design Costs: Mrs. Kellahan presented a request to approve improvements to the parking lot and landscape design at a cost of \$14,750 to Cypress Engineering and Outdoor Spatial Design, (working through Liollo Architecture). Motion to approve was made by Councilman Milliken, seconded by Councilman Mullinax. Councilwoman Mignano asked if the landlord would contribute towards the cost of improvements to the parking lot. Mrs. Kellahan answered that our goal is to present the landlord with options in hopes he would share in the costs of any improvements. Motion passed unanimously.
- RFP #7-2019, Award of Groundskeeping Proposals: Mrs. Kellahan reported that the Town is seeking to procure several groundskeeping firms to assist and maintain property in the Town. The contract period would be annually with the option to renew for three (3) years for a total of four years. Five proposals were received on December 5 and staff recommends award to: Heart Pine Landscapes, LLC and Natural Directors, LLC. Motion was made by Councilman Milliken, seconded by Councilman Boles and passed unanimously.
- 2020 Greenbelt Urban Funds Proposal – Formation of Study Group: Motion to approve the formation of a Study Group for the 2020 Greenbelt Urban Funds was made by Councilman Mullinax, seconded by Council Milliken and passed unanimously.
- Purchase of Reusable Bags and Community Outreach regarding Plastics Ordinance: Councilman Milliken gave a summary that Environmentally Acceptable Packaging for Products would go into effect January 1, 2020. Mrs. Kellahan said she is working with the City and County to sponsor educational sessions at Town Hall. She added that \$5,000 would be used for bags with the Town and business logos on them as an outreach to the community. Motion was made by Councilman Boles, seconded by Councilman Milliken and passed unanimously.
- Legal Counsel and Town Council rep. for 896 Folly Road: Motion was made by Councilman Milliken, seconded by Councilman Mullinax. Mrs. Kellahan stated that the Town is working with Attorney David Bevon who is reviewing the easement agreement and scope and fees from Stantec on the environmental assessment. Councilman Milliken stated that he would like to recommend Councilman Boles to act as the Council representative since he is an attorney and familiar with the language. No decision was made regarding a Council representative. Motion passed unanimously for Attorney Bevon as legal counsel.

Committee Report:

Land Use Committee: No Report

Environment and Beautification Committee: Councilman Milliken gave a report from the November Adopt-a-Highway Litter Pickup that 23 bags of litter were collected. The next event is scheduled on February 8; rain date on February 15. Community Hero nominations are being accepted until the January JI Pride meeting. Councilman Milliken encouraged everyone to make nominations. Councilman Milliken thanked Mark Johnson, Douglas Sparling, and everyone that participated in the Arbor Day celebration on December 6 at First Baptist Church. A tree was planted at Camp and Dills Bluff Road.

Children's Committee: No Report

Public Safety Committee: Councilman Mullinax announced the next meeting on January 24 at 7 p.m. Councilman Mullinax paid tribute to former Mayor Mary Clark who recently passed away. He remembered Mayor Clark as a pioneer in the truest sense. He said Mayor Clark wrote many articles for Island Life Magazine and knew the history of James Island better than anyone.

History Committee: Mayor Woolsey announced that the History Booklets are now available and encouraged residents to take a copy. Mayor Woolsey reported that the Fort Johnson Remembrance Day held on Sunday, December 15 was successful and hope it will become an annual event.

Rethink Folly Road Committee: Mayor Woolsey said the committee met last month and received plans for next spring from the Toole Company.

Drainage Committee: No Report.

Business Development Committee: Nominations and Appointments:

The following nominations and appointments were made to the Business Development Committee:

Councilman Boles moved for the nomination of Lindsey Hamrick; Councilman Milliken seconded, and the appointment passed unanimously.

Councilwoman Mignano moved for the nomination of Nick Stover; Councilman Milliken seconded, and the appointment passed unanimously.

Councilman Milliken moved for the nomination of Angie Bellinger; Councilman Boles seconded, and the appointment passed unanimously.

Mayor Woolsey and Councilman Mullinax did not make nominations. Councilman Boles announced that meetings would begin in January.

Trees Advisory Committee: Nominations and Appointments:

The following nominations and appointments were made to the Trees Advisory Committee:

Councilwoman Mignano moved for the nomination of Garrett Milliken as Chair; Councilman Boles seconded, and the nomination passed unanimously.

Councilman Milliken moved for the nomination of Paul Cantrell, Councilwoman Mignano seconded and the appointment passed unanimously.

Councilman Mullinax moved for the nomination of Amy Fabri; Councilman Boles seconded, and the appointment passed unanimously.

Councilman Boles moved for the nomination of David Tomblin, Councilman Milliken seconded, and the appointment passed unanimously.

Councilwoman Mignano moved for the nomination of Jenny Welch, Councilman Boles seconded, and the appointment passed unanimously.

Proclamations and Resolutions:

Resolution #2019-25: Resolution Opposing a Centralized District 3 Bus Lot on James Island and on the Campus of James Island Charter High School: Motion in favor was made by Councilman Milliken, seconded by Councilman Mullinax.

Councilwoman Mignano spoke in favor of her resolution to oppose a centralized bus lot for District #3 and its location on the campus of the James Island Charter High School. She commented that she attended many meetings about the bus lot and is concerned about the cost and the location. The resolution states:

- 1) Opposition to a centralized District 3 Bus Lot to be housed at any location or school on James Island, including the James Island Charter High School (JICHS)
- 2) Town recommends that the Charleston County School District obtain a waiver for a centralized Bus Lot in District 3 and house the necessary school buses at three or four District 3 school locations, not putting the pressure of a centralized bus lot on any one residential neighborhood on James Island
- 3) The resolution urges a plan for a new gymnasium and career technical programming facility for the JICH as specified in the 2014 CCSD Education Capital Improvements Sales and Use Tax Referendum to move forward.

Mayor Woolsey commented that the resolution contained too many “whereas” clauses and questioned the section about the cost of the athletic practice field costing \$27 million. Mayor Woolsey said the resolution is written as it is a bad thing and the Town should not say that it is. Councilwoman Mignano spoke giving her opinions from meetings that she attended; and that no neighborhood want it. As discussion continued, Mayor Woolsey moved to strike the last “whereas” clause in the resolution. No second was offered and the motion failed.

Mayor Woolsey moved to amend the language in the seventh “whereas” clause and eliminate reference to the cost. **To read:** Whereas, in the spring of 2019 unbeknownst to James Island residents, a centralized District 3 Bus Lot was added to the plan for the expansion and renovation of the James Island Charter High School (JICHS) escalating the cost to taxpayers. Councilman Milliken seconded the motion. After discussion, the motion to amend passed.

Main Motion with amended language: Aye: Councilmembers: Mignano, Milliken, Mullinax
Nay: Councilmember Boles, Mayor Woolsey. Passed 3-2.

Resolution #2019-26: Resolution Authorizing the Exercise of Eminent Domain to Acquire Title to or Interest in Real Property for the Purpose of the Greenhill Community Drainage Improvements Project: Mrs. Kellahan presented a resolution for Council to authorize Eminent Domain to acquire title for the purpose of drainage improvements in the Greenhill community. There are seven (7) parcels the Town would need to acquire to improve drainage in those areas. Mrs. Kellahan noted Eminent Domain is needed because these parcels are all heirs property and we must Quiet Title in order to purchase drainage easements. Mrs. Kellahan said Attorney Brad Mitchell is present to answer questions from Council. Motion in favor was made by Councilman Milliken, seconded by Councilman Mullinax. Councilman Boles asked about the heirs, if this request is being ordered by court action, and also the cost of the acquisition. Mr. Mitchell noted that the cost could be a couple hundred dollars up to \$8,000, as there are seven tracts the cost could be approximately \$4k per parcel. Motion passed unanimously.

Ordinances up for Second/Final Reading:

- a. **Ordinance #2019-10: Amend Ordinance #2012-07 to Modify the Election of Mayor Pro-Tempore:** Motion to approve was made by Councilman Milliken, seconded by Councilman Mullinax and passed unanimously.
- b. **Ordinance #2019-11: Amend Ordinance #2014-06 to Change the time of Taking Office:** Motion to approve was made by Councilman Milliken, seconded by Councilman Mullinax and passed unanimously.

- c. Ordinance #2019-12: Amend Ordinance #2012-07 to Amend the Order of Business; Agenda: Motion to approve was made by Councilman Milliken, seconded by Councilwoman Mignano and passed unanimously.

Ordinances up for First Reading:

- a. Ordinance #2019-13: Amend Ordinance #2017-06 Establishing Purchasing Procedures for the Town of James Island, SC: Motion in favor by Councilman Mullinax, seconded by Councilman Milliken. Councilman Milliken distributed an amended version to Council for consideration. The ordinance included in Council's packet is amended in "red" and Councilman Milliken's version is in "blue" and "yellow". Councilman Milliken apologized for distributing the ordinance tonight and said the change is to offer more oversight into the Town's spending and reinforce the bidding process so that more parties have an opportunity to help the Town. Councilman Milliken said in looking at ordinances from other communities with a strong mayor form of government, what he saw over-and-over is the Town Administrator, Purchasing Agent, or Finance Director, are the ones primarily involved. In the Town's Ordinance, the oversight is by the Mayor, which is fine and is accepted in a strong mayor form of government. He said in our form, the designee is the Town Administrator. He said throughout the revised version, the person making the purchases is referred to as the Purchasing Agent. Councilman Milliken compared and explained the table of expenditures in the original version vs. the revised. The revised table lowers the maximum amount for purchases that requires no formal procurement from \$2,499 to \$1,999. \$2,000-\$4,999 requires two written quotes; award to the lowest bidder and Council approval if the expenditure is not a specified item or if it is a portion of a specified item in the approved annual budget. \$5,000-\$24,999 requires three written quotes, award to the lowest bidder and Council approval if the expenditure is not a specified item or if it is a portion of a specified item in the approved annual budget. Expenditures greater than \$25,000 would require competitive sealed bids, advertised through local press and SC Business Opportunities (SCBO) publication and approved by the Mayor and Council. Councilman Milliken reviewed the remainder of the changes and explained them. Afterwards, Mayor Woolsey moved to postpone action until Council has had time to study the changes being recommended, Councilman Mullinax seconded. Vote to Postpone: Mayor Woolsey, Councilman Mullinax. Vote to Approve version presented: Councilmembers: Milliken, Boles and Mignano. Motion passed.

New Business: None

Executive Session: Not needed.

Announcements/Closing Comments:

Councilman Boles thanked staff and Council for the Christmas Drop-in

Councilman Milliken thanked staff for participating in the Arbor Day Event and Mark Johnson and Douglas Sparling for their assistance in purchasing and planting the tree for Arbor Day.

Councilwoman Mignano thanked staff for their work on the Tree Lighting Ceremony.

Adjournment: There being no further business to come before the body, the meeting adjourned at 9:25 p.m.

Respectfully submitted:



Frances Simmons
Town Clerk