

The Town of James Island held its regularly scheduled meeting at 7:00 p.m. in Council Chambers at 1238-B Camp Road, James Island, SC on Thursday, July 12, 2018. The following members of Council were present: Leonard Blank, Mayor Pro-tem, Garrett Milliken, Darren “Troy” Mullinax, Joshua P. Stokes, and Mayor Bill Woolsey, presided. Also, Ashley Kellahan, Town Administrator, Bonum S. Wilson, Town Attorney, Merrell Roe, Finance Director, Mark Johnson, Public Works Director, Kristen Crane, Planning Director, Sgt. Charles Barton (for Sgt. Shawn James) Island Sheriff’s Patrol, and Frances Simmons, Town Clerk. A quorum as present to conduct business.

Opening Exercises: Mayor Woolsey called the meeting to order. He led Council in prayer and followed with the Pledge of Allegiance. 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 Hearing: Ordinance #2018-07: Proposed Change to the Town of James Island Zoning and Land Development Regulations Ordinance, including a change adding “self-service storage/mini warehouses” as a prohibited use in the Commercial Core and South Village areas of the Folly Road Overlay Zoning District:

Lauren Gellatly, 1351 Briarfield Ave., spoke in favor of the change/amendment and urged Council to support it. She thinks there are too many self-service and mini warehouse businesses and they are not a community oriented active use for this area, which is the Town’s main street.

Public Hearing: Ordinance #2018-08: Proposed Change to the Town of James Island Zoning and Land Development Regulations Ordinance, adding a Special Exception requirement for parking lots in the Residential Office (OR) Zoning District: No one spoke.

Public Comment: Joseph Ketron, 1009 Bradford Ave., informed Council that the culvert behind his house flowed in the wrong direction during Saturday’s storm; it did not flow through the culvert. He has video evidence that shows water going up the street, not around his house, which is where it is supposed to go. The culvert is not adequate in diameter and it is corrugated. He noted that piping for low-lying areas should be elliptical concrete. The opening of the culvert is at a right angle to the left going downstream, so the flow comes down at a right angle and has nowhere to flow into the culvert. It passes in front of the culvert and meets oncoming water, reducing the efficiency of the culvert. He said the culvert overflowed onto the Stag Erin Bar and would flow to the left except the fact that European Auto Repair is built 6’ higher. The culvert runs between these two businesses. Mayor Woolsey suggested that Mr. Ketron provide the Planning staff with a copy of his report for follow-up. Mayor Woolsey and Council granted Mr. Ketron additional time to express his concerns. Mr. Ketron added that financially \$1.6 million has been allocated for the next 5 years for sidewalks and \$600,000 for drainage. Overall 7.8 million will have been spent. Out of \$7.8 million, and \$600,000 for infrastructure and drainage he can see why we have this problem.

Melanie Millar, 731 Clipper St. stated she is a part of a grass-root group about what is going on in James Island, the money spent on Town Hall, and the prospect of greenspace at the Subway and feel this money should be allocated to drainage issues. Lighthouse Point constantly deals with flooding; a neighbor on the street behind Clipper has been flooded three times. The drainage in front of her house has not been cleared in ten years. They feel the allocation of funds is not conducive to what is needed in the community. Ms. Millar said residents are looking at a \$300 increase in taxes of \$300 to pay for the Town Hall, a \$500,000 increase. She asked if that figure was incorrect, and Councilman Blank said yes. Mrs. Millar said those statistics were given to her. Mayor Woolsey asked by whom and she replied not being at liberty to discuss because of a movement that Council should be aware of. She said the residents appreciate Pinckney Park and greenspace. She is a retired educator from James Island for 32 years. She said Council represents this community and that is appreciated. She serves on the Board of Directors at the High School and listens to her constituents, faculty and community, and they do not feel they are being heard.

Consent Agenda:

- a. Minutes: June 21, 2018 Regular Town Council Meeting: Motion to approve the Consent Agenda was made by Councilman Stokes, seconded by Councilman Mullinax and passed unanimously.

Information Reports:

- a. Finance Report: Presented by Merrell Roe, Finance Director and accepted as information. Councilman Blank asked what the annual rent is for the Camp Rd. Town Hall; Mrs. Kellahan said \$83,000/yr. Councilman Milliken asked what items are in the Capital Projects under the Other category, \$299,000. Ms. Roe will research and forward information to Council.

- b. Administrator's Report: Presented by Ashley Kellahan, Town Administrator and accepted as information. Mrs. Kellahan announced Flannery Wood has accepted the position of Planner I. Staff will be operating out of the New Town Hall on July 30. The Grand Opening is scheduled for Thursday, August 30, 6-8 p.m.
- c. Public Works Report: Presented by Mark Johnson, Public Works Director and accepted as information. Mr. Johnson gave a brief update on the Greenhill Drainage.

Councilman Stokes asked the severity of Saturday's storm, combined with the tide, how much water fell. Mr. Johnson said the storm was beyond the 25-year design and a preliminary calculation of the areas between Fort Johnson, Camp and Dills, and Folly Road in 2-hours, estimated 105 million gallons of water fell. He said after the tide shifted, the water drained quickly. Mayor Woolsey asked about the ditch between the Stag Erin and European Car Repair. Mr. Johnson said that was discussed at the Stormwater Managers' meeting and the County will be cleaning the ditch as an emergency effort. Mrs. Kellahan said we have a project in the works that includes the Bradford Outfall and we are receiving quotes from on-call contractors.

- d. Island Sheriffs' Patrol Report: Sergeant Barton reported on vehicle break-ins, mainly attributed to citizens not securing their vehicles. Sgt. James is in the process of interviewing 10 additional deputies for the island. He announced the departure of Deputy Obelt to accept a position with the Border Patrol.

Requests for Approval:

Fencing for Town Hall/Overflow Parking: Mrs. Kellahan reported that the Town has been working on fencing with the First Baptist Church. The fence will be behind the Town and on First Baptist's side. Of the \$23,000, First Baptist will reimburse \$4,800. Motion in favor was made by Councilman Stokes, seconded by Councilman Milliken. No discussion. Motion passed.

Transfer of Funds for New Town Hall Project Closeout: Mrs. Kellahan referred to the 2017 Budget Workshop about the contractor's bid for Town Hall. She said we knew at that time that roughly, \$360,000 would be need to be transferred from unencumbered funds to cover costs. She noted that we wanted to wait until the end of the project to allow the costs to ebb and flow through the construction period. An additional \$200,000 is added for a total closeout of \$562,000. Motion in favor was made by Councilman Blank, seconded by Councilman Stokes.

Councilman Milliken said some of the items of the \$562,000 is enumerated and summed to \$155,000. Mrs. Kellahan explained the enumeration is what is left that has not been paid, (i.e., emergency generator, overflow parking). Mayor Woolsey commented that a substantial amount of the \$562,000 pays the General Contractor for the last steps in constructing the building. Motion passed.

Evaluation of Drainage in Quail Run, UAM, Inc. Mrs. Kellahan reported that Council had previously approved the pricing and work has been completed. The work UAM performed is a camera of the full length of the Quail Run system. The Quail Run system is one of the oldest with corrugated metal pipes. UAM also repaired sinkholes in the neighborhood and another emergency repair is underway. They submitted a report that shows where the breaks are and repair. Mrs. Kellahan said this report could be used as a model for other neighborhoods. Motion in favor was made by Councilman Stokes, seconded by Councilman Mullinax. Motion passed.

Stormwater Program Permitting Standards and Procedures Manual: Motion favor was made by Councilman Milliken, seconded by Councilman Stokes. No discussion. Motion passed.

Traffic Calming, Striping Proposal: Mrs. Kellahan reported that Council had approved \$11,000 towards the Harbor Woods Traffic Calming project. This is a request from the subcontractor for a better price. Motion in favor was made by Councilman Stokes, seconded by Councilman Mullinax. No discussion. Motion passed.

Pinckney Park Shade Structure for Swings: Mrs. Kellahan reported that there have been some complaints of not having enough shade over the swings at Pinckney Park. She said the swings we now have could be repurposed or moved to Dock Street or the City if they could use them. The cost of the Shade Structure is \$11,990 (we were unable to get a different kind of shade because of the wind load). Motion in favor was made by Councilman Stokes, seconded by Councilman Blank. Councilman Milliken asked if the shade could be removed for hurricanes which is an essential design feature that we need to have. Mrs. Kellahan will follow-up on this request. Motion passed.

Committee Reports:

Land Use Committee: No report.

Environment and Beautification Committee: Councilman Milliken announced a litter pickup on Saturday, September 8. More information to follow.

Children's Commission: Councilman Stokes announced that the Children's Commission met today and discussed plans for the upcoming Annual Lights on After School Program with elementary schools. The program is tentatively scheduled for the last weekend in October.

Public Safety Committee: Councilman Mullinax announced that no meeting would be held this month. Plans are underway for the Annual National Night Out, Tuesday, August 7, 6-8 p.m. at the New Town Hall.

Mayor Woolsey announced that at the June meeting Town Council approved a \$2,000 reward for information leading to the identity, arrest and conviction of the person(s) responsible for the shooting death of Kurt Melton on June 10, 2018. Contact Sergeant James, Sheriffs' Office with information. Councilman Milliken asked how the Town would advertise this and Mayor Woolsey is giving it consideration.

History Commission:

Approval of \$1,000 Sponsorship for Victory Day Celebration: Mayor Woolsey gave a brief overview of Victory Day, the day the British Troops marched out of Charleston ending the Revolutionary War. The request is a proposal from the History Commission for the Town to participate and sponsor a table at the event for \$1,000. The event would be held on December 14 at Liberty Square. Mayor Woolsey recognized Paul Hedden, Chairman of the History Commission who also made remarks about the event. He acknowledged James Island for its rich history and the opportunity to be a sponsor for the event. As a part of the sponsorship, the Town would be given a replica of the flag that flew over Fort Johnson in 1782 to carry in the parade. If the Town chooses to keep the flag it would pay, 75% of the cost. Mr. Hedden commented said this as a good opportunity for Boy and Girl Scout Troops to learn more about James Island's history. Request granted.

Rethink Folly Road Committee Report: Mayor Woolsey reported that The Folly Road Steering Committee met last month and is looking into hiring a consulting firm to provide staffing for Rethink Folly Road. The Committee is proposing a split of 30% Town, 30% City, 30% County and 10% Folly Beach. Mayor Woolsey said we budgeted what we thought would be our share of the cost, \$60,000. The Mayor will write the County Council Chair, City Mayor, and Folly Beach Mayor for their buy-in.

Ordinances up for Second Reading:

Ordinance #2018-06: Loitering and Sleeping in Public Places: Mayor Woolsey moved to postpone consideration to the August meeting for further research by the Town Attorney. Councilman Stokes seconded. Councilman Milliken asked that the word clandestine in the Ordinance be replaced with another word, i.e., stalking, suspicious, or intimidating. Motion passed.

Ordinances up for First Reading:

Ordinance #2018-07: Proposed change to the Town of James Island Zoning and Land Development Regulations Ordinance, including a change adding "self-service storage/mini warehouses" as a prohibited use in the Commercial Core and South Village areas of the Folly Road Overlay Zoning District: Motion in favor made by Councilman Stokes, seconded by Councilman Blank. Councilman Milliken asked if the Commercial Core and the South Village would be done together, to which Mayor Woolsey said yes. Councilman Milliken said in order to make them symmetrical both should have the same language. He said the City is trying to change their extent of the South Village to Grimball Rd. Ext. and the County also is considering this. He wonders if now is the time to make our ordinance in line with theirs or theirs in line with ours. He said it is hard to stay on the same page when making changes to these overlays and since we are making a change, he thought it would be a good time to bring up the potential of changing the extent of our South Village to make it similar to the City and County. Councilman Milliken moved to amend the Folly Road Overlay to Change the Boundary of the South Village to Grimball Rd. Ext., Councilman Mullinax seconded.

Mayor Woolsey said his understanding is the City Planning voted against the change. He is writing a letter to the City asking that they follow the recommendation of their Planning Commission and not make the change. He is not in favor of the change. Councilman Blank said we should not adjust our Overlay to agree with the City; he think it should be the other way around. He said the City is looking at changing their height regulations on Folly Road and we do not want to go along with that- we should stay with our plan.

Vote on Amendment

Favor: Councilman Mullinax

Opposed: Councilmen: Blank, Milliken, Stokes, and Mayor Woolsey

Councilman Milliken said with respect to the South Village, he did not think it would be a bad idea under Special Exceptions to add Vehicle Service, Liquor, Beer and Alcohol Sales, to make it symmetrical to what we have in the Commercial Core and the South Village and Commercial Core would have the same types of exceptions.

Councilman Milliken moved that Special Exceptions in the Commercial Core also apply to the South Village, Councilman Mullinax seconded. Councilman Blank suggested that this request go to the Planning Commission for evaluation. Councilman Stokes said he reviews information prior to our meetings and has not had time to consider the exceptions that is proposed. He is not necessarily opposed to them but does not want to make a decision “off the cuff” tonight. He would prefer that the Planning Commission review it or bring this up at another meeting and will vote against the amendment for that reason. After discussion, Councilman Blank directed staff to forward this request to the Planning Commission for evaluation.

Vote on Amendment – Special Exception

Favor: Councilman Milliken, Mullinax

Opposed: Councilmen Blank, Stokes, Mayor Woolsey

Vote on the Main Motion:

Passed.

Ordinance #2018-08: Proposed Change to the Town of James Island Zoning and Land Development Regulations Ordinance, adding a Special Exception requirement for parking lots in the Residential Office (OR) Zoning District: Motion in favor was made by Councilman Blank, seconded by Councilman Stokes. No discussion. Motion passed.

Ordinance #2018-09: Ordinance to Amend the Town of James Island’s Budget for Fiscal Year 2018-2019: Motion in favor was made by Mayor Woolsey, seconded by Councilman Stokes. Mrs. Kellahan said the amendment would include tonight’s approvals and those from the previous meeting for additional funds for the Island Sheriff’s Patrol. The amendment also includes \$300,000 on our Lease Purchase payment for the Revenue Bond that will be paid off in January.

Councilman Milliken said in the original budget, the Camp/Folly Civic space total was \$764,836, and now it is \$993,278. He asked where the money came from. Mrs. Kellahan said it was from delaying the Pavilion at Pinckney Park to next summer. Councilman Milliken asked if money is allocated for the Subway lot. Mrs. Kellahan said money was kept in the budget and it was as if the County would lease the building to the Town for \$1. We are still hopeful they would do this. Councilman Milliken said he would be for a lease, but not to purchase. Mrs. Kellahan explained that money in the budget is not for purchase. It is for environmental cleanup, moving fuel tanks, demolishing the building, and baseline cleaning of the site. Councilman Milliken expressed having a transparent presentation of the site as plans moves forward. He said the public need to know about it and have a say in it. He is concerned about allocating \$900,000 without the public’s input and is worried about that.

Mayor Woolsey gave explanation on the Subway lot, that he asked the County to postpone consideration of the sale of the property until next spring and we would revisit discussions after the first of the year. He said if we could move forward and obtain the property in a reasonable fashion, we would go through a public process to determine how it would be used. He mentioned the plan prepared by Stantec was to have something to show to the County. He believes the specific proposal was not written in stone and we would go through a process to determine what we want. Councilman Milliken asked if another property became available as a park/recreation potential use could those funds be used after public input. Mayor Woolsey said that money is from Hospitality Taxes and he believes it should be

focused on Folly Road. He said to purchase or lease property, the request has to come to Council for approval. He said the money in the budget is not an authorization to lease, even for \$1. Motion passed

New Business: None

Mayor Woolsey mentioned that the amendments brought forth by Councilman Milliken could have been discussed as new business as long as it did not require a final decision.

Councilman Blank reminded everyone that this is the last meeting in this building. The Town has occupied this building since 2002 and has paid enough rent to have purchased a Town Hall.

Executive Session: Not needed.

Adjournment: There being no further business to come before the body, the meeting adjourned at 7:51 p.m.

Respectfully submitted:
Frances Simmons
Town Clerk