

The Town of James Island held its regularly scheduled meeting at 7:01 p.m. at the James Island Town Hall, 1122 Dills Bluff Rd., James Island, SC on Thursday, August 19, 2021. Councilmembers present: Boles, Mignano, Milliken, Mullinax, and Mayor Woolsey presided. Also, Town Administrator, Ashley Kellahan, Town Attorney, Bonum S. Wilson, Island Sheriff's Patrol, Lt. Shawn James, JIACC Development Coordinator, Caroline Self, and Town Clerk, Frances Simmons. A quorum was present to conduct business. Media: Live 5 News.

Opening Exercises: Councilman Boles welcomed all and asked Deacon Roper, First Baptist Church, to open in prayer, followed by the Pledge of Allegiance.

Public Hearing on Ordinance #2021-03: Ordinance Increasing Compensation of the Mayor: The following person spoke:

Mary Ann Henry, 825 W. Madison Ave., Mrs. Henry stated that she is not opposed to raising the salary of the Mayor to \$48,000, but it is vitally important that it is a full-time position; not a contractor or a marketing rep. but someone who would give their heart and soul to James Island. The job of Mayor should be advertised; especially to women and people of color because until the last election only white men ran. We need a Council that represents the people and marketed for a fresh perspective and diversity in the Town.

Public Hearing Closed at 7:06 p.m. Emails received: Mrs. Beverly Keith, in opposition, and Mrs. Lauren Gellatly, in favor. Copies attached.

Public Comment: None

Presentation of Awards and Recognition to JI Charter High School Athletic Program and Coaches: Mayor Woolsey read a resolution on behalf of Council recognizing JI Charter High School Athletic Department on their State Championship, 2020/2021 4AAAA win. Awards were presented to Head Coaches:

Girls Cross Country (Coach Lee)
Girls Track (Coaches Eshelman and White)
Girls Soccer (Coach Cohn)
Boys Soccer (Coach Robinson)
Baseball (lower state – Coach Spivey)

Mayor Woolsey recognized Jeremy Holland, Athletic Director, on this outstanding victory.

Consent Agenda:

Minutes of July 15 Regular Town Council Meeting: Councilman Milliken moved to approve the minutes with a correction on page 4, under Resolution #2021-08.... *amended motion that he made was to add two council seats, but in 2025 having four-year terms.* Minutes passed with the correction.

Information Reports:

Finance Report: Town Administrator, Mrs. Kellahan presented an overview of July's revenue and expenditures. She added that the annual audit should be completed by September.

Administrator's Report: Mrs. Kellahan gave an overview and update on the solar panels. She stated that we will solicit RFQs for the design specifications. The consultant will look at our facilities and determine the best locations and our return investment. This information will be brought before Council before a final decision. Councilman Milliken said he likes the idea of doing a Solar Panel Study and choosing a vendor to do multiple things, perhaps also putting in bus stops as a part of the Rethink Folly Road project.

Memo on JIACC: Mrs. Kellahan introduced Caroline Self, Development Coordinator. Mrs. Self gave an overview of upcoming programs/events she has planned at the Art Center. Invitations to the Grand Opening on September 13 has been sent out. She noted that exhibits by Artist, Mary Edna Fraser, will be on display as well as exhibits by Jonathan Green, during the MOJA Arts Festival Sept. 30 – Oct. 10. Mrs. Kellahan added that Mrs. Self is already accomplishing great things which includes a State Museum travel exhibit coming soon. Mrs. Self was welcomed by Council.

Public Works Report: Mrs. Kellahan gave an overview of the Public Works Report and answered questions from Councilmembers Mignano and Mullinax.

Island Sheriffs' Patrol Report: Lt. James gave an updated crime report noting cases that are solved and those pending. Councilman Boles asked the status of the license plate recognition and Mrs. Kellahan replied that the encroachment permit is being processed.

Requests for Approval by Staff:

Contract Extension with Toole Design: Mrs. Kellahan presented a request to extend the contract with Toole Design. We are in the third year of the contract and funding have been appropriated for consulting services for 20/21 but delayed due to COVID. The request is to extend the three year contract by six months. Motion by Councilman Milliken, seconded by Mayor Woolsey and passed unanimously.

Dills Bluff Sidewalk, Final Phase Scope and Fee Surveying and Design: Mrs. Kellahan presented a fee proposal from JLA (Johnson, Laschober & Assoc) for planning, design, implementation, and services for the construction of the sidewalk along Dills Bluff from Winborn Dr. to Northshore to continue along Northshore to Harbor View Rd. Cost is \$27,250. Motion by Councilman Boles, seconded by Councilman Mullinax.

Councilman Milliken asked which side of the road the sidewalk would be, and Mrs. Kellahan said that would be determined by the survey. He asked, depending on which side it is, could we ask that as many grand trees as possible be preserved and Mrs. Kellahan said yes. Councilwoman Mignano asked what the Council presentation costs included, and Mrs. Kellahan said staff time, property changes, and the conceptual design dependent upon which side of the road it is on. Councilman Boles said the sidewalk on the west stops at Seaside, and it seems you would have to cross over to the other side because of the trees. He asked if the plan is to turn down Ft. Sumter; not Northshore. Mayor Woolsey responded that the conceptual plan does have the sidewalk going down Ft. Sumter and this was an error by the engineer. Councilman Milliken said he would recuse himself from voting on this matter because he lives on Fort Sumter Drive, and it is in the plan Council is voting on. Motion passed. Councilman Milliken recused. (copy of recusal attached).

Nabors Drive Sidewalk, Scope & Fee Surveying & Design: Mrs. Kellahan presented the fee proposal from JLA for planning, design, implementation, and services for construction of the sidewalk along Regatta Rd. from Grand Concourse to Nabors Drive at \$25,500. Motion by Councilman Milliken, seconded by Councilwoman Mignano. Mrs. Kellahan said that the City would hopefully be contributing to the construction cost, not the design. Councilman Milliken asked if the City contributed, if a memorandum of understanding between the Town and the City would be done. Mrs. Kellahan answered yes.

Councilman Boles referred to the aerial view of Nabors Drive and asked if the sidewalk stops at Nabors? Mayor Woolsey said the sidewalk runs from Regatta to Quail. There was discussion that if the sidewalk ends at Quail the proposal needed to be amended to end it there. Mrs. Kellahan said the overview shows where the sidewalk runs and it is correct, but she will make this correction before the contract is executed. Councilwoman Mignano noted that the wording in the overview does not match the picture and Mayor Woolsey asked that the contract be modified. Motion passed unanimously.

Brantley Park Phase I – Revised Plan and Cost: Mrs. Kellahan gave the update requested by Council at its May meeting for the Site Plan to be revised to remove the parking spaces except one handicapped space and remove the roadside drainage infrastructure. She said these changes have been made and the concrete surfaces were changed to permeable, and the dock will remain until the new permit with OCRM is secured. The amended bid for approval is \$90,214. Motion by Councilman Milliken, seconded by Councilman Mullinax. There was discussion about barricading the dock to avoid access to it. Councilman Milliken asked if the pathway could be changed to prevent easy access. Councilman Boles talked about the trails and Mrs. Kellahan said the contractor would make the trails curved so there is no access to the dock. Mayor Woolsey also mentioned the use 2x4's as a barricade. Motion passed; Councilman Boles voted no.

Purchase of Town Holiday Decorations: Mrs. Kellahan presented the Carolina Branch holiday decoration from Mosca Design for approval. The cost is \$15,734. She said a survey was put to the public and the results came in for the Carolina Branch. Motion by Councilwoman Mignano, seconded by Councilman Milliken and passed unanimously.

Irrigation Meter for Pinckney Park: Mrs. Kellahan presented for approval an irrigation account for Pinckney Park @\$3,936. Motion by Councilman Mullinax, seconded by Councilman Milliken. Councilman Milliken asked if staff had looked into drilling a well and Mrs. Kellahan said one is there, but it has sandy soil and often gets clogged, so we need an irrigation meter as a back-up. Motion passed unanimously.

Janitorial Services for JIACC: Mrs. Kellahan presented for approval a bid from Zeb's Quality Service to provide janitorial services to the JIACC. Zeb's provided a revised bid of \$850.00 a month because of its long time service to the Town. They also clean the Town Hall and Pinckney Park. Motion by Councilman Boles, seconded by Councilwoman Mignano and passed unanimously.

Committee Reports:

Land Use Committee: Councilwoman Mignano reported that the Planning Commission met on August 12 and had an interesting discussion on 5G Small Cell Wireless Communication.

Request to Approve Repair Care Work Study Program: Councilwoman Mignano presented for approval a request for a work study program as an extension of the Repair Care Program. The program would offer valuable repair skills to students in helping to complete small repairs to eligible homes in the community. Preliminary budget estimate is \$8,000 and the costs would be funded from the Repair Care Program. Motion by Councilwoman Mignano, seconded by Councilman Mullinax and passed unanimously.

Environment and Beautification Committee: Councilman Milliken announced the James Island Pride Adopt a Highway Litter Pickup on Saturday, September 4 from 9-11 a.m. Additional pickups are: October 23, November 6, and January 15. James Island Pride meets the third Thursday of the month at 5:30 p.m. Future meetings will be on Zoom. For further information Councilman Milliken or Chair Amy Ball may be contacted. An update was given on Helping Hands. Volunteers are needed and should contact Chair Stan Kozikowski, (860) 847-0544. The committee takes care of yards for individuals that cannot do it themselves.

Children's Committee: No report.

Public Safety Committee: Councilman Mullinax moved for the appointment of Gresham Meggett to the Neighborhood Council representing Oceanview. He complimented Leigh Ohlandt, the former representative who resigned. Motion by Councilman Mullinax, seconded by Councilman Milliken and passed unanimously. Councilman Mullinax announced the Neighborhood Council would meet on Thursday, August 26 at 7 p.m.

History Committee: Mayor Woolsey announced that long time committee member, Inez Brown-Crouch resigned, and he will appoint a replacement soon.

Rethink Folly Road: Mayor Woolsey announced the Rethink Folly Road Steering Committee meeting on Wednesday August 25 @ 3:30 p.m.

Drainage Committee: Councilman Mullinax announced that the Drainage Committee meeting on Tuesday, August 31 @ 3 p.m.

Business Development Committee: Councilman Boles reported that the committee met on August 10 and discussed tax relief opportunities for small businesses. A meeting will be held in September and others were encouraged to attend.

Trees Advisory Committee: Councilman Milliken announced that the committee did not meet in August but will resume September 14 @ 4:30 p.m.

Request to Approve Tree Survey Program: Councilman Milliken moved for approval of a Tree Survey Program. This program will map the urban forestry of James Island by cataloging location, tree species and the quality of the trees. He complimented the former interns for completing most of Ft. Johnson Road. Councilman Milliken requested \$8,000 for the next fiscal year and for this to be an on-going program. Motion seconded by Councilman Mullinax and passed unanimously.

James Island Intergovernmental Council: Mayor Woolsey reported that the IIIC met in July and discussed road projects on James Island and an update on water quality.

Proclamations and Resolutions:

Resolution #2021-08: Resolution Calling for a Referendum to Increase Town Council from Four to Six Members: Councilman Mullinax moved to approve, seconded by Councilman Milliken. Councilman Mullinax said this was discussed in detail last month and has been bounced around since 2012. He said there are many municipalities in the area with less population than the Town but has more members on their Councils. He mentioned Councilman Milliken's amendment from the last meeting to add two council seats in 2025 with four-year terms and he would like to amend the resolution that a referendum be included on the ballot for the 2023 election with two additional two seats filled in 2025 with four-year terms. There was some discussion about staggering terms and Councilman Boles stated that "b" in the resolution is correct because some members would be elected every two years if terms are staggered. Councilman Boles moved to amend Councilman Mullinax's amendment to leave "b", as written, and strike that some members would be elected every four years. Amended motion seconded by Councilman Milliken. Mayor Woolsey gave a brief explanation of referendums as stated in state law and afterward, the motion to amend the amendment passed unanimously. The main motion passed unanimously.

Resolution #2021-09: A Resolution Calling for Face Coverings in Public Indoor Areas: Motion by Councilman Milliken, seconded by Councilman Boles. Councilman Milliken spoke in favor of the resolution stating that we are seeing a spike in COVID again and it is a different disease from the last time. He said this variant should give everyone pause and is something that needs to be respected; and a good way to respect it is to ensure that we're not spreading the disease. The best way to do that, he said, is through masking and hand washing, and it makes sense to do what we can to prevent this. Further, he thinks we need to continue this behavior until the disease is under control and at this point there are too many people who have not been vaccinated. Mayor Woolsey made reference to the resolution and about how this is already a policy at Town Hall and is not in support of it. Councilwoman Mignano asked about an expiration date to the resolution and Mayor Woolsey explained that this is not an emergency ordinance so it would

not expire, and Council would have to rescind it. Councilman Milliken offered that it would be for a reasonable length of time until the numbers support it and guidance from DHEC is received.

Mayor Woolsey said the policy at Town Hall for some time was that vaccinated persons were no longer required to wear a mask and non-vaccinated persons had to wear them inside while around others. He said about a week ago, the policy was changed to require both vaccinated and unvaccinated persons to wear masks that comes into Town Hall as well as staff. The question surfaced if staff are required to wear masks while in their office and Mrs. Kellahan said no; not in their personal offices; Councilman Milliken said the resolution pertains to public areas in Town buildings because it is used by outside groups as well. Councilman Milliken said it is important to protect staff and the people using the Town's facilities by using as much precaution as necessary. Motion passed. Councilwoman Mignano and Mayor Woolsey voted no.

Resolution #2021-10: ISP Officer of the First and Second Quarter: Mayor Woolsey and Council recognized Deputy Jacob Brueckner as the ISP Officer for the first and second quarter. Lt. James accepted the resolution and award on his behalf.

Ordinances up for Second Reading:

Ordinance #2021-03: Ordinance Increasing Compensation of the Mayor: Motion by Councilman Boles, seconded by Councilwoman Mignano. Councilman Boles spoke in favor that the compensation may draw others who are interested in running for mayor. He said the public comment earlier was good. In looking at the compensation survey, it is in line with other town mayors, and if we get someone who doesn't want to be compensated, they could give the money back to the Town. Councilwoman Mignano seconded and then moved to amend the motion for a compensation of \$36,000, Councilman Milliken seconded. Mayor Woolsey spoke that \$48,000 was substantial, \$36,000 is better; however, \$17,000 or \$18,000 is reasonable for a part-time mayor for James Island given inflation. Mayor Woolsey stated that the compensation survey sent by the Town Administrator clearly showed that \$48,000 was not in-line with other municipalities like ours in size and budget pay their Mayor and that it would make the James Island Mayor the third-highest paid Mayor behind the City of Charleston and North Charleston. He described some of the duties he performs, and although he spends a lot of time doing other things at Pinckney Park and landscaping at the Town's facilities, the job could be done in 5-hours a week. He said many people on James Island would be willing to do it for 5 hours a week. Additionally, we have a full-time administrator, which the City of Charleston and North Charleston does not have. Councilman Boles went on to say that the compensation would be a draw to attract others. Councilman Milliken complemented the Mayor stating that he is selling himself short. He said we would not have a Town without Mayor Woolsey and he does other things such as working at the parks and interacts with other municipalities on a regular basis as well as members of the community. He said all of those duties cannot be done in 5 hours a week and the Mayor should be proud of what he has accomplished and is doing a good job. He hopes the next person would do half as much that the Mayor does. As discussion continued Councilman Boles spoke of projects that a full-time mayor could accomplish, one example was the Subway property. Councilwoman Mignano spoke in favor of raising the salary saying the Mayor position has many other agencies and jurisdictions it is responsible in dealing with. After further discussion, the amended motion passed, Councilwoman Mignano, Councilman Boles and Councilman Milliken voted yes to \$36,000; Mayor Woolsey and Councilman Mullinax voted no.

Councilman Mullinax brought forth an amendment to place the compensation to a referendum to be voted on in 2023. He said that he posted the resolution on Next Door and 150 responses were received with only with 11 in favor. He said we should leave it to the people to decide on the compensation i.e., \$48,000; \$36,000 or \$20,000. Mayor Woolsey seconded. After the discussion, the amendment was withdrawn without objection.

Councilman Mullinax put forth another amendment that the Mayor's compensation be placed on a referendum ballot in 2027; seconded by Mayor Woolsey. Mayor Woolsey, and Councilman Mullinax voted yes; Councilmembers Boles, Milliken, and Mignano voted no. Failed.

The Ordinance as Amended for \$36,000 compensation in November 2023: Councilmembers Boles, Mignano, and Milliken voted yes; Councilman Mullinax and Mayor Woolsey voted no. Passed.

Ordinance #2021-05: Ordinance Amending the Town of James Island's Rules of Procedure Regarding Agendas: Motion by Councilman Milliken, seconded by Councilman Boles and passed unanimously.

Ordinances up for First Reading:

Ordinance #2021-06: Regulations on Routine Inspection and Maintenance of Private Septic Tank Systems: Motion by Councilman Milliken, seconded by Councilwoman Mignano. The ordinance adopts Chapter 91.03 for privately owned sewer systems. Councilman Milliken asked if funds from the American Rescue Plan could be used for baseline inspections as this may be an onerous expense for people with septic to help them fix systems that are not working. Staff responded that perhaps they could be.

Ordinance#2021-07: Ordinance Amending the Fiscal Year 2021-2022 Annual Budget: Motion by Councilwoman Mignano, seconded by Councilman Milliken. Mrs. Kellahan presented an amendment to the budget to include funding from the American Rescue Plan. Councilman Milliken said he hopes that we can use some of the funds as an element of public engagement for the septic/sewer system to include education. Motion passed unanimously.

New Business:

Request to Advertise for Town Attorney: Councilman Boles moved to request and spoke in support of advertising for the Town Attorney, seconded by Councilwoman Mignano. Councilmembers Boles and Mignano voted yes; Councilmembers Milliken, Mullinax and Mayor Woolsey voted no. Request failed.

Executive Session: Councilman Milliken moved to enter into an executive session in accordance with 30-4-70(a) Code of Laws of South Carolina to discuss a legal matter regarding the JI Arts and Cultural Center. Councilmembers Mignano, Milliken, Mullinax and Mayor Woolsey voted yes; Councilmembers Boles voted no. The motion passed and Council entered at 8:55 p.m. Council returned to open session at 9:22 p.m. Mayor Woolsey announced that no votes were taken during the executive session.

Announcements/Closing Comments:

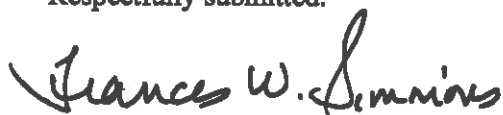
Councilman Boles thanked the staff and encouraged everyone to stay safe

Councilman Milliken reminded everyone of the Adopt-A-Highway Litter Pickup on Saturday, September 4 from 9-11 a.m.

Mayor Woolsey encouraged everyone to get vaccinated. Only 75% of James Islanders have been vaccinated.

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

Frances Simmons

in-favor

From: Lauren Gellatly <lauren.gellatly@gmail.com>
Sent: Wednesday, August 18, 2021 4:20 PM
To: Daniel Boles; Cynthia Mignano; Garrett Milliken; Darren Troy Mullinax; Bill Woolsey
Cc: Frances Simmons; Ashley Kellahan
Subject: Please increase compensation for Mayor at next term

Good afternoon Council and Mayor,

I urge you to vote in favor of the ordinance to increase compensation for the Town's Mayor beginning the next mayoral term.

Increasing the salary of that position will help attract more candidates and more diverse candidates, reflecting the James Island community. Younger people, women, and minorities are less likely to run for office because the time commitments and relatively low compensation make it nearly impossible.

\$48K is actually very low to be the Mayor of a town. At the current rate of \$15K, that position is only realistic for a tiny segment of financially well off people with jobs that allow them the flexibility to devote enormous amounts of time to public service.

And it seems fair to do this for the next mayoral term.

Please pass the pay increase so that more people can participate in this opportunity for elected office.

Thank you for your leadership and public service,

Lauren Gellatly
Briarfield Ave

opposition

Frances Simmons

From: Beverly Keith <bkkeith@knology.net>
Sent: Saturday, August 14, 2021 11:27 PM
To: Frances Simmons
Subject: Proposed Salary Increase of Mayor

August 13, 2021

To: The Town of James Island

Re: The Proposed Salary Increase of the Mayor

Dear Sir or Madam,

We have been residents of James Island for 53 years and reside in the Town. Please record our opposition to raising the annual salary of the Mayor from \$15,000 to 48,000. We are firmly against this proposed increase in salary.

Sincerely,

Beverly K. Keith

Willis J. Keith

1149 Cottage Rd.

Charleston, SC 29412

843-795-6865 Home

bkkeith@knology.net

Town of James Island

RECUSAL STATEMENT

Member Name: GARRETT MILLIKEN

Meeting Date: 8.19.21

Agenda Item: Section: 7 Number: b

Topic: DILLS BLUFF SIDEWALK, FINAL PHASE SCOPE & FEE, . . .

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37). A written statement describing the matter requiring action and the nature of potential conflict of interest is required.

Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: OWNS PROPERTY ON FT. SUMNER DR. & THIS MAY RESULT IN INCREASED VALUE OF SAID PROPERTY

Date: 8.20.21 Member: Garrett Milliken

Approved by Parliamentarian: Frances W. Ammons
Town Clerk 8/19/21