

The Town of James Island held its regularly scheduled meeting on Thursday, September 15, 2022 at 7:00 p.m. in person at the Town Hall, 1122 Dills Bluff Rd., James Island, SC. This meeting was also live streamed on the Town's YouTube Channel.

The following members of Council were present: Boles, Mignano, Milliken, Mullinax, and Mayor Woolsey presided. Also, Niki Grimbball, Town Administrator, Merrell Roe, Finance Director, Mark Johnson, PW Director, Kristen Crane, Planning Director, Bonum S. Wilson, Town Attorney, Deputy Chris King, Island Sheriff's Patrol Deputy Division, Lt. Shawn James, Island Sheriff's Patrol, and Frances Simmons, Town Clerk. A quorum was present to conduct business. This meeting was held in accordance with the Freedom of Information Act and the requirements of the Town of James Island with notification provided to the public.

Opening Exercises: Mayor Woolsey called the meeting to order. Councilwoman Mignano offered the prayer and followed with the Pledge of Allegiance.

Public Hearing: Ordinance #2022-03: Amending the Town of James Island Zoning and Land Development Regulations Ordinance, Number 2013-07: Off Street Parking Schedule A, Section 153.332 (Exhibit A); Off-site Parking, Section 153.332 D2 (Exhibit B); Use Table 153,110 (Exhibit C): Mayor Woolsey opened the public hearing for comments. No one signed in to speak.

Public Comment:

Josephine P. Richardson, 1475 Woodview Lane, Charleston, SC: Pastor Richardson introduced herself as a resident of the Town and the Pastor at New Beginning Church. The Church will be new to the area and Pastor Richardson expressed interest in being a part of the Town and the community. Along with Pastor Richardson were Herman Boles and Carl Moore, also members of the Church.

Jim Boyd, 719 Tennent Street: Thanked Mayor and Council for the request for radar signs on tonight's agenda. He spoke that a part of the overall issue on James Island is that the population has gone up 100%. The median age has dropped and the population is getting younger. He spoke of stop signs and speed humps on both sides of the Mayor's house; yet the traffic study yielded less traffic volume than it showed for the Clearview study. The intersection of Ft. Johnson and Clearview has 800 cars more per day than it was a couple years ago. If this issue is not addressed over the entire Island, the Sheriff's will not be able to keep up.

Consent Agenda:

Minutes of August 18, 2022, Regular Town Council Meeting: Motion to approve was made by Councilman Milliken, seconded by Councilman Mullinax, and passed unanimously.

Information Reports:

Finance Report: Merrell Roe, Finance Director, reported continuing to work on last year's audit. The auditor is expected to begin the first week in October. Business license and Hospitality revenues are for July and expenditure for streetlighting (facilities & equipment) is for last year.

Town Administrator's Report: Niki Grimbball, Town Administrator, reported staff received two quotes for AV upgrades for Council Chambers and is waiting on two more before bringing the request to Council. Permitting from the US Army Corp of Engineers for the Highwood/Woodhaven drainage project was approved and bids will close October 6. Signature Signs is looking at options for event signage at the JIACC. Plans are to add a banner sign pole that can be mounted/dismounted from the existing Center signage as needed. The Town received a PARD Grant (SC Park and Recreation Development Fund Grant) for ADA improvements at Dock Street Park in the amount of \$5,191 with a local match requirement of \$1,297. Applications are open for the Town's Community Assistance Grant Program through September

30. Requests will be presented at the October 20 Town Council meeting and awarded at the November 17 meeting. \$50,000 is allocated for general grants and \$15,000 for tourism-related requests. The Town was awarded \$200,000 from the CTC (Charleston Transportation Committee) for the Regatta Road Sidewalk Project. Upcoming programs and events: Public Works Expo & Water Quality, October 12; Revolutionary Commemoration, Stamp Act Rebellion and Battle at Dills Bluff, November 6. Tree Lighting, Holiday Town Market, and Arbor Day celebration on December 2. Ms. Grimbball responded to Councilman Milliken's request for a report on a recent BZA case, stating that the BZA denied the special exception for KFC at its August 16 meeting and the order was mailed on September 1. An appeal to Circuit Court must be made within 30 days of the date of the order, by October 1. We are not aware of any plans that the applicant or owner has to appeal.

Public Works Report: Public Works Director, Mark Johnson provided a summary of the PW report. Mr. Johnson has been elected President of the SC Association of Stormwater Managers (SCASM) to 2024. The Public Works Expo & Water Quality event will be held on October 12, 5-7 p.m. at the Town Hall. Participants includes the JI PSD, Charleston County, City, College of Charleston, and Clemson. Everyone is invited to attend. The Town will participate with the PSD in a Fire Prevention event Thursday, October 6, 6-8 p.m. at Lowes. The Town is working with Pet Helpers to host a Rabies Clinic on Saturday, October 29 with the theme "howl-o-ween" with a costume contest for the animals. The Lighthouse Point/Fort Johnson Rd. project is scheduled for completion the end of September. Councilman Mullinax said he wanted to publicly thank Mr. Johnson for all he does in helping with the Drainage and Neighborhood Council committees and appreciates what he does.

Charleston Regional Hazard Mitigation Plan Update: In addition to information provided to Council, Mr. Johnson gave a brief overview that the Town is working on large-scale drainage projects in Quail Run, Seaside to Honey Hill, and Oceanview to Stone Post. He noted the new annual Public Works Expo and Water Quality Event aimed at informing the public about stormwater issues, LID practices, and clean water initiatives, and sponsors the annual James Island Hurricane Expo were both new contributions to the Plan. Mitigation actions include: Town initiated a Neighborhood Pet Waste Station Program and has 14 dog waste bag dispenser stations, including those at Pinckney and Dock Street Parks. The Town partners with Ashley Cooper for community programs about stormwater management with rain gardens, rain barrels, and Boy Scout Eagle projects to mark stormwater drains.

Island Sheriff's Patrol Report: Lt. James gave an overview of the crime report and with an update on the August 20 homicide that took place on Grimbball Road. Lt. James reported that the deputies are tracking speeds on various roads. He said there were over 200 high speeds on Julian Clark @ 35 mph and over 100 on Yorktown with the high speed @ 34 mph. Lt. James is sending this information to the Town Administrator and PW Director for their information and records.

Requests for Approval by Staff:

JI Arts & Cultural Center Copier Purchase: Ms. Grimbball requested approval for the buyout of the copier previously located at the Town Hall for the JI Arts & Cultural Center. The copier works well and is in good condition. The payment of \$2,938.80 would be reduced by \$300.00 because a payment has been made. Motion to approve was made by Councilman Mullinax, seconded by Councilman Milliken. Councilman Boles asked if the copier would be used by the public and Ms. Grimbball said yes, by staff and the public. Passed unanimously.

3-Year Contract for an Automated External Defibrillator (AED) at JIACC: Ms. Grimbball requested approval for a 3-year contract for an AED machine. An AED machine is housed at the Town Hall with staff trained to operate it. Sara LaBissionere, the new staff at the Art Center, and a former ICU nurse has experience in operating this equipment as well and a good opportunity to have one at the Art Center. Motion

to approve was made by Councilman Milliken, seconded by Councilman Mullinax at \$960/year, for a total of \$2,880 for a three-year contract. Passed unanimously.

Cost Increase for Electric Meter Move at JIACC for Solar Panel Project: Mrs. Grimball requested approval for a cost increase to relocate the meter box at the JIACC, which had previously been presented and approved at an earlier Council meeting at a cost of approximately \$11,500. Mrs. Grimball explained that due to increase in cost of materials and services since the time of the original quote, the price for the work is now \$13,448. Motion to approve was made by Councilman Milliken, seconded by Councilman Boles. Councilman Milliken asked if that amount is an additional cost. Mrs. Grimball answered that Council had previously approved \$11,500, and the difference is \$1,948. Councilman Boles was informed that Alder Energy, who is installing the solar will also provide this service. Passed unanimously.

Committee Reports:

Land Use Committee: No Report.

Environment and Beautification Committee: Councilman Milliken gave an update from the James Island Pride Committee meeting held earlier this evening. The James Island Pride Adopt-A-Highway met on Saturday, September 10 for an island wide litter pick up. 24 volunteers participated and collected 28 bags of litter from our island roadways. He thanked Mayor Woolsey and the volunteers. The Helping Hands Committee will meet on Saturday, September 24 @ 9 a.m. at Pinckney Park. Helping Hands is a committee that cleans the yards of our citizens that are unable to do it themselves. Councilman Milliken announced that James Island Pride will participate in the James Island Connector Run on October 15. Please meet at the Town Hall at 9:00 a.m. and enjoy pizza afterwards. Nominations are open for the Community Hero Awards and is due by October 12. Next meeting of James Island Pride is October 20 @ 6:00 p.m.

Children's Committee: No Report.

Public Safety Report: Councilman Mullinax announced the next Neighborhood Council meeting on Thursday, September 22 @ 7:00 p.m. Special guest speaker will be Sheriff Kristin Graziano to discuss policing on James Island and safety concerns. He would like to see a good turnout and encouraged everyone to attend and invite others.

History Committee: Mayor Woolsey announced that the History Committee met on Tuesday, September 6 and discussed plans for upcoming events: Revolutionary War Commemoration in November at Fort Johnson, the Stamp Act Rebellion, and the Battle of Dills Bluff. Mayor Woolsey asked everyone to attend these upcoming events.

Nomination to History Committee: Mayor Woolsey moved for the appointment of Michael Corbo to the History Committee. Mr. Corbo is the Assistant Branch Manager at the Baxter-Patrick Library and gives many talks on James Island's history. Councilman Mullinax seconded the nomination. Passed unanimously.

Rethink Folly Road: Mayor Woolsey reported that the Steering Committee met on Wednesday, August 24 and received a report on the progress of Phase I of the Folly Road sidewalk (crossing from JI Creek (Ellis Creek bridge) to George Griffith Blvd.), that will begin construction in perhaps a year. No determinations have been made yet on the location of Phase II; the Steering Committee will decide if the sidewalk should extend from George Griffith Blvd. to Grimball Road, or if it should extend further south.

Drainage Committee: Councilman Mullinax announced that the quarterly meeting was held on August 24. The Committee received updates on the Town and other entities drainage and projects. The next meeting will be held mid-November and the date will be determined.

Business Development Committee: No Report.

Trees Advisory Committee: Councilman Milliken announced that the Trees Advisory Committee met on Tuesday, September 13 and discussed plans for the upcoming 150th Anniversary of Arbor Day, to be held the first Friday in December, and tree giveaways at the Public Works Expo and Water Quality Event October 12.

James Island Intergovernmental Council: Mayor Woolsey announced that the JI Intergovernmental Council will meet on Wednesday, September 28 at 7 p.m. at the Town Hall. A call for agenda items has been placed and he plans to discuss drainage issues and a proposed sidewalk on Nabors Drive.

Proclamations and Resolutions:

Resolution #2022-15: Island Sheriff's Patrol Deputy of the Third Quarter: Mayor Woolsey read the resolution congratulating Deputy Keon Richardson as the ISP Deputy of the Third Quarter and for outstanding service to the Town, Councilman Boles seconded. Lt. James gave an overview of the accomplishments that named Deputy Richardson as the quarter's recipient who was instrumental in helping to resolve the homicide that took place on August 12. Deputy Richardson received a plaque, Town pin, and a check for \$50.

Resolution #2022-16: to Acquire Real Property Located at Dills Bluff Rd. and Hillman Street, TMS #428-03-00-049: Ms. Grimball reported that a property had been made available for purchase adjacent to Town Hall, and a price had been negotiated and accepted by the seller to purchase the vacant lot for \$225,000. Mrs. Grimball reported that the original asking price was \$250,000. The estimated closing costs are \$2,000. She went on to add that two contingencies were added to the contract; first that the property had to show clear title and that the purchase was contingent upon Council approval. Motion to approve was made by Councilman Milliken, seconded by Councilwoman Mignano. Passed unanimously.

Proclamation: Breast Cancer Awareness Month, October 2022: Councilman Milliken stated that this is a proclamation that he brings before Council every year and he does it to honor his mother and the many people in families who have suffered with breast cancer. This October marks 37 years that the National Breast Cancer Awareness month has educated women about early breast cancer detection. Councilman Milliken read the proclamation into the record and moved for approval, seconded by Councilman Boles. Passed unanimously.

Ordinances up for First Reading:

Ordinance #2022-03: Amending the Town of James Island Zoning and Land Development Regulations Ordinance, Number 2013-07: Off Street Parking Schedule A, Section 153.332 (Exhibit A); Off-Site Parking, Section 153.332 D2 (Exhibit B); use Table 153.110 (Exhibit C). Ms. Crane stated that the Planning Commission met in August and unanimously approved the recommended changes which includes:

Exhibit A: Civic/Institutional
Historical Sites/Libraries

Archives or Museums: change from: 1 per 300 square feet to: *1 per 500 square feet of display area*

Pre-school or Educational Nursery:

Change from 1 space per 6 students for which the facility is licensed plus 1 per employee to: *1 per employee in single shift plus 1 per 1,000 square feet of classroom area*

Exhibit B: Off-Site Parking

(b) *Add: except for Civic/Institutional Uses that may have a maximum of 75% of the required parking spaces off-site*

Exhibit C: Use Table

Nonalcoholic beverage bars including coffee shops and smoothie bars: *Change Zoning District from Special Exception in OG, CN, CC, I, to Conditional use under Section 153.154*

Ms. Crane answered Councilman Milliken's question about licensing under Pre-school or Educational Nursery. He asked if those facilities are required to be licensed and Ms. Crane answered yes, they are required to be licensed. Councilman Boles questioned if the number of required parking spaces are being reduced and Ms. Crane said yes, in specific instances, and staff strongly encourages shared parking with those in immediate areas. Motion to approve First reading of the Ordinance made by Councilman Boles, seconded by Councilman Milliken. Passed unanimously.

Ordinances up for First Reading: None

Old Business: None

New Business: Councilman Mullinax brought forth a request for staff to investigate the purchase of two (2) portable signs for Tennent Street. He noted that Tennent is in the Town and the signs could be placed in the straight areas that warrants them. He commented on the effectiveness of these types of signs in other areas and noted the potential for Tennent Street with its proximity close to Clearview. There was also some discussion about purchasing permanent signs and Ms. Grimball shared the costs to purchase and install the two signs on Ft. Johnson Road last year, totaling roughly \$15,000 for construction. The Mayor noted an additional expense of \$8500 would be required to hire a professional engineer to determine the appropriate locations and perform other requirements necessary to place permanent signs.

After discussion, Councilman Mullinax moved for staff to investigate the purchase of two (2) portable signs for Tennent Street, Councilman Boles seconded. Costs exceeding \$2,000 will come before Council for approval. Passed unanimously.

Executive Session: Not Required.

Announcements/Closing Comments:

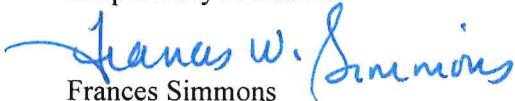
Councilman Boles and Councilwoman Mignano thanked Deputy Keon Richardson for his service to the Town.

Councilman Milliken thanked the staff for working hard and making sure the Town looks good.

Councilman Mullinax shared information from an affordable housing public meeting that he and Councilman Milliken attended earlier in the month. Darrell Davis of the Charleston County Housing and Community Development Department spoke on the subject stating that the cost of an average one-bedroom apartment is \$1,500 and the cost of a house approaches more than a half-million. He said that was an eye-opener for him and is information that he wanted to share.

Adjourn: There being no further business to come before the body, the meeting adjourned at 7:54 p.m.

Respectfully submitted:

A handwritten signature in blue ink that reads "Frances W. Simmons". The signature is written in a cursive style with a large initial 'F' and 'S'.

Frances Simmons
Town Clerk