

The Town of James Island held its regularly scheduled meeting on Thursday, April 20, 2023 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 Grimball, Town Administrator, Merrell Roe, Finance Director, Mark Johnson, Public Works Director, Bonum S. Wilson, Town Attorney, 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 SC Freedom of Information Act and the requirements of the Town of James Island. Notification provided to the public.

Opening Exercises: Mayor Woolsey called the meeting to order at 7:00 p.m. Councilman Milliken led Council in a Moment of Silence and followed with the Pledge of Allegiance.

Public Hearing: Ordinance #2023-03: An Ordinance Adopting the Fiscal Year 2023-2024 Budget for the Town of James Island: Mayor Woolsey opened the Public Hearing for comments on the FY 2023-2024 Annual Budget. No one signed in to speak. The Public Hearing closed at 7:03 p.m.

Public Comment:

Ashley Brown, 531 Sweetbay Rd., sent an email to the Town Council for them to consider funding opportunities for kayaks and shared ideas that could be explored. She said some potential kayak launch locations could be near the DNR classroom or at the Grice Marine Lab, and/or Dock Street Park. She said Dock Street has a great creek that is already being used but it needs cleaner access to get in and out. The creek at the boardwalk on Dills Bluff is also a beautiful place for kayakers because it is not too deep nor has too much current for safe onboarding. It is a good place for children to kayak. Ms. Brown talked about access to public parking for kayakers. Kayaking opportunities would be a good benefit for the Town of James Island and for the community.

Consent Agenda:

Minutes of March 16, 2023, Regular Town Council Meeting: Councilman Milliken moved to approve the March 16, 2023 meeting minutes, Councilman Mullinax seconded. Passed unanimously.

Information Reports: Finance Director, Merrell Roe, highlighted: Local Option Sales Tax (LOST) and Hospitality, for February; Miscellaneous Income: Dominion, \$8,000; Capital Projects, \$500, Sales Tax and Tags for the new pickup truck; Projects, \$3,800, Stantec for wayfinding signs at the Camp and Folly intersection; ; and \$451 for bike racks at JI Arts & Cultural Center. Councilman Milliken asked about the expenditure for Tree Maintenance/Care in March @ \$1,400 if it was for the Ft. Johnson/Camp Road Trees Project. Ms. Grimball answered that 'no, while that project is underway, an invoice hasn't been received yet. She explained that she believed the expenditure was to cleanup one tree that had dead limbs fall in the parking lot at Town Hall, causing a hazard to vehicles parked in two designated parking spaces. Ms. Roe will verify what Ms. Grimball said and send the information regarding this expenditure to the Council.

Town Administrator's Report: Town Administrator, Niki Grimball, reported that there were a few delays with turning on the solar panels at the JI Arts & Cultural Center due to complications with Dominion's connections. This problem has been resolved and we hope to have the panels turned on in the next two weeks. Natural Directions has been contracted to conduct the evaluation of the trees for the Camp Road Trees Preservation Project. They will provide an initial evaluation and report on how the trees in that stretch of road can be maintained to prolong their lifespan. At the suggestion of Councilman Milliken, staff has created a calendar on the Town's webpage for meetings and events held at Town Hall in Council Chambers. An intern with the College of Charleston Master of Public Administration Program will begin in May. This program is funded in partnership with the Municipal Assn. of SC (MASC) through their "Build a Bench

Program". Ms. Grimbball concluded that the staff was working to schedule a special meeting with Dominion to learn about their herbicide policy.

Public Works Report: Public Works Director, Mark Johnson, provided the monthly report. Eighteen (18) new requests for service were received for March. Mr. Johnson reported that a kick-off project meeting was held for the Oceanview-Stone Post Drainage Project. Staff met with the HOA President of the Preserve at Dills Bluff regarding their stormwater pond and gave them advice on maintenance and landscaping. Staff participated in a tornado drill with the State. The Town hosted the quarterly Pet Helpers Rabies Clinic on Saturday, April 8; 54 animals were vaccinated. Staff met with an engineering firm in Mt. Pleasant about our septic program/ordinance which the Town of Mt. Pleasant is looking to emulate, especially in the Shem Creek and unincorporated areas. Mr. Johnson reported that five septic tank inspections were completed in March. Of the 96 Town properties in the JI Creek TMDL watershed, 57 have been inspected and nine have failed.

Island Sheriff's Patrol Report: Lt. James reported on several offenses that occurred in the Town since last month's meeting that included: traffic and drug violations, burglaries, and auto break-ins that resulted in citations and/or arrests.

Requests for Approval by Staff:

- a) Dock Street Fence Replacement: Ms. Grimbball said a memo was included in the Council meeting packets about the replacement of the fence at Dock Street Park. She brought forth a quote for the fence damaged in Hurricane Ian. The fence runs along the street side of the Park and a neighbor's property. The quote we received from Lockridge Builders was close to the one we received from Superior Fence Company @ \$6,200. She said since the packet was distributed, Lockridge Builders provided an additional quote to clean up the shrubbery and debris along the fence line from the street to where it connects to the marsh. The additional cost for the cleanup is \$2,500, bringing the total to \$8,770. Ms. Grimbball spoke in support of the expenditure and noted that we are short staffed to get that work done, so by contracting out the vegetative debris clean up, it would allow for this project to get done quickly. The Town expects full reimbursement from its insurance provider. Motion in favor by Councilman Mullinax, seconded by Councilwoman Mignano.

Councilwoman Mignano asked if the fence would be split rail or metal. Ms. Grimbball said the damaged chain link fence would be replaced with a metal fence with a wooden post and top rail; the same type that is at Brantley Park. She said this type of fence is visually pleasing and the cost is comparable to a chain link fence and it would mark the first step in our park renovation project. She added that the split rail portion has been repaired by staff. The split rail would go across the front of the park and the new fence would be attached to it and run the length of the property. Motion passed unanimously.

- b) Repair Care Program: Roof Replacement @ 1537 Westwood Dr: Mayor Woolsey asked Council to defer this agenda item while staff verify the jurisdiction of the property. Request granted without objection.
- c) Repair Care Program: Roof Replacement @ 1264 Ft. Johnson Rd: Ms. Grimbball requested approval for a roof replacement @ 1264 Ft. Johnson Rd., @ \$22,344. She noted the significant cost is due to the structural damage on the old roof and the new replacement roof is metal. This is a budgeted item in the Repair Care Program line item and noted that this is the second roof repair completed this fiscal year.
- d) Amendments to the Town's Facilities Use Policy: Ms. Grimbball reported that at the recommendation of Council, the Town's Facilities Use Policy has been revised. Staff has gone

through the policy changing the language for clearer interpretation by the public. Ms. Grimbball clarified the changes, stating that specifically the meeting space at Town Hall is intended for civic, education, community events/meetings and its use and/or reservation thereof, is subject to the discretion of the Town Administrator. She said meetings that are held on a regular basis would have come to Council for approval; she noted that she had not limited the regularity of the proposed meeting space so that any regularly occurring or consecutive use would require Council review. A group would be allowed to meet in Chambers for the first or second time leading up to the next Council meeting. A clause has been added for excessive cleaning as before the policy only mentioned payment for repair to damages. A fee of \$20.00 has been imposed for replacement of lost tags due on the next business day after the meeting/event. Regarding advertisement, a clause has been added that reserving the space for meetings/events does not constitute an endorsement by the Town and any advertisement of a meeting or event must include a disclaimer stating such. If approval is not granted by the Town Administrator regarding advertising/endorsements, the Facilities Use Agreement may be terminated and the meeting/event canceled. A motion to approve the proposed changes was made by Councilman Milliken, seconded by Councilman Boles. Councilman Milliken commented that the changes clarify some things and is a useful and necessary step. Both Councilmen Milliken and Boles thanked Ms. Grimbball for the changes. Motion passed unanimously.

- e) Request for Weekday Reservation (M-Th, or combination thereof) 8-1 for JI Learning Co-op at PP Pavilion: Ms. Grimbball presented a request to reserve the Pinckney Park Pavilion for a kindergarten aged Home School/Co-Op Program. The use would be during the regular school year and would follow the Charleston County School District (CCSD) calendar, 8:30 a.m. to 1:00 p.m. The group is looking for locations to host the program and had been in contact with another site on the island. They would be happy to reserve for any combination of days of the week, Monday through Thursday during the regular school year starting next fall. Motion to approve made by Councilwoman Mignano, seconded by Councilman Milliken.

Councilman Boles asked about the regularity of use. Ms. Grimbball said Ms. Mohan (the requestor) has spoken to other facilities also. She said the days were left open; i.e., four days a week, or one day a week, but Council can decide how many to allow. Councilman Milliken said it seems it would be weather dependent with indoor vs. outdoor. Mayor Woolsey asked if the group would need the entire facility (Pavilion, playground, etc.) every day through a lunch and Ms. Grimbball explained that it would be any combination of Monday thru Thursday, from 8:30 a.m. to 1:00 p.m. and would only pertain to the use of the Pavilion but that all other facilities would be open to the public during the designated time. Councilman Milliken asked if they could be specific about the days they need because he wants residents to be able to use the facility as well. Councilman Boles asked if this business is for profit and Ms. Grimbball said she would verify that. However, the people making the request are parents of kindergarten aged children. They plan to have two adults and eight children to assist with the group. Ms. Grimbball said she did not know if they are fully funded but thought they might collect funds for materials, etc. Ms. Grimbball will follow up to see if they have a 501C-3. Councilwoman Mignano asked and received clarification that the play area could be used by the public even if other groups are meeting in the Pavilion. Mayor Woolsey said that perhaps one day a week would be more reasonable. After discussion, Councilman Milliken moved to defer a decision in order to gather more information; Councilman Boles seconded. Passed unanimously to defer.

- f) Fort Johnson Road Speed Sign Repair and Reinstall: Ms. Grimbball presented a quote for repair to the speed sign on Fort Johnson Road damaged several months ago in a hit and run incident. The cost to refurbish and install the sign, including work to the electrical components is \$5,513.00. Motion to approve by Councilman Mullinax, seconded by Councilman Milliken. Councilman

Boles asked if the Town has uninsured motorists coverage and Ms. Grimbball will check into that. Passed unanimously.

- g) VC3 Managed Security Contract Renewal: Ms. Grimbball presented the renewal contract for a three-year term with VC3 for Managed Security Services. The current monthly cost is \$1,181 per month. This renewal will be reduced to \$1,082 a month because some of the services have been combined where they previously were not, therefore reducing the overall cost. Motion to approve by Councilwoman Mignano, seconded by Councilman Mullinax. Passed unanimously.

7. Committee Reports:

- a) Land Use Committee: No Report.
- b) Environment and Beautification Committee: Councilman Milliken reported that James Island Pride hosted an Adopt-A-Highway Litter Pickup on April 15 along Dills Bluff and Harbor View Roads. Six volunteers removed 12 bags of litter. He said the turnout wasn't great due to the rain before and it being cold on that morning. He thanked everyone that helped out, mainly the members of the James Island Pride Committee. Helping Hands is gearing up again with its first event on Saturday morning. Helping Hands is a group of volunteers directed by Stan Kozikowski that helps residents who do not have the ability to care for their yards. Stan is in the process of putting a schedule together and anyone interested in volunteering may contact him at (860) 847-0544 or join the group this Saturday at Pinckney Park at 9:00 a.m. Questions may be directed to Robin Sanders at Town Hall, (843) 795-4141. The Seaside Lane/Greenhill litter pickup is scheduled for Saturday, April 29 meeting at Edison's Restaurant at 9:00 a.m. Lunch will be provided after the pickup at Edison's. Councilman Milliken encouraged everyone to come out to these events.
- c) Children's Committee: No Report.
- d) Public Safety Committee: Councilman Mullinax announced the next meeting of the Neighborhood Council on Thursday, April 27 @ 7:00 p.m. at the Town Hall.
- e) History Committee: Mayor Woolsey announced a successful First Shot of the Civil War event held on Sunday, April 16 at Fort Sumter with the first canon shot fired.

Mayor Woolsey stated that all members of the History Committee's terms have expired. Mayor Woolsey called for an appointment or the reappointment of a current member(s). The following nominations were made:

Mayor Woolsey, moved to renominate Mike Corbo, seconded by Councilman Boles. Passed unanimously.

Councilwoman Mignano, moved to renominate Melissa Dority, seconded by Councilman Mullinax. Passed unanimously.

Councilman Boles, moved to renominate Jim Morrisette, seconded by Councilman Milliken. Passed unanimously.

Councilman Mullinax, moved to renominate Paul Hedden, seconded by Councilman Boles. Passed unanimously.

Mayor Woolsey reminded the Council that committee members are supposed to “draw straws” to determine how many of them would be re-nominated next year vs. how many would have two-year terms.

- f) ReThink Folly Road: Mayor Woolsey announced the ReThink Folly Road Steering Committee on Wednesday, April 26 @ 5:00 p.m. in conjunction with the James Island Intergovernmental Council meeting.
- g) Drainage Committee: Councilman Mullinax announced the next meeting on Wednesday, May 10 at 3:00 p.m. Everyone is invited to attend.
- h) Business Development Committee: No Report. Councilman Boles solicited Council for information regarding business development.
- i) Trees Advisory Committee: No Report
- j) James Island Intergovernmental Council: Mayor Woolsey announced that the James Island Intergovernmental Council will meet jointly with the ReThink Folly Road Steering Committee on Wednesday, April 26 @ 5:30 p.m.

Proclamations and Proclamations:

- a) Proclamation: 2023 Yom HaShoah Holocaust Commemoration: Mayor Woolsey said he greatly appreciated Dinny Adkins, Holocaust survivor, at tonight’s meeting. He recognized the members of the Charleston Jewish Federation: Brandon Fish, Samantha Krantz, Dylan Geddis, Carla Engel-Cook, Barbara Wind, and Phyllis Kalinsky-Mair. He then read the 2023 Commemoration into the record. Motion to accept the Proclamation was made by Mayor Woolsey, seconded by Councilman Boles. Motion passed unanimously. A photo shoot was taken after the reading of the proclamation.
- b) Proclamation: 2023 Pet Helpers 45th Anniversary: Motion in favor was made by Councilman Mullinax, seconded by Councilwoman Mignano. Councilman Milliken noted corrections to the proclamation which will be corrected by the Town Clerk. Motion passed unanimously with corrections stated.

Ordinances up for First Reading:

- a) Ordinance #2023-03: An Ordinance Adopting the Fiscal Year 2023-2024 Budget for the Town of James Island: Motion to approve by Councilman Milliken, seconded by Councilman Mullinax. Motion passed unanimously.

Ordinances up for Second Reading:

- a) Ordinance #2023-02: Amending Ordinance #2021-09 Authorizing the Town of James Island to continue participating in the SC Local Revenue Services with the Municipal Association of SC (MASC): Motion to approve by Councilman Milliken, seconded by Councilman Boles. Motion passed unanimously.

Old Business: None.

New Business:

- a) Council to instruct staff to hire Joe Qualey for a period of one month to look into both the efficient and legal ways for the Town to be able to create affordable, middle-class housing in our municipality. At the conclusion of his research into this issue, he would provide his complete findings to Council: Councilman Mullinax moved in favor. He reported that several months ago he proposed looking into a way to create affordable housing in the Town. He said at that time, Charleston County was doing something similar and had hired someone to do this. Unfortunately, that individual has left the County and things seemed to have stood still, as far as he knew. He said in December, he and Councilman Milliken shared ideas and thought about getting an expert to look into this for the Town. Councilman Mullinax said he thought of Joe Qualey for several reasons. He is a James Island resident and a real estate attorney; he served two terms on County Council and is a former Town Council member. Councilman Mullinax said there are four areas he would like Mr. Qualey to look into: infrastructure funds; can we use those funds as it would be central to this project. He said we do not want to start something to be told that we cannot do it. If we cannot use those funds, what other sources of funding are available? Where does the County stand on this project? Will the Town have the opportunity to be a part of this project? What non-profit sources are available to manage or sell the houses once they are rehabilitated? Councilman Mullinax said this would be a 30-day research project and Mr. Qualey would provide a written report to Council. Motion seconded by Councilman Milliken.

Councilman Boles asked what is the cost for the research and Ms. Grimball commented that she spoke with Mr. Qualey and has agreed to charge \$1,750 for this research.

Councilman Milliken said this is worthwhile to do because we have a housing crisis for young people and those that work in the service industry that do not make a livable wage and has a difficult time finding places to live. Councilman Milliken said he is a believer of people living and working close to home, and affordable housing is about the only way to make that happen. Not only on James Island but also throughout the Charleston area. He commented that there being a lot of moving parts to this request and thinks 30 days would be hard to get it all done, but it is important to identify the resources that are available locally and federally. He said we also need to consider modifying our Zoning and Land Use Ordinance for affordable housing in newer developments, also in-fill programs for dilapidated houses and refurbish them for young families. He thinks there are lots of ways we can proceed with this but would take a lot of creativity. He thinks Councilman Mullinax hit upon the fact that we do have someone who is qualified about these things and perhaps could come up with different approaches to help us solve this issue. Councilman Milliken commented that it is as if Charleston County has quit on this issue at this point, and he feels there has to be some resources out there to address this growing problem in the Charleston area. Councilman Mullinax briefly discussed the information he received from the meeting he and Councilman Milliken attended on Affordable Housing at the County. He said affordable housing is also beneficial to small businesses, for people that commute to/from work to live in the same areas. Motion passed unanimously.

Executive Session: Mayor Woolsey called for a motion to enter into an Executive Session in accordance with 30-4-70(a) Code of Laws of South Carolina for discussion of contractual matters relating to the purchase of the adjoining Hillman Street property. Motion by Councilman Boles, seconded by Councilman Mullinax. The Council entered the Executive Session at 7:58 p.m.

Return to Regular Session: The Council convened to Regular Session at 8:14 p.m. Mayor Woolsey announced that no votes were taken during the Executive Session.

Announcements/Closing Comments:

Councilman Boles announced the vacancy on the Board of Zoning Appeals. He has had some “bites” but no one has come forward. He asked Council if they have recommendations to let him know.

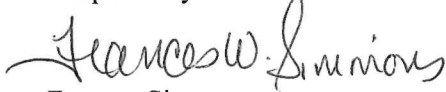
Councilwoman Mignano thanked everyone for their hard work and is waiting on an apology from the PSD Commission Chair for the tree removal issue on Camp Road.

Councilman Milliken reminded everyone about the Helping Hands event on Saturday and the Seaside/Greenhill litter pickup on Saturday, April 29.

Councilman Mullinax invited everyone to attend the Neighborhood Council meeting on April 27 @ 7:00 p.m.

Adjournment: There being no further business to come before the body, the meeting adjourned at 8:17 p.m.

Respectfully submitted:



Frances Simmons
Town Clerk