



Town of James Island, Regular Town Council Meeting
December 18, 2025; 7:00 PM; 1122 Dills Bluff Road, James Island, SC 29412

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Notice of this meeting was published and posted in accordance with the Freedom of Information Act and the requirements of the Town of James Island.

The Town encourages the public to provide comments prior to its Town Council meeting. Residents wishing to address the Council will be limited to three (3) minutes and must sign in to speak. Comments may also be sent ahead of the meeting by emailing to: info@jamesislandsc.us, mail to P.O. Box 12240, Charleston, SC 29422, or placed inside the drop box outside of Town Hall at 1122 Dills Bluff Rd.

- 1) Opening Exercises: Councilwoman Mignano
- 2) Public Comment:
- 3) Consent Agenda:
 - a) Minutes: Town Council Regular Meeting, November 20, 2025
 - b) Town Council Meeting Schedule, 2026
 - c) Town Holiday Schedule, 2026
- 4) Information Reports:
 - a) Mayor's Report
 - b) Finance Report
 - c) Island Sheriff's Patrol Report
 - d) Public Works Report
 - e) Code Enforcement Report
- 5) Requests for Consideration by Staff
- 6) Requests for Consideration by Council
 - Use of Council Chambers for Coastal Carolina Camelia Society (2026)
 - Use of Council Chambers for Society of Financial Awareness (SOFA) (2026)
 - Town Hall Deck and Shutters Replacement
 - Community Business Academy – Spring Session

7) Committee Reports:

- a) Land Use Committee
- b) Environment and Beautification Committee
- c) Children's Committee
- d) Neighborhood Council
- e) History Committee

Appointment: Mike Corbo

- f) Rethink Folly Road
- g) Drainage Committee
- h) Business Development Committee
- i) Trees Advisory Committee
- j) James Island Intergovernmental Council
- k) Accommodations Tax Committee
- l) James Island Arts Council
- m) Parks and Gardens Council

Appointments: Jennifer Tyrell

Danielle Osfalg

8) Proclamations and Resolutions:

Resolution #2025-17: Resolution to Appoint Victor Crouch, Poet Laureate

9) Ordinances up for First Reading:

10) Ordinances up for Second/Final Reading:

Ordinance #2025-08: An Ordinance Amending the Business License Ordinance of the Town of James Island to Update the Class Schedule as Required by Act 176 of 2020

11) Old Business:

12) New Business:

13) Executive Session: The Town Council may enter into an Executive Session in accordance with Code of Laws of South Carolina Section 30-4-70 (A) (2): the receipt of legal advice regarding litigation matters regarding KT Properties, LLC vs. Town of James Island. Upon returning to Open Session the Council may act on matters discussed in the Executive Session.

14) Return to Regular Session:

15) Announcements/Closing Comments:

16) Adjournment:

The Town of James Island held its regularly scheduled meeting on Thursday, November 20, 2025, at 7:00 p.m. at the Town Hall, 1122 Dills Bluff Road, James Island, SC. This meeting was also live streamed on the Town's website at www.jamesislandsc.us/livestream-townmeetings and was held in accordance with the S.C. Freedom of Information Act and the requirements of the Town of James Island.

The following members of Council were present: Dan Boles, Lewis Dodson, Cynthia Mignano, Darren "Troy" Mullinax, and Mayor Brook Lyon, who presided. Also present: Town Attorney, Brian Quisenberry, Finance Director, Mike Hemmer, Public Works and Licensing Manager, Melissa Flick, Planning Director, Kristen Crane, Code Enforcement and Facilities, Parker Richardson, Island Sheriff's Patrol, Herman Martin (for Captain Shawn James), and Town Clerk, Frances Simmons.

Mayor Lyon called the meeting to order at 7:00 p.m. She announced that the Town encourages the public to provide comments prior to its Town Council meetings. Residents wishing to address the Council are limited to three (3) minutes and must sign in to speak. Comments may also be sent ahead by emailing to: info@jamesislandsc.us, mail, or place in the drop box at the Town Hall.

Mayor Lyon introduced herself as mayor, the members of Town Council and staff.

Opening Exercises: Mayor Lyon asked the Council and others who wished to join in the prayer. Afterward the Pledge of Allegiance was recited.

Public Hearing: Ordinance #2025-08: An Ordinance Amending the Business License Ordinance of the Town of James Island to Update the Class Schedule as Required by Act 176 of 2020: No one signed up to speak.

Public Hearing: Ordinance #2025-10: Proposed Amendments to the Town of James Island Zoning and Land Development Regulations (ZLDR): Definitions: 153.013; Non-conforming Structures: 153-350; Non-conforming Registered Accessory Dwelling Units (ADUs); 153.362: No one signed up to speak.

Public Comment: Mayor Lyon asked those addressing the Council to please speak into the microphone and state their name and address for the record. The following persons spoke:

Lindsey Barr, 717 Ft. Sumter Dr: stated that Ft. Sumter Dr. serves as a major cut-through street. She has lived there for 17 years and has seen traffic increase. There are 26 homes with ten children under age 14 that lives on Ft. Sumter Drive, between Harbor View and Dills Bluff Rds. and this presents an unacceptable hazard. She talked about the density of young families along with speeding issues, people rolling through stop signs, high-risk accelerations, and cut-through traffic. She urged the Council to do a comprehensive and effective traffic safety plan and defer the Waites Dr. request until a plan can be decided for the entire area. Placing speed humps on Waites would cause a traffic diversion to one of the other three cut-through streets: Ft. Sumter, Darwin, and Quail Dr.

Siau Barr, 717 Ft. Sumter Dr. is not opposed to speed humps on Waites Dr. but he is opposed to isolating the issues to that one street because this is a community wide issue. The quantity and speeding on Ft. Sumter Dr. has increased over the years and the light causes traffic to funnel through that section. The stop sign on Ft. Sumter backs up. He would like speed humps on Ft. Sumter Dr. A safe mechanism is needed for the entire neighborhood.

Carlton Walker, 639 McCutchen St. grew up in Clear View and when speed humps were installed there at first he was opposed, but it has been a huge help. He attended a modernization meeting conducted by SCDOT, and the Secretary of Transportation is open to giving municipalities and counties their roads back. The only issue is the money goes with that. He gave explanation of Florida's road systems vs. SC and hopes that we can find a way to get roads transferred to municipalities or counties.

Catherine Lackey, 770 Ft. Sumter Dr. Ms. Lackey agreed with the comments that others made. She said checking your mail is like putting your life in your hands. People speed and pay no attention to the lines and drive through stop signs regularly. If the police is not seen in her yard people hit the gas when the light turns yellow. Walking is not safe anywhere and the road is not designed to sustain 25-mph speed limit. Other neighborhoods speed limit is 20-mph, and they have speed humps on their streets. She thinks Lawton Bluff is a collective neighborhood, and safety should be considered for all streets. She asked if a traffic study is conducted to do it during the school year, not during breaks or in the summer.

Erica Diggs, 781 Ft. Sumter Dr. has two children and lives on Ft. Sumter Dr. Her children are outside every day, and it is pretty scary. She cannot take her kids to check the mail because the mailbox is across the street, and people fly down the road. She walks her two kids with her dogs every day and watch people blow through the stop sign and yell at her for crossing. It is scary and frustrating with a two-year-old and a ten-month old to walking where she lives. She agree that speed humps would help slow the traffic. She asked Council to put themselves in her shoes. She is passionate about this and hopes Council will consider it.

Braxton DeCamp, 739 Waites Dr. supports speed humps on Waites Dr. As a young person, it is rare to see someone like him speak at a council meeting. His grandfather was a city council member in Kentucky for over forty years and was killed by a person speeding. He realize that material evidence is needed for these types of decisions for tax dollars. He recommends speed humps and use it in a way to produce data in an appropriate way for the other streets. He thanked Valerie Henshaw, the newest person in the neighborhood, for being proactive to make a change because Waites is dangerous. He said everyone is saying that this is reactionary, but the newest person to the neighborhood is being proactive. He hopes this request moves forward.

Val Henshaw 722 Waites Dr. distributed map to Council. She commented that she has never heard so many people speak in favor of speed humps. The residents on Waites submitted a petition to the Town with 100% support. The traffic on Waites Drive is all day and night, but the biggest concern is morning during rush hour when JI residents come from the middle of the island to make their way to Harbor View. She said people who are impatient to sit at the light at Ft. Sumter come through Waites in force: cars, trucks, construction vehicles, and 18-wheelers and people fear for their lives. It is impossible to walk her dog because there are no sidewalks or bike lanes. Waites Dr. is a short street with approximately a dozen homes. She asked Council to consider installing two speed humps.

Robert Cishek, 1157 Harbor View Road, lives on the corner of Harbor View and Waites and stated there are a lot of accidents there. He was nearly hit a few times while checking his mail. He thanked the Mayor for putting up a "*do not block driveway*" sign but it does not work. Neither he nor his wife can get out of their driveway. He also commented that the light on Ft. Sumter does not stay green long enough for cars to go through. He asked for speed humps on Harbor View Rd., not only on Waites Dr.

Kristy Cishek, 1157 Harbor View Rd. shared similar concerns of getting out of her driveway. She has to honk to pull out. Sometimes drivers move and other times they do not. If they are close to her driveway there is not enough time to pull out and often there are 10-15 cars before she is able to pull out.

Garrett Milliken, 762 Ft. Sumter Dr. thanked Mayor and Council for perpetuating the care of trees on James Island by having an Arbor Day Proclamation and an event. He encouraged Council to keep up the good work! He addressed speed humps, not only on Waites Dr. but James Dr. that runs parallel would be next in line to cut through traffic. He talked about people taking the left on Harbor View Rd. with limited visibility merging with oncoming traffic. The drivers that are already avoiding the light on Ft. Sumter will go down James Dr. He said they (residents) on Ft. Sumter Dr. have been asking for speed humps for over 20 years. He and his wife, Susan, started the speed hump program in Charleston County, and the first request were for speed humps on Ft. Johnson and the second on Mikell Dr. Speed humps are in place 24/7 and is a great way to control traffic in residential neighborhoods. There are outrageous speeds on Ft. Sumter Dr., not only at rush hour, but at all hours of the day and night. It is scary, as the neighbors have said. He asked Council to do a traffic study of the entire area because

if Ft. Sumter gets speed humps, Waites, and James gets theirs, then traffic would go to Darwin (and they would need speed humps). The speed humps on West Madison slowed the traffic there incredibly. Also the speed humps on the side streets have helped speeding and cut through traffic in that neighborhood. He asked Council to put in speed humps to get our neighborhoods back.

Normal Adelsflugel, 750 Ft. Sumter Dr. lives three houses from Montgomery and there is a lot of cut through traffic. He cuts through to go the other way to Santee or James to avoid the traffic to the light. The timing of the light is set up for Harbor View Rd. not for anyone coming out in the mornings. With the construction traffic it is slower to turn and the added traffic without the turn lane slows traffic. He is not necessarily for speed humps on Ft. Sumter Dr. but propose that when it is repaved to put a rumble strip on the center line, so people stay in the lanes with the curves. On a straight street like James or Waites they would need speed humps. He asked Council to do a comprehensive traffic study for all the neighborhoods and not only for one street.

Adam Friend, 448 Woodland Shores Rd. speed humps is something that is dear to his heart. When he started a coalition on Woodland Shores Rd. there was a tragic accident there. He moved here after Hugo and purchased property in 1995 on Woodland Shores Rd. Woodland Shores was a much more dangerous road than any of the roads talked about tonight. The speed limit was 35 mph and a cut through between Riverland Dr. and Maybank Highway. They saw cars traveling as fast as 65-75 mph on a narrow road with no sidewalks. In June 2022, Jen Drummond, a young woman in her early 30's was found in the middle of the road at 5:30 a.m. He walks in the morning and unfortunately was one of the persons who saw something that he never wants to see again. He said something everyone is failing to talk about is the "*what ifs*"; but that is something that happened where he lives. In 1999 he started with the B-COG and other municipalities to get speed humps. They were put on a list but unfortunately it did not happen. When the accident happened he felt incredibly guilty; not because he was directly responsible, but because he was trying to get speed humps for decades. He cannot fix the woman who is almost dead, but they were not going to tolerate not getting something done. He does not know the Town's system because he lives in the County and Woodland Shores Rd. is not maintained by the SCDOT. He has had to learn the DOT's traffic calming process (speed limit of 25 mph or less and do a traffic study). The regulations can be altered so someone does not have to die, that is unacceptable. He said if the Council has authority to look at doing all of the roads. He cautioned the Council that time is ticking and every day we talk about what we are going to do and when we are going to do it, we run the risk of a Jen Drummond or a child and that is unacceptable. We are citizens and people who want safety and that is something that has to happen. You cannot let a Jen Drummond happen anywhere. There is monies involved but people are more important. If it were a Councilmember, they would know how important it is. He implored that quick action is taken and if that means spending a little more to get everyone on board, to do it.

Emails received and made a part of the record:

Hayes and Chad Moore, 744 Ft. Sumter Dr.

David Yurko, 756 Ft. Sumter Dr.

Courtney Yurko, 756 Ft. Sumter Dr.

Lisa Geiger, 739 Ft. Sumter Dr.

Garrett Milliken, 762 Ft. Sumter Dr.

Susan Milliken, 762 Ft. Sumter Dr.

Lindsey Barr, 717 Ft. Sumter Dr.

Catherine Lackey, 770 Ft. Sumter Dr.

Tony Morelli, 790 Ft. Sumter Dr.

Brian DeCamp, text message

Consent Agenda:

Minutes of Town Council Regular Meeting, October 16, 2025: Mayor Lyon called for a motion to approve the minutes of October 16, 2025. Motion was made by Councilman Boles, seconded by Councilwoman Mignano. No discussion. Passed unanimously.

Information Reports:

Mayor's Report:

Welcome new Councilmembers: Mayor Lyon welcomed our two new Councilmembers, Julia Drayton-Crumblin and Michael Williams. We are excited to have them join the Council in January.

Update on Pinckney Celebration: The Simeon Pinckney headstone replica was unveiled at the Simeon Pinckney Park on November 15. Other events hosted by the Town included the Town Market and the Children's Fall Festival. Mayor Lyon encouraged everyone to sign up for notification of Town events and visit us on the Town's website and Facebook.

Update on Community Business Academy: The Academy will host their graduation on December 5. There were 18 students in the class, three (3) were sponsored by the Town.

Update on Arts and Community Center: Meetings continue with the team and permitting for the Arts and Community Center is underway. A community input meeting was held on November 17. Display Boards are located in the lobby for viewing.

Grace Triangle Park: A community meeting for the Grace Triangle Park will be held on Monday, December 1.

Pavilion with Bathrooms at Mill Point and Dock Street Park: Meetings continue with Town Engineer, Laura Cabiness for the location and design for bathrooms at Mill Point and Dock Street Parks.

Mayor Lyon added that a number of citizens in the Bayfront neighborhood reached out to her about speeding in their neighborhood. The speed limit was 35 mph, so she reached out to SCDOT, who did some speed studies through the main thoroughfares and recently received great news that it was approved to lower the speed limit to 25mph.

Town Council will meet on January 7 for an all-Council training. Desiree Fragoso with the Municipal Assn. of SC will be here to conduct the training.

Councilwoman Mignano asked the cost of the bathrooms. Mr. Hemmer answered that the costs were split between the H-Tax and General Fund. \$200,000 is budgeted for Dock Street and \$225,000 for Mill Point.

Councilwoman Mignano was informed that the restroom at Mill Point will be on sewer and city water. The restroom will be located just beyond the parking lot.

Finance Report: Finance Director, Mike Hemmer reported that the Finance Report ending October 31 included in Council's packets. He noted there were three (3) payrolls in October, so personnel looks higher for that month. The auditor was in the office for a few days to perform field work and staff supplied them with the information they requested.

Island Sheriff's Patrol Report: Lt. Herman Martin (for Capt. James) reported crimes and infractions for the month. He noted several communities where vehicle break-ins occurred and encouraged residents to lock their cars. Fifteen (15) citations for speeding were issued at Ft. Sumter and Montgomery. He is looking forward to help deliver the annual Thanksgiving Food Drive chaired by Councilwoman Mignano along with the Sheriff's Department. Councilwoman Mignano thanked the deputies and Charleston County Sheriff's Office for helping to deliver the meals on Tuesday (Nov. 25) for the Thanksgiving give-away.

Public Works Report: Public Works and Licensing Manager, Melissa Flick gave an overview of the Public Works Report. Councilwoman Mignano asked the question about the traffic circle at Camp and Ft. Johnson because she notice an assortment of colored ribbons on some of the trees. She drives along this intersection multiple times each day and does not want a repeat of what happened when a tree was taken down there. She asked about the large grand tree on Ft. Johnson Rd., the one directly in front of the fire station. Ms. Flick said John Martin, Charleston County is the lead for the project, and she and Mayor Lyon will get confirmation from

him in writing about which trees are affected. However, she thought the ones with the pink ribbons were coming out. Councilwoman Mignano asked for confirmation, so no one is getting wrong information.

Code Enforcement Report: The Code Enforcement Report was provided in Council's packets. Mayor Lyon announced that James Hackett and Parker Richardson continues to close cases in GoGov.

Requests for Consideration by Staff: None.

Requests for Consideration by Council:

Use of Pinckney Park Pavilion: James Island Learning Co-Op: Mayor Lyon called for a motion to approve the request of Laura Mohan, JI Learning Co-op to use the Pinckney Park Pavilion on the following dates: Dec. 4,11,18; Jan. 8,22, 29; Feb. 5,12,19, 26; Mar. 5,12,19,26; Apr. 2. Motion was made by Councilwoman Mignano, seconded by Councilman Dodson. No discussion. Passed unanimously.

Petition Requesting Installation of Speed Humps on Waites Drive: Mayor Lyon stated that a lot of people have come out tonight that are passionate about speed humps. She was approached by Val Henshaw about the volume of traffic on Waites Dr. The Town's traffic calming policy and procedures are on the website. Mayor Lyon said we received the speed study for Waites and the 85th percentile was 33 mph, and the speed limit was 30 mph. Even though there were some high readings it qualifies with the vast number of signatures. Ms. Henshaw has submitted an application and a petition. One resident was out of town and sent approval via text message. When the residents on Ft. Sumter found out about this request, they made a point that it would divert traffic to Ft. Sumter, James Dr., and other feeder streets. Mayor Lyon said we received seven (7) emails, and prior to this, an email from Mr. Milliken who also spoke tonight.

Mayor Lyon stated that a motion could be made with a second for discussion or to defer; however, a discussion needs to be had because a lot of people have come out tonight. Councilman Boles moved in favor, seconded by Councilwoman Mignano.

Councilman Boles asked if the request could be amended to go forth because Waites has already done a traffic study and asked if construction would be the next step. Mayor Lyon said the cost would be for two (2) speed humps and Laura Cabiness would present a plan to SCDOT. Councilman Boles asked while that is being done if the study could be done on one of the other streets in rotation. Councilman Dodson noted that while approval is being given by SCDOT, we hold off on construction at that point to be cost effective by doing them all at once. Mayor Lyon added that Ft. Sumter was supposed to get speed humps years ago and she understands there were some people who did not want them. They got a stop sign which was supposed to help but traffic here has increased. Mayor Lyon said we could look at putting in speed humps on Ft. Sumter, and James. Councilwoman Mignano talked about the stop sign and mentioned the rumble strip suggestion and she is for that and asked if that could be done on Ft. Sumter (on either side of the stop sign so people do not roll through it quite so fast). Mayor Lyon said she would ask Ms. Cabiness to look into this and to have the light at Ft. Sumter and Harbor View looked at also.

Councilwoman Mignano spoke of being an advocate for traffic calming. She was instrumental in getting stop signs in her neighborhood because of traffic issues there and fear for her family. She addressed the audience that we hear them and want to do what is best for their neighborhoods. Councilman Boles advocated to parcel this out by moving forward with Waites and do a traffic study for the other streets. He is also concerned about the duration of the light at Ft. Sumter. If the other streets qualify they can be done cost effectively. Mayor Lyon noted that the readings may be high. Councilman Dodson expressed a love for speed humps and encouraged the public to get petitions from their neighbors. There was a general consensus that speed humps be installed on these roads: Waites, James, and Ft. Sumter Dr. Mayor Lyon shared statistics from the graph that was provided by Ms. Henshaw. Councilman Mullinax added that the comprehensive study could be had while the petitions are being gathered and Mayor Lyon stated that individual studies will be done on each street, requesting speed humps.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

2025-2-26 Community Assistance Grant Award Recommendations. Mayor Lyon thanked Councilwoman Mignano for her due diligence by calling each grant recipient. There are 12 requests. The total for the grant awards is \$40,100. She asked Council if they wanted to consider the awards individually or as a group. Councilwoman Mignano suggested approval as a group because she has spoken with each requestor and they were all great. Councilwoman Mignano moved to approve the 12 grant applications, seconded by Councilmen Mullinax and Dodson. No discussion.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Committee Reports:

Land Use: Mayor Lyon gave an overview from the BZA meeting held on November 18. Two variance cases were heard and approved: a treehouse, and the location of an accessory structure. The BZA will meet in December. The Planning Commission will not meet in December.

Environment and Beautification Committee: Councilwoman Mignano gave an overview from the James Island Pride committee that met on yesterday. She said three citizen yards were raked on November 15 and they had four volunteers. Upcoming dates for 2026 for Helping Hands projects will be on March 28 and April 25. Other dates will be released closer to the event. Adopt-a-Highway volunteers collected 23 bags of trash on November 15. The next Adopt-A-Highway pick up is January 10 and February 7. The committee will be purchasing memorabilia to use at the various functions that they host. Clemson students are working on the facilities for Triangle and DOT are working on Greenhill/Honey Hill Roads. James Island Pride will host a table at the Town Market on December 5. Donations are being accepted for the non-profit, Abundantly More,) for children's personal items: pajamas, toothbrush/paste, deodorant, socks, etc. because often children comes with only the clothes on their backs.

Children's Committee: Councilwoman Mignano announced that the Children's Committee hosted its first fall festival and it turned out very well. She thanked Stan Kozikowski for cooking hotdogs and new Councilwoman Julia Drayton-Crumblin; they were a great team and got the event advertised. She thanked staff and the 15 volunteers from James Island Charter that helped with setup/breakdown, face painting, and everything that could not have been done without their help. She also thanked JI High teacher, Ms. Brandon for organizing the volunteers and Mr. Farrior, the shop teacher, for building the fishing booth. The committee may host another event for Easter.

Councilwoman Mignano reminded everyone that the food delivery for Thanksgiving will be done the morning of Tuesday, Nov. 25. Approximately 50 families will be fed. She noted being blessed with receiving many great donations.

Neighborhood Council: Councilman Boles reported that Judge Condon was the speaker at the last meeting and talked about the process and procedures for going through Probate. He said the chairs of the Council will be moving to more round-table discussions and other interests that affects the neighborhoods.

Appointment to Neighborhood Council: Councilman Boles moved for the appointment of Ernest Parks to serve on the Neighborhood Council representing, Sol Legare, seconded by Mayor Lyon and passed unanimously.

History Committee: Mayor Lyon thanked History Committee and staff (Frances, Parker, Mike, Robin, Jackie) for their help with the Simeon Pinckney gravestone marker unveiling event on November 15. The marker is an exact replica of his gravestone and Mayor Lyon encouraged everyone to look at it when visiting the park.

ReThink Folly Road: Mayor Lyon announced that the ReThink Folly Road committee met yesterday and is making progress towards getting a consultant for the next phase. Kristen Crane (Planning Director) and Katie Zimmerman (Charleston Moves) are talking with a consultant to get things moving for the next phases and bringing all of the municipalities together. The next meeting is January 14.

Drainage Committee: Councilman Mullinax gave an update of the Legislative Taskforce on Drainage at North Charleston City Hall. Various projects throughout the County was discussed, including James Island that has a number of projects on the list. He mentioned that a number of projects have been delayed due to the shutdown. He is glad that he was able to attend this very informative meeting.

Business Development Committee: Councilman Dodson announced that the Business Development Committee will meet on Monday, November 24 at 5:30 p.m. at the Town Hall.

Trees Advisory Committee: Mayor Lyon announced that the committee held a tree giveaway at the Town Market, giving away 100 trees. The Arbor Day celebration will be held on December 5 at 11:00 a.m. at Simeon Pinckney Park.

James Island Intergovernmental Council: Councilwoman Mignano announced that the JI Intergovernmental Council met on October 29 and the next meeting is scheduled for January 28. She thanked Councilman Mullinax for the generous donations for the Thanksgiving food drive.

Accommodations Tax Committee. No Report.

James Island Arts Council: No Report.

Proclamation and Resolutions:

Proclamation for World Pancreatic Cancer Day: Mayor Lyon read the proclamation into the record.

Proclamation Recognizing Arbor Day: Mayor Lyon read the proclamation into the record and announced an event for Arbor Day on December 5th at 11:00 a.m. at Pinckney Park.

Resolution #2025-16: Add Committee Named Parks and Gardens Council: Mayor Lyon called for a motion to add a Parks and Gardens Committee to Council. Motion was made by Councilman Boles, seconded by Councilman Dodson.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye

Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Ordinances up for First Reading:

Ordinance #2025-08: An Ordinance Amending the Business License Ordinance of the Town of James Island to Update the Class Schedule as Required by Act 176 of 2020 (tabled at 10/16 meeting): Mayor Lyon announced that the Ordinance was tabled at the October 16, 2025, meeting in order to obtain additional information. Melissa Flick along with Shemequa Pringle-Jackson, Assistant Director of Revenue Collections for Charleston County is present to answer additional questions from Council.

Councilman Boles said he had concerns about the timing of the Ordinance and wanted to give the public a chance to ask questions. Since no one had commented he was for passing it. Ms. Jackson gave an overview of the rate class and answered Council's questions. During discussion, it was noted that one rate class would increase while the others would drop down a class. She noted that the Town had not increased its rates since 2015. Act 176 is required by state law and must be approved by December 31.

Mayor Lyon asked Councilman Dodson if he had heard complaints from the business community. He replied that he has not, but this subject is on the Business Development Committee's agenda for discussion on the 24th. It was also determined that the ordinance could be amended at seconded reading if had further questions or concerns. Further it was noted that the class schedule had to be changed not the rate at this time, rates are changed in odd years. After further discussion, Mayor Lyon called for a motion to approve Ordinance #2025-08. The motion was made by Councilman Dodson, seconded by Councilman Mullinax.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Ordinances up for Second/Final Reading:

Ordinance #2025-09: An Ordinance to Amend the 2025-2026 Fiscal Year Budget for the Town of James Island: Mayor Lyon called for a motion to approve. Motion was made by Councilman Boles, seconded by Councilwoman Mignano.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Ordinance #2025-10: Proposed Amendments to the Town of James Island Zoning and Land Development Regulations (ZLDR); Definitions: 153.013; Non-conforming Structures: 153.350; Non-conforming Registered Accessory Dwelling Units (ADUs): 153.362: Mayor Lyon called for a motion to approve. Motion was made by Councilwoman Mignano, seconded by Councilman Dodson. All of Council thanked Ms. Crane for her hard work on this phase.

Vote:

Councilman Boles	Aye
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Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Old Business:

Mayor Lyon informed Council that she will be obtaining quotes and estimates for the deck and shutters at the Town Hall.

New Business

Mayor Lyon reminded Council that the Town's Annual Tree Lighting will take place at the First Friday Town Market on December 5. Councilwoman Mignano reminded everyone that donations for Abundantly More will be accepted at the Town Market.

Executive Session: Mayor Lyon announced that the Town Council may enter into an Executive Session in accordance with Code of Laws of South Carolina 30-4-70(a) (2) to discuss receipt of legal advice for the litigation matter KT Properties, LLC vs. Town of James Island. Upon returning to Open Session the Council may act on matters discussed in the Executive Session.

Mayor Lyon asked for a motion to enter into the Executive Session at 8:33 p.m. Councilwoman Mignano moved seconded by Councilman Boles.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Return to Regular Session: Mayor Lyon asked for a motion to return to Open Session at 9:23 p.m. The motion was made by Councilman Boles, seconded by Councilman Mullinax. Mayor Lyon announced that no votes were taken during the Executive Session.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Mayor Lyon called for a motion from the Executive Session. Councilman Dodson moved to authorize the mayor to execute the documents necessary to terminate the Santee parking lot lease consistent with the terms presented in executive session, including to authorize the Mayor to execute the Mutual Lease Termination agreement, and the Tenant Estoppel Certificate in substantially the forms presented to Council, and to direct the Clerk to attach those documents to the minutes for the meeting as part of the public record. This motion was seconded by Councilman Mullinax.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye

Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Announcements:

Councilman Dodson thanked everyone for coming to the meeting and expressing their views on speed humps. He thanked the staff for their work on the Community Assistance Grants and Councilwoman Mignano for her further research on them.

Mayor Lyon, Councilmen Boles and Mullinax and Councilwoman Mignano thanked everyone for coming to the meeting and wished everyone a nice Thanksgiving.

Adjournment: There being no further business to come before the body, the meeting adjourned at 9:26 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk

Frances Simmons

From: Hayes Moore <khsadler@gmail.com>
Sent: Thursday, November 20, 2025 5:26 PM
To: Brook Lyon; Darren Troy Mullinax; Cynthia Mignano; Daniel Boles; Lewis Dodson; Frances Simmons; Garrett Milliken
Subject: FORT SUMTER DRIVE TRAFFIC CONCERNS

This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments

We live at 744 Fort Sumter Dr and want to express our concerns over the traffic on our street. It has been brought to our attention that Waites Drives has requested speed humps. We believe that this needs further review. Several neighbors over the years have requested speed humps on Fort Sumter and nothing has been done...traffic has only gotten worse. We were told that we would get sidewalks and nothing has happened...traffic has only gotten worse.

It is dangerous for us to walk our dog. It is dangerous for us to walk at night. Our children DO NOT ride the bus because it is too dangerous for them to walk home. We have people driving through our yard all the time. We have (along with other neighbors) had to replace our mailbox twice because cars/trucks have taken them out.

We have semi trucks coming down our street...does Waites have this issue??

Please consider addressing the issue on all feeder streets not just one. This is a safety issue that effects a lot more that just 13 houses.

Thank you for this consideration.

--

Hayes and Chad Moore
843-259-0892

<ldodson@jamesislandsc.us>

Subject: DEFER Waites Dr Speed Humps

This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments

Good Morning Mayor Lyon and members of the Town of James Island Council,

I live at 756 Fort Sumter Dr. Shortly before writing this email, I took the attached video of the traffic backed up on .3 miles (almost our entire street) from the Harbor View traffic light, blocking our driveway and going past the stop sign at Montgomery Ave. This is a regular occurrence and evidence of the congestion we face on our street as a result of it being used as a major cut through between Dills Bluff and Harbor View.

My wife and 14 month old daughter were almost hit by a speeding car running through the stop sign at Montgomery and Fort Sumter. Unfortunately, this was not an isolated incident. Cars frequently speed on our street and run this stop sign.

I ask that you please defer the decision to install speed humps on Waites dr. We need a comprehensive traffic study and plan to help ALL of the residents of Lawton Bluffs and the surrounding streets to feel safe. **ALL STREETS NEED TO BE CONSIDERED.**

Thank you for your consideration.

David Yurko
301-335-7848

Frances Simmons

From: David Yurko <davidyurko@yahoo.com>
Sent: Thursday, November 20, 2025 8:59 AM
To: Brook Lyon
Cc: Frances Simmons
Subject: Re: DEFER Waites Dr Speed Humps

CAUTION: This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments

Thank you! We will be present at the hearing tonight.

David Yurko
301-335-7848

El nov 20, 2025, a la(s) 6:04 a.m., Brook Lyon <blyon@jamesislandsc.us> escribió:

Thank you Mr. Yurko. I have also forwarded to our Town Clerk, Frances Simmons.

Brook Lyon, Mayor

Town of James Island

843.795.4141 | 843.795.4878 (fax)

1122 Dills Bluff Road

James Island, SC 29412

www.jamesislandsc.us



From: David Yurko <davidyurko@yahoo.com>
Sent: Wednesday, November 19, 2025 9:57 AM
To: Brook Lyon <blyon@jamesislandsc.us>; Darren Troy Mullinax <darrentroymullinax@jamesislandsc.us>; Cynthia Mignano <cmignano@jamesislandsc.us>; Daniel Boles <dboles@jamesislandsc.us>; Lewis Dodson

<ldodson@jamesislandsc.us>

Subject: DEFER Waites Dr Speed Humps

12/1/2016

CAUTION: This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments

Good Morning Mayor Lyon and members of the Town of James Island Council,

I live at 756 Fort Sumter Dr. Shortly before writing this email, I took the attached video of the traffic backed up on .3 miles (almost our entire street) from the Harbor View traffic light, blocking our driveway and going past the stop sign at Montgomery Ave. This is a regular occurrence and evidence of the congestion we face on our street as a result of it being used as a major cut through between Dills Bluff and Harbor View.

My wife and 14 month old daughter were almost hit by a speeding car running through the stop sign at Montgomery and Fort Sumter. Unfortunately, this was not an isolated incident. Cars frequently speed on our street and run this stop sign.

I ask that you please defer the decision to install speed humps on Waites dr. We need a comprehensive traffic study and plan to help ALL of the residents of Lawton Bluffs and the surrounding streets to feel safe. ALL STREETS NEED TO BE CONSIDERED.

Thank you for your consideration.

David Yurko

301-335-7848

T.O. Mezcal

T.O. Design

Connection Health Center

Frances Simmons

From: Brook Lyon
Sent: Thursday, November 20, 2025 6:06 AM
To: Lisa Geiger
Cc: Frances Simmons
Subject: Re: Speed Hump Request on Waites Dr.

Thank you Mr. and Mrs. Geiger. I have also forwarded to Frances Simmons, our Town Clerk.

Brook Lyon, Mayor

Town of James Island

843.795.4141 | 843.795.4878 (fax)

1122 Dills Bluff Road

James Island, SC 29412

www.jamesislandsc.us



From: Lisa Geiger <lmgeiger13@gmail.com>
Sent: Wednesday, November 19, 2025 9:40 AM
To: Brook Lyon <blyon@jamesislandsc.us>; Darren Troy Mullinax <darrentroymullinax@jamesislandsc.us>; Cynthia Mignano <cmignano@jamesislandsc.us>; Daniel Boles <dboles@jamesislandsc.us>; Lewis Dodson <ldodson@jamesislandsc.us>
Subject: Speed Hump Request on Waites Dr.

CAUTION: This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments

Good morning to you all,

We have lived at 739 Fort Sumter Dr. since 2013 and as time has gone by, we've seen this road become a major cut-through street on James Island. This is not fair to us! It was not like this when our home was purchased. With the stop-light added where Fort Sumter meets Harbor View, we continually experience backed up traffic down the street every single morning. We often wait for a kind driver to allow us into the line of traffic waiting for the light, so that we can get to work. Also,

there's the race down the road to catch the light before it turns red again! This is a street with families, young children, elderly, blind curves, no sidewalks and no speed humps.

We understand that the residents on Waites Dr. behind us, have requested speed humps. Before this is considered, we think there should be a comprehensive plan designed for this area based on current traffic patterns/population. Fort Sumter cannot support the traffic that it's getting and is in dire need of a well thought out plan for a better, safer street. It is not uncommon for the local police to pull car after car over, right in front of our house, for either running the stop sign at the intersection of Fort Sumter/Montgomery Rd. or speeding.

If Waites Dr. were to have speed humps approved, the traffic on Fort Sumter is surely going to increase and inevitably worsen. Why would that be allowed?? This is definitely NOT the answer to the traffic problem in this area!

Please consider the issues that we've brought up and the safety concerns of the residents on the streets around Waites Dr. before approving their request for speed humps!

Thank you for your time,

Lisa Geiger &
Nathan Geiger

Frances Simmons

From: Brook Lyon
Sent: Tuesday, November 18, 2025 6:26 PM
To: Frances Simmons
Subject: Fw: Please DEFER the Waites Drive Speed-Hump Request Until a Comprehensive Traffic-Calming Plan Is Developed for the Entire Area

FYI

Brook Lyon, Mayor

Town of James Island

843.795.4141 | 843.795.4878 (fax)

1122 Dills Bluff Road

James Island, SC 29412



From: Dr. Courtney Yurko <drcourtneyyurko@gmail.com>
Sent: Tuesday, November 18, 2025 11:28 AM
To: Brook Lyon <blyon@jamesislandsc.us>; Darren Troy Mullinax <darrentroymullinax@jamesislandsc.us>; Cynthia Mignano <cmignano@jamesislandsc.us>; Daniel Boles <dboles@jamesislandsc.us>; Lewis Dodson <ldodson@jamesislandsc.us>
Subject: Please DEFER the Waites Drive Speed-Hump Request Until a Comprehensive Traffic-Calming Plan Is Developed for the Entire Area

This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments

Dear Mayor Lyon and Councilmembers Mullinax, Mignano, Boles, and Dodson,
I live at 756 Fort Sumter Drive with my husband and our 14 month old daughter. I respectfully ask you to **defer the current request for speed humps on Waites Drive** until the Town adopts a comprehensive traffic-calming plan for the entire neighborhood.

Fort Sumter Dr, Waites Dr, Darwin St, and Quail Dr, all function as high-volume cut-through routes to Harbor View Rd. Calming only Waites Drive will simply push the speeding and volume onto the untreated streets, making them more dangerous.

We strongly support traffic calming, but it must be done holistically—not one street at a time. Please:

1. Defer the Waites Drive speed-hump request;
2. Direct staff to perform (or expedite) a professional traffic study of the Fort Sumter / Waites / Darwin / Quail / Harbor View corridor;
3. Bring a comprehensive, area-wide plan to Council for approval before installing measures on any single street.

Having a small, mobile child, I take this matter extremely personally. My daughter and I have were almost been hit by a driver speeding through the stop sign right beside our house at 756 Fort Sumter Drive. We were only saved because an officer happened to be there and pulled the speeder over. This is not okay, and it is not an isolated incident.

Treating only Waites Drive will simply push the danger onto Fort Sumter, Darwin, Quail, and the other cut-through streets feeding Harbor View Rd.

Our neighborhood wants and needs a real, area-wide solution for the safety of our children and families. Approving this isolated request would be unfair and counterproductive.

I've attached photos showing morning traffic backed up on Fort Sumter past the stop signs and onto Dilsbluff. The congestion is so bad we often can't even pull out of our driveway!

Thank you for your time and keeping all James Island residents safe. I look forward to seeing each of you on Thursday evening. God Bless!

Frances Simmons

From: Brook Lyon
Sent: Monday, November 17, 2025 2:32 PM
To: Frances Simmons
Subject: Fw: Town Council Meeting: 11.20

FYI

Brook Lyon, Mayor

Town of James Island

843.795.4141 | 843.795.4878 (fax)

1122 Dills Bluff Road

James Island, SC 29412

www.jamesislandsc.us



From: Lindsey Barr <lindseycisabarr@gmail.com>
Sent: Monday, November 17, 2025 1:30 PM
To: Brook Lyon <blyon@jamesislandsc.us>; Darren Troy Mullinax <darrentroymullinax@jamesislandsc.us>; Cynthia Mignano <cmignano@jamesislandsc.us>; Daniel Boles <dboles@jamesislandsc.us>; Lewis Dodson <ldodson@jamesislandsc.us>
Subject: Town Council Meeting: 11.20

CAUTION: This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments

My name is Lindsey Barr. I live at 717 Fort Sumter Drive. As you know, Fort Sumter Drive serves as a major cut-through street.

Our cut-through street has long been impacted by unsafe traffic behaviors—speeding, ignored stop signs, and high-risk acceleration around curves to reach the light.

With ten children under 14 living between Harborview and Dills Bluff, this situation presents an unacceptable hazard. We urge the Town to implement a comprehensive and effective traffic safety plan.

Francis Simmons

From: Susan Milliken <sbmilliken@gmail.com>
Sent: Tuesday, November 18, 2025 9:31 AM
To: Brook Lyon; Darren Troy Mullinax; Cynthia Mignano; Daniel Boles; Lewis Dodson; Frances Simmons; Garrett Milliken
Subject: Request for Speed Humps on Waites Dr.

CAUTION: This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments

Good morning,

Please DEFER the request for speed humps on Waites Dr. until a more comprehensive plan for all the feeder streets in Lawton Bluff along Harbor View Road can be worked out.

If Waites Dr. should receive speed humps before Fort Sumter Dr. receives any safety measures, it will worsen our through-traffic which is already horrendous.

We cannot go to our mailboxes safely.
We cannot walk our dogs down our street.
We cannot walk ourselves down our street.
We cannot back out of our driveways safely.
There is a persistent issue with speeding traffic running our stop signs.

We badly need SAFETY help and SAFETY measures for our street.

Residents on our street are discussing the following possibilities:

- ✓Speed humps
- ✓A lowered speed limit
- ✓New, larger stop signs at the intersection of Ft Sumter Dr/Montgomery Rd (we had a new large nice stop sign that was removed and replaced by an older one)
- ✓A digital sign that tells drivers how fast drivers are going.
- ✓Replacement of our two "Slow Children" signs at each end of Ft Sumter Dr. that were oddly removed or hit and fell down.
- ✓Sidewalks--we are waiting for the Dills Bluff Rd sidewalks to be completed to get sidewalks on Ft Sumter Dr.

- ◀Our mailboxes have been hit and taken down. (3 boxes and poles completely destroyed in our front yard due to the high speed of the driver)
- ◀A driver wrecked into the smaller oak tree in our front yard.
- ◀A speeding motorcycle driver lost control and wrecked and sadly died on our street years ago.
- ◀There have been dozens of accidents at the Ft Sumter Dr/Harbor View Rd intersection and also at the sharp curve at Dills Bluff Rd and North Shore Dr.

Presently, there is a "No Thru Traffic" or "Local Traffic Only" sign on Dills Bluff Road as a commuter drives north before getting to Waites, James or North Shore Dr. Any commuter "cutting through" on Waites Dr onto Harbor View Rd is violating that "No Thru Traffic/Local Traffic Only" sign. Perhaps Waites Dr could get better deputy assistance on their street to enforce the "No Thru Traffic /Local Traffic Only" sign.

Thank you for DEFERRING any action by the Town that would ENDANGER 26 homes of residents on Ft Sumter Dr. to make 13 homes on a neighboring street safer. Please engage in a comprehensive study of all the Lawton Bluff feeder streets to Harbor View Road which include James, Waites, Ft Sumter Dr, Darwin and Quail.

Thank you for your consideration and for your service to our Town.

Susan Milliken
762 Fort Sumter Dr.
James Island, SC
Ph. 843-406-9616

Dear Mayor Lyons,

My name is Catherine (Kate) Peerenboom Lackey, and I've lived in Lawton Bluff for seven years. Our neighborhood is facing significant safety concerns due to speeding drivers using our streets as shortcuts to Harborview Road. While I understand the need for speed bumps on Waites Drive, I respectfully request that any such measures be part of a comprehensive plan for all streets feeding into Harborview, to prevent simply shifting the problem elsewhere. The narrow, winding roads of our neighborhood are not designed for high-speed traffic, and this creates real dangers for pedestrians and cyclists.

Thank you for your consideration, and I look forward to discussing this further at the upcoming Town Council meeting.

Sincerely,

Catherine (Kate) Peerenboom Lackey

Frances Simmons

From: Brook Lyon
Sent: Tuesday, November 18, 2025 5:54 AM
To: Frances Simmons
Subject: Fw: Speed humps

FYI

Brook Lyon, Mayor

Town of James Island

843.795.4141 | 843.795.4878 (fax)

1122 Dills Bluff Road

James Island, SC 29412

www.jamesislandsc.us



From: Tony Morelli <tonymo@morelliair.com>
Sent: Monday, November 17, 2025 6:21 PM
To: Brook Lyon <blyon@jamesislandsc.us>; darrentroymullinax@jamesisland.us <darrentroymullinax@jamesisland.us>; Cynthia Mignano <cmignano@jamesislandsc.us>; Daniel Boles <dboles@jamesislandsc.us>; idodson@jamesislandsc.us <idodson@jamesislandsc.us>
Subject: Speed humps

CAUTION: This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments

All, my wife, Joyce and I have lived on James Island for over 55 years. We have lived at 790 Fort Sumter Drive since 2007. Our house is on the corner of Dills Bluff and Fort Sumter. Our corner can be compared to a racing corner as our street is a bypass of Folly Rd. It has come to our attention that there will be discussion of approving speed humps on Waites Dr. We are requesting that a more thorough traffic and safety plan be provided for all of the side streets from Dills Bluff. Almost on a daily basis, cars are pulled over by the sheriff department in front of our home. OUR STREET IS A RESIDENTIAL STREET AND NOT AN INTERSTATE ON-RAMP.

1:38

LT

New iMessage

Ca

To: Braxton DeCamp +18434695553 |

Mon, Nov 3 at 5:23 PM

Braxton DeCamp

Hey **Alex** Val on our street is getting a petition for a speed hump to minimize the speeding on the street. I know you're away currently but she can take a verbal approval if you are into it

BD

Thanks, Braxton. Apprecia

1:39



New iMessage

Ca

To: Braxton DeCamp +18434695553 |

BD

you are into it

Thanks, Braxton. Appreciate the support, Alex.

Mon, Nov 3 at 8:06 PM

+1 (843) 469-5553



Hi, yes we would be all for it!

Tue, Nov 4 at 1:14 PM

1:38

LT

New iMessage

Ca

To: Braxton DeCamp +18434695553 |

Mon, Nov 3 at 5:23 PM

Braxton DeCamp

Hey **Alex** Val on our street is getting a petition for a speed hump to minimize the speeding on the street. I know you're away currently but she can take a verbal approval if you are into it

BD

Thanks, Braxton. Apprecia


1:39

LT

New iMessage

Ca

To: Braxton DeCamp +18434695553 |

 **BD** you are into it

Thanks, Braxton. Appreciate
the support, Alex.

Mon, Nov 3 at 8:06 PM

+1 (843) 469-5553

 **Hi, yes we would be all for it!**

Tue, Nov 4 at 1:14 PM

Frances Simmons

From: Brook Lyon
Sent: Tuesday, November 18, 2025 6:13 PM
To: Frances Simmons
Subject: Fw: Please Defer Speed humps on Waites

FYI

Brook Lyon, Mayor

Town of James Island

843.795.4141 | 843.795.4878 (fax)

1122 Dills Bluff Road

James Island, SC 29412



From: Milliken, Garrett <MillikenG@cofc.edu>
Sent: Tuesday, November 18, 2025 10:05 AM
To: Brook Lyon <blyon@jamesislandsc.us>; Darren Troy Mullinax <darrentroymullinax@jamesislandsc.us>; Cynthia Mignano <cmignano@jamesislandsc.us>; Daniel Boles <dboles@jamesislandsc.us>; Lewis Dodson <ldodson@jamesislandsc.us>
Subject: Please Defer Speed humps on Waites

This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments

Mayor Lyon and members of the Town of James Island Council,
I am writing to ask that action on the speed hump installation on Waites Rd. be deferred pending a more comprehensive traffic study that takes into account the effects of traffic on Ft. Sumter, Darwin, and neighborhood streets in Lawton Bluff. I am a resident of Fort Sumter Drive, a street that runs parallel to Waites. The traffic that is speeding on Waites, to a large extent, is due to drivers' efforts to avoid the traffic signal on Ft. Sumter Dr. With the installation of speed humps on Waites, these drivers will likely try to access Harborview Rd. via James or Ft. Sumter Dr. Taking a left from James onto Harborview Rd. will

be dangerous as there is minimal carry lane to afford a merge with traffic. Adding additional cars to Ft. Sumter will afford a safer left turn onto Harborview Rd., but will also increase traffic on this residential street.

Neighbors on Ft. Sumter Drive would encourage the installation of speed humps on their street to at least slow the cut-through traffic, but this could have an effect by increasing cut-through traffic on Darwin. While we also wish to slow the traffic on Ft. Sumter Drive, we are sensitive to the fact that this would put traffic off on other streets in our neighborhood. A comprehensive approach to speeding, cut-through traffic in the Lawton Bluff neighborhood merits a plan similar to the comprehensive traffic calming program the Town accomplished in Centerville. For that plan, the major speeding issue was treated by putting speed humps on West Madison, but also included humps on several side streets impacted by cut-through traffic.

I request that the town defer the installation of speed humps on Waites until a comprehensive traffic calming/control plan for the Lawton Bluff neighborhood is in place.

Thank you,

Garrett Milliken

Frances Simmons

From: Brook Lyon
Sent: Tuesday, November 18, 2025 5:59 AM
To: Catherine Lackey
Cc: Frances Simmons
Subject: Re: Fort Sumter Drive Traffic

Thank you for your input Ms. Lackey. I have also forwarded your email to our Town Clerk.

Brook Lyon, Mayor

Town of James Island

843.795.4141 | 843.795.4878 (fax)

1122 Dills Bluff Road

James Island, SC 29412

www.jamesislandsc.us



From: Catherine Lackey <boomer68@gmail.com>
Sent: Monday, November 17, 2025 5:28 PM
To: Brook Lyon <blyon@jamesislandsc.us>; Darren Troy Mullinax <darrentroymullinax@jamesislandsc.us>; cmignano@jamesisland.us <cmignano@jamesisland.us>; Daniel Boles <dboles@jamesislandsc.us>; Lewis Dodson <ldodson@jamesislandsc.us>
Subject: Fort Sumter Drive Traffic

CAUTION: This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments

Dear Mayor Lyons,

My name is Catherine (Kate) Peerenboom Lackey, and I've lived in Lawton Bluff for seven years. Our neighborhood is facing significant safety concerns due to speeding drivers using our streets as shortcuts to Harborview Road. While I understand the need for speed bumps on Waites Drive, I respectfully request that any such measures be part of a comprehensive plan for all streets feeding into Harborview, to prevent simply shifting the problem elsewhere. The narrow, winding roads of our neighborhood are not designed for high-speed traffic, and this creates real dangers for pedestrians and cyclists.

Thank you for your consideration, and I look forward to discussing this further at the upcoming Town Council meeting.

Sincerely,
Catherine (Kate) Peerenboom Lackey

Frances Simmons

From: Rodella M German <rmcannon88@gmail.com>
Sent: Thursday, November 20, 2025 1:14 PM
To: Frances Simmons
Subject: Notice of Concern in Behalf of the Swim Program

CAUTION: This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments

To whom it may concern,

Thank you to the mayor and council for supporting the Gullah Swim Program this past summer; it was a remarkable success, and participants appreciated the town's partnership with local churches. The program has had a positive impact on children and parents who cannot afford swimming lessons, addressing a major issue of drowning in the Lowcountry. We hope to continue the program to help reduce swim tragedies on James Island and appreciate your ongoing support, especially as budgets become tighter. This initiative prepares and protects our children, potentially saving lives.

--

Sincerely, Rodella on Behalf of William German III

STATE OF SOUTH CAROLINA)
) MUTUAL LEASE
COUNTY OF CHARLESTON) TERMINATION AGREEMENT

This **MUTUAL LEASE TERMINATION AGREEMENT** (this "**Termination**") is made effective as of the _____ day of _____, 2025, by and between **JT 187, LLC ("JT187")** and **JT 165, LLC ("JT165")**, both JT187 and JT165 being South Carolina limited liability companies (with JT187 and JT165 collectively referred to herein as the "**Original Landlord**") **1707 Santee, LLC**, a South Carolina limited liability company (the "**Landlord**"), and **Town of James Island** (the "**Tenant**").

Statement of Facts

Original Landlord and Tenant executed that certain Parking Lot Lease Agreement dated August 22, 2017 (the "***Lease***") wherein the Original Landlord leased to Tenant and Tenant rented from Original Landlord certain premises described as that certain property having street addresses of 1707 and 1711 Santee Street, Town of James Island, SC, having Charleston County TMS# 425-02-00-187 and TMS# 425-02-00-165 (the "***Premises***"), as more particularly described in the Lease. Original Landlord, Landlord and Tenant are individually referred to herein as "**Party**" and collectively as "**Parties**"

The initial term of the Lease is set to expire at midnight on September 2, 2027.

Landlord will soon purchase or has purchased the Premises from Original Landlord (the “**Closing**”) pursuant to that certain real estate contract by and between Landlord and Original Landlord.

Original Landlord has previously or will assign the Lease to Landlord at the Closing.

Original Landlord, Landlord and Tenant now desire to cancel and terminate the Lease, to end the term thereby demised, and to release each other from their respective past, current or future obligations under the Lease, subject to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, Landlord and Tenant agree as follows:

1. Termination. The Lease shall be cancelled and terminated, and the term demised shall terminate as of 11:59 p.m. on **December** ____, **2025** (the "***Cancellation Date***") with the same force and effect as if the term of the Lease was fixed on the Cancellation Date, subject, however, to the conditions set forth herein.

2. Condition Precedent to Termination. This Termination effective as of the Cancellation Date is *contingent upon* (i) the consummation of Closing between Landlord and Original Landlord; (ii) the Original Landlord Assigning the Lease to Landlord, (iii) Tenant executing this Termination on or before **December _____, 2025**; (iv) Tenant paying Landlord a

buyout payment in the sum of Thirty-Four Thousand and No/100 Dollars (\$34,000.00) (the "***Buyout Payment***") on or before the Cancellation Date; and (v) Tenant surrendering the Premises pursuant to the applicable terms and conditions of Section 17 of the Lease. Original Landlord, Landlord and Tenant acknowledge that Tenant shall not be required to sweep the Premises and lock any doors and windows and there are no keys to the Premises to return. The Parties further acknowledge that Tenant has no duties under the Lease to pay for any utilities. Tenant's sole duty upon Termination of the Leases shall be to remove all trash and refuse from the Premises that is present on or before the Cancellation Date. Should Tenant fail to meet the aforementioned condition, the Lease shall remain in full force and effect, this Termination will be void.

3. Release of Liability. Conditioned on the performance by the parties of the provisions of this Termination, on the Cancellation Date, Original Landlord, Tenant and Landlord shall be fully, mutually and unconditionally released and discharged each other from their respective past, current or future obligations arising from or connected with the Lease. This Termination shall fully and finally settle all demands, charges, claims, accounts, causes of action of any nature whether in tort or in contract, damages including both known and unknown claims and causes of action that arose out of, or in connection with, the Lease and it constitutes a mutual release with respect to the Lease.

4. Representations of Parties. Each party represents that it has not made any further assignment, sublease, transfer, conveyance or other disposition of the Lease, or interest in the Lease, or any claim, demand, obligation, liability, action or cause of action arising from the Lease.

5. Amendment; Successors. This Termination may be amended only in writing signed by both parties and shall be binding upon and inure to the benefit of the parties to it, their respective heirs, successors and assigns.

6. Entire Agreement. This Termination contains the entire agreement between Original Landlord, Landlord and Tenant as to the subject matter hereof, and there are no other terms, conditions, promises, undertakings, statements, covenants, representations or warranties, express or implied, other than those explicitly contained herein.

7. Counterparts. In order to facilitate execution, this Termination may be executed in multiple counterparts, which shall together constitute one original instrument.

(signature pages attached)

IN WITNESS WHEREOF, the parties have hereunto set their respective hands and seals on the day and year first above written.

LANDLORD:

1707 Santee, LLC
a South Carolina limited liability company

Witness as to Landlord

_____[Seal]
By: Anton J. Sedalik, III
Its: Manager

TENANT:

Town of James Island

Witness as to Tenant

By: Frances H. Lyon
Its: Mayor

ORIGINAL LANDLORD:

JT 187, a South Carolina Limited Liability Company

Witness as to Tenant

By: _____
Its: _____

JT 165, a South Carolina Limited Liability Company

Witness as to Tenant

By: _____
Its: _____

TENANT ESTOPPEL CERTIFICATE

Town of James Island ("Tenant"), with the understanding that **801 Folly, LLC and/or its assigns ("Purchaser")** will rely upon Tenant's agreements and representations made in this Certificate (i) in purchasing certain real property located at 1707 Santee Street, Charleston, SC 29412, having TMS 425-02-00-187 and 1711 Santee Street, Charleston, SC, having TMS 425-02-00-165 (the "**Property**") and (ii) assuming the lease between Tenant and **JT 187, LLC and JT 165, LLC** (collectively "**Landlord**"), and that **Pinnacle Bank ("Lender")** will also rely upon Tenant's agreements and representations made in this Certificate in making one or loans to Purchaser (and/or others) to, among other things, finance Purchaser's acquisition of the Property, hereby certifies, represents, warrants and agrees as follows that to the best of the Tenant's actual knowledge, actual knowledge being the knowledge of Mayor Frances H. Lyon in her capacity as the mayor of the Town of James Island:

Tenant is the tenant under that certain Parking Lot Lease dated August 22, 2017 (the "**Lease**"), concerning Tenant's lease and occupancy of the Property for parking purposes. The Lease contains all of the understandings and agreements between Tenant and Landlord and is in existence and in full force and effect without modification, addition, extension or renewal on the date hereof, except as specifically noted above. A true, correct and complete copy of the Lease, and all endorsements, modifications, supplements, guarantees and other agreements relating thereto is attached hereto as **Exhibit A**.

Tenant is in actual possession of the Leased Premises and all work required to be completed pursuant to the Lease has been satisfactorily completed.

The current term of the Lease commenced on September 1, 2017, and will expire at midnight on September 2, 2027. The Lease does not provide for any automatic renewals or additional option period(s), **except as follows**: Lease Paragraph 2 states: "At termination of this lease, the terms and provisions shall automatically be extended for successive one (1) month periods. If Tenant intends to vacate the premises after the initial term, Tenant shall give Landlord thirty (30) days written notice from the date that rent is due. In the event Landlord desires to sell the Property during the term of this Lease, such conveyance shall be made subject to the rights of the Tenant hereunder. Landlord may terminate the extended rental term by giving Tenant sixty (60) days written notice."

Tenant commenced the payment of rent on September 1, 2017, and has paid rent and all other charges due under the Lease through _____. The current Base Rent payable by Tenant under the Lease is \$1,600.00 for TMS No. 425-02-00-187 and \$1,200.00 for TMS No. 425-02-00-165 per month together with Additional Rent in the amount of \$N/A per **month OR year (CIRCLE ONE)**. No rent under the Lease has been or will be paid more than thirty (30) days in advance of its due date. There exists no dispute between Landlord and Tenant as to the Base Rent as provided in the Lease. Tenant has no agreement with Landlord concerning free rent, partial rent, rebate of rental payments or any other type of rental concession, **except as follows**: _____

The Leased Premises, including any improvements required by the terms of the Lease to be made by Landlord, have been completed to the satisfaction of Tenant and Tenant has accepted possession of the same pursuant to the Lease. All construction obligations and other material obligations relating to the preparation of the Premises for occupancy by Tenant to be performed by Landlord pursuant to the Lease have been satisfied. All payments, if any, required to be made by Landlord to the Tenant for any leasehold improvements have been made.

Tenant has delivered a security deposit to Landlord in the amount of \$N/A.

Tenant has no exclusive business rights, rights of first refusal, rights of first offer, options to purchase or other rights to expand or purchase the Premises or any other part of the building(s) or land upon which the Premises is located, **except as follows:**

As of the date of this Certificate: (a) neither Tenant nor Landlord is in default under any of the terms of the Lease; (b) all obligations and conditions under the Lease to be performed to date by Landlord have been satisfied; (c) no event has occurred which, with the passage of time or the giving of notice or both, would constitute an event of default by Landlord under the Lease; and (d) Tenant has no current defenses or claims against Landlord or rights of offset against any rents payable to Landlord under the Lease or otherwise.

Tenant has not assigned the Lease nor sublet, licensed, mortgaged or otherwise encumbered all or any portion of the Premises, **except as follows:** _____

Tenant has received no notice by any governmental authority or person claiming a violation of, or requiring compliance with, any federal, state or local statute, ordinance, rule, regulation or other requirement of law, for environmental contamination at the Premises and no hazardous, toxic or polluting substances or wastes have been generated, treated, manufactured, stored, refined, used, handled, transported, released, spilled, disposed of or deposited on, in or under the Premises.

No petition has been filed by or against Tenant or any guarantor of the Lease for protection under bankruptcy, creditor's rights, insolvency or other similar statutes.

Intending to be legally bound, Tenant hereby consents and agrees as follows:

(a) Tenant acknowledges and consents to Landlord's assignment of the Lease and the rents to be paid thereunder to Purchaser.

(b) Without Purchaser's prior written consent, Tenant will not amend, modify, supplement or terminate the Lease. Further, Tenant will not seek to terminate the Lease by reason of any act or omission of Landlord unless and until Tenant shall have provided to Purchaser written

notice of such act or omission and a reasonable period of time following the giving of such notice during which Purchaser shall have the right (but not the obligation) to remedy such act or omission.

(c) Tenant agrees to send to Purchaser copies of all notices of a material nature given by Tenant and received from Landlord pursuant to the Lease, including, without limitation, all notices of default.

(d) Upon receipt of written notice from Purchaser directing that all rents coming due under the Lease be paid directly to Purchaser, Tenant agrees to comply with such directions and, at such time Purchaser requests, Tenant agrees to recognize Purchaser as its landlord under the Lease.

(e) All notices or communications to be given by Tenant to Purchaser shall be forwarded to Purchaser at the following address:

**801 Folly, LLC
720 King Street, Suite B
Charleston, SC 29403
Attn: Trey Sedalik
Email: trey@prospectrep.com**

(f) All notices to be given to Tenant shall be forwarded to Tenant at the address for Tenant as follows:

**Tenant:
Town of James Island
1122 Dills Bluff Rd.
James Island, SC 29412
Attention: Mayor Frances H. Lyon
Email: blyon@jamesislandsc.us**

(signature pages attached)

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be duly executed and delivered this _____ day of _____, 2025.

WITNESSES:

TENANT:

Town of James Island

By: _____

Name: Frances H. Lyon

Title: Mayor

The undersigned certifies that the above certifications are true as of this _____ day of _____, 2025.

LANDLORD:

JT 187, LLC

By: _____

Name: _____

Title: _____

JT 165, LLC

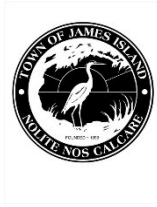
By: _____

Name: _____

Title: _____

EXHIBIT A

COPY OF THE LEASE (AND ALL AMENDMENTS)



2026 Town of James Island Meeting Schedule

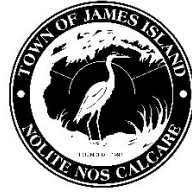
Meeting date/time subject to change

2026 Town Council Meeting Schedule @ 7:00 PM

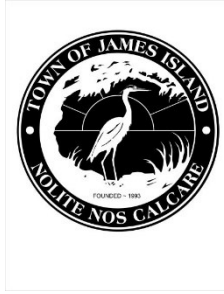
Thursday, January 15
Thursday, February 19
Thursday, March 19
Thursday, April 16
Thursday, May 21
Thursday, June 18

Thursday, July 16
Thursday, August 20
Thursday, September 17
Thursday, October 15
Thursday, November 19
Thursday, December 17

2026 Town of James Island Holiday Schedule



New Year's Day	Thursday, January 1
Martin Luther King, Jr. Birthday	Monday, January 19
President's Day	Monday, February 16
Good Friday	Friday, April 3
Memorial Day	Monday, May 25
Juneteenth Observance	Friday, June 19
Independence Day	Friday, July 3
Labor Day	Monday, September 7
Veterans Day	Wednesday, November 11
Thanksgiving Day	Thursday, November 26
Day after Thanksgiving	Friday, November 27
Christmas Eve	Thursday, December 24
Christmas Day	Friday, December 25
Day after Christmas	Monday, December 28



Mayor's Report
December 18, 2025, Town Council Meeting

Meeting with Dominion

- Distribution line trimming
- Transmission line trimming

Update on Community Business Academy

- Graduation, December 5
- Community Business Academy Spring Session

Update on the Art and Community Center at the Hillman Lot

- Continue to meet with our team, permitting submitted

Grace Triangle Park

- Update on Community Meeting, December 1
- Surveys

Pet Helpers

- Vaccine Clinic held December 5

James Island Outreach

- Senior Food Box Distribution held December 12

Met with New City Councilwoman, Leslie Skardon

- Discussed Joint City and Town Projects



December 2025 Finance Report

This monthly financial summary report is for the period ending November 30, 2025; the fifth month of our 2025-2026 Fiscal Year or about 41.66% of the way completed.

Most budget items and the departments overall are at or below budget. I've highlighted a few items that stand out, and I am happy to answer any questions you may have.

Revenues:

Overall, revenues are currently at 38.2% to budget. I would only point out that we received more MISCELLANEOUS revenue due to the insurance claim from the tree falling on the truck, in addition to the fundraiser that was held for James Island Outreach at the October Town Market.

Additionally, the Town Market is doing outstanding. This means that the income line item for the vendor payments will need to be increased with a future amendment.

Expenses:

Administration (overall at 32.4% of budget)

- Information Services: The large amount in November is due to our annual subscription to the GOGov request and permitting platform that we use.
- Insurance: The large amount in November is due to our annual state accident insurance payment.
- Miscellaneous: For a future amendment, I realized we did not have an administrative miscellaneous expense line. Specifically I needed it for a business license refund in November. This item wouldn't need much, but should be present.

Public Works (overall at 46.3% due to reimbursable stormwater projects)

Code Enforcement (at 1.8% of budget)

Planning, Zoning, & Permitting (at 23.2% of budget)

Emergency Services / CERT (at 8.5% of budget)

- Mobile Devices: Will need to be adjusted. But please note we have this expense down \$80 a month from the beginning of the year.

Facilities, Parks, & Equipment (at 24.5% of budget)

- Facility Rental Deposit Returns are an item that we may be guessing at all year and may need to be amended. This is the return of a security deposit when the rental of our spaces is complete.
- Supplies for FPE is running higher at the moment, primarily due to the resupply of contractor grade lawn bags.

Community Services (at 22.2% of budget)

- Community Service Contributions and Community Tutoring Programs will need adjustment after the groups receive their funding. Checks have been issued and the payment for the Lowcountry Local First group was made in December for \$4,850. Council had approved \$29,800. While adjustment is needed, it is well below what was authorized.
- Community Tutoring Programs had another amount for the County space rental which brought the total for this fiscal year to \$9,925.
- Special/Community Events is running a little high. This item has included expenses for several events lately and will need to be amended.

Island Sheriff's Patrol (at 47.4% of budget)

- With additional deputy shifts, you can see the department is running over budget and we will likely need to amend this later in the fiscal year.

HTAX Fund

- In the HTAX Operating Fund, the only item to watch is the expenses for the Town Market. It is a little high at the moment due to purchases for promotional items and t-shirts that will be sold.
- Capital HTAX projects will begin to get into gear soon with the JIACC construction project.

ATAX Fund

- ATAX revenues are beginning to come in from the State and County.

Mike Hemmer – Finance Director

Town of James Island

Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026
AMENDED October 2025

Town of James Island Monthly Budget Report				1st Quarter		2nd Quarter		3rd Quarter			4th Quarter			TOTAL		BUDGETED			
					November(5 months is 41.66% of the fiscal year)														
				July	August	September	October		December	January	February	March	April	May	June				
40000 GENERAL FUND REVENUE																			
40010	Brokers & Insurance Tax Program															168,519	750,000	22.5%	
40011	Brokers Tax Program (BTP)			163,587	-	-	-		-							163,587	166,087	98.5%	
40012	Insurance Tax Program (ITP)			-	4,865	67	-		-							4,932	583,913	0.8%	
40015	Building Permit Fees			-	5,016	1,431	1,436		-							7,882	15,000	52.5%	
40020	Business Licenses			26,493	115,176	17,598	97,511		8,182							264,960	480,000	55.2%	
40025	Donations/Contributions			-	-	-	0		-							-	-		
40050	Facility Rental Fees			(50)	725	2,150	2,000		1,900							6,725	7,500	89.7%	
40060	Filing Fees			-	400	-	-		-							400	400	100.0%	
40070	Franchise Fees			1,128	28,924	-	1,035		27,941							59,029	320,000	18.4%	
40080	Interest Income			37,531	21,827	21,426	24,191		22,605							127,580	250,000	51.0%	
40090	LOP - Alcohol Liceneses			-	-	-	2,000		-							2,000	6,000	33.3%	
40100	Local Assessment Fees			4,050	-	2,001	-		-							6,051	6,100	99.2%	
40110	Local Option Sales Tax						-									873,108	1,935,000	45.1%	
40112	LOST - Property Tax Credit Fund			-	123,369	244,451	117,046		114,125							598,991	1,330,000	45.0%	
40114	LOST - Municipal Fund			-	56,732	112,141	52,385		52,858							274,117	605,000	45.3%	
40120	Miscellaneous Income			696	215	-	3,287		10,524							14,721	1,500	981.4% due to auction, insurance	
40200	Planning & Zoning Fees															13,931	26,000	53.6%	
40202	Accessory Structure			-	-	-	-		-							-	-		
40204	BNB Permit			81	106	-	-		-							188			
40206	Board of Zoning Appeals			-	-	-	500		250							750			
40208	Clearing & Grubbing			25	-	-	-		-							25	-		
40209	Commercial Zoning Permit			350	100	150	175		50							825	-		
40210	Demolition			-	-	-	-		-							-			
40212	Exempt Plat			-	-	-	-		-							-			
40214	Home Occupation			175	150	50	175		100							650	-		
40216	Residential Zoning Permit			2,220	1,940	1,550	1,515		1,375							8,600	-		
40218	Rezoning Application			-	-	-	-		-							-			
40220	Sign Permits			-	-	100	-		-							100			
40222	Site Plan Review			-	-	-	-		-							-			
40224	Special Events			25	-	-	-		-							25	-		
40226	Temporary (Firework/Tree Stand)			83	-	200	100		225							608	-		
40228	Tree Permits			500	275	300	400		375							1,850	-		
40230	Subdivision Application			180	-	-	130		-							310	-		
40250	Stormwater Fee Reimbursment for Projects			30,000	-	67,468	-		-							97,468	400,000	24.4%	
40300	State Aid to Subdivisions			-	78,819	-	78,819		-							157,638	315,000	50.0%	
40310	Telecommunications Tax Program (TTP)			-	-	23	-		-							23	14,000	0.2%	
40315	Town Market Vendor Payments			1,165	-	1,912	775		840							4,692	5,500	85.3%	
40320	Homestead Exemption			46,285	-	-	-		-							46,285	46,285	100.0%	
40500	Grants			-	5,192	-	-		-							5,192	5,192	100.0%	
41000	Transfers In				-	-	-		-							-	271,930		
41010	State ATAX Allowance (25,000)			-	-	-	-		-							-	25,000		
41015	State ATAX Additional %			-	-	-	-		-							-	2,500		
41020	Transfer from HTAX for Public Safety of Tour Areas			-	-	-	-		-							-	150,000		
41025	Transfer from State ATAX for New JIACC Construc.			-	-	-	-		-							-	84,000		
41030	Transfer from County ATAX for New JIACC Const			-	-	-	-		-							-	10,430		
41035	Transfer in from Tree Fund			-	-	-	-		-							-	-		
				314,525	443,830	473,018	383,480		241,350	-	-	-	-	-	-	1,856,204	4,855,407	38.2%	
																% of Budget:		38.2%	

Fiscal Year 2025 - Ending June 2026
AMENDED October 2025

Town of James Island Monthly Budget Report												
1st Quarter				2nd Quarter			3rd Quarter			4th Quarter		
				November(5 months is 41.66% of the fiscal year)								
		July	August	September	October	December	January	February	March	April	May	June
51000 ADMINISTRATION												
51001	Salaries	52,246	54,913	55,355	82,791	55,518						
51005	Benefits - Staff	21,710	22,170	22,548	33,628	22,717						
51010	Advertising	249	-	-	-	64						
51012	Audit	-	-	-	-	-						
51015	Banking			-	0							
51016	Bank Charges	69	130	42	128	63						
51017	Bank Charges - Credit Card	-	-	-	-	-						
51020	Codification	263	88	-	-	-						
51025	Copier	-	473	264	270	270						
51030	Dues, Memberships, and Subcriptions	132	243	138	274	22						
51035	MASC Membership	-	-	-	-	-						
51037	Business License Contract Fees	-	934	-	-	-						
51040	Elections	-	-	-	-	-						
51050	Employees											
51051	Employee Appreciation	145	-	112	461	523						
51052	Employee Screening	-	-	-	-	180						
51053	Employee Training and Travel	-	-	446	21	-						
51055	Uniforms	-	204	-	-	-						
51060	Equipment/Software/Maintenance	-	-	-	-	-						
51070	Grant Writing Services	-	-	1,299	-	-						
51080	Information Services	3,955	774	17,515	6,684	27,967						
51090	Insurance	-	-	-	2,816	15,384						
51110	Legal Services	14,130	11,210	9,028	25,543	18,458						
51115	Legal Settlement	-	-	-	-	-						
51120	Miscellaneous	-	-	-	-	90						
51130	Mileage Reimbursement	-	-	-	-	-						
51150	Postage	5,316	214	-	-	212						
51160	Professional Services	7,632	-	4,000	-	-						
51200	Supplies	1,091	1,281	412	1,662	554						
		107,496	93,271	111,159	154,277	142,021	-	-	-	-	-	-
% of Budget:												33.4%
52000 ELECTED OFFICIALS												
52001	Salaries	5,385	5,385	5,385	8,077	5,385						
52005	Benefits - Elected Officials	6,185	6,185	6,185	9,278	6,185						
52030	Council Expenses	53	-	80	107	107						
52040	Mayor Expense	194	301	-								
52053	Training	-	-			250						
		11,818	11,871	11,650	17,462	11,927	-	-	-	-	-	-
% of Budget:												32.4%

Fiscal Year 2025 - Ending June 2026
AMENDED October 2025

Town of James Island Monthly Budget Report																
1st Quarter					2nd Quarter			3rd Quarter			4th Quarter					
					November(5 months is 41.66% of the fiscal year)											
		July	August	September	October		December	January	February	March	April	May	June	TOTAL	BUDGETED	
53000 PUBLIC WORKS																
53030	Dues, Memberships, and Subscriptions (PW)	-	-	-	255	-								255	800	31.9%
53060	Equipment / Software PW (non-cap)	-	87	-	-	-								87	4,000	2.2%
53070	Groundskeeping	2,228	13,283	1,576	1877	4,507								23,470	80,000	29.3%
53130	Mileage Reimbursement (PW)	-	-	-	-	-								-	-	
53160	Professional Services PW	-	-	-	-	-								-	10,000	
53162	Engineering Services	-	2,572	6,180	-	668								9,419	20,000	47.1%
53170	Projects PW (non-cap)	-	6,250		-	-								6,250	35,000	17.9%
53175	Stormwater Expenses (sent to County for Reimbursement)	2,250	68,803	1,238	-	825								73,115	85,000	reimbursable
53176	County Stormwater Fee Payments	-	-	-	-	-								-	-	
53180	Public Outreach	-	-	-	-	-								-	300	
53190	Signage	(1,564)	-	1,224	-	1,345								1,004	7,000	14.3%
53200	Supplies PW	82	-	92	69	331								574	4,500	12.8%
		17,996	90,994	10,309	2,201	7,675	-	-	-	-	-	-	-	114,175	246,600	46.3%
														% of Budget: 46.3%		
54000 CODE ENFORCEMENT (ZONING/LIVABILITY)																
54010	Animal Issues	-	-	-	-	-								-	2,000	
54030	Dues, Memberships, and Subscriptions (CE)	-	-	-	-	-								-	200	
54053	Employee Training (CE)	-	-	-	-	-								-	500	
54060	Equipment / Software (CE)	-	-	-	-	-								-	500	
54065	Inoperable Vehicle Towing	-	-	-	-	-								-	1,500	
54070	Overgrown Lot Clearing	-	-	-	-	-								-	4,000	
54200	Supplies (CE)	-	164	-	-	-								164	500	32.8%
54300	Unsafe Buildings Demolition	-	-	-	-	-								-	-	
		-	164	-	-	-	-	-	-	-	-	-	-	164	9,200	1.8%
														% of Budget: 1.8%		
55000 PLANNING, ZONING, PERMITTING																
55010	Advertising	160	112	-	-	110								382	1,000	38.2%
55020	Arborist Reports	-	2,150	-	1,400	-								3,550	10,000	35.5%
55030	Dues, Memberships, and Subscriptions (PZP)	-	-	-	-	-								-	400	
55060	Equipment / Software (PZP)	-	377	-	-	264								641	1,000	64.1%
55150	Postage (PZP)	-	-	-	-	-								-	400	
55160	Professional Services (PZP)	-	3,754	2,145	-	2,310								8,209	35,000	23.5%
55180	Public Outreach (PZP)	-	-	-	-	-								-	2,500	
55200	Supplies (PZP)	-	-	-	-	-								-	400	
55400	Planning Commission	150	250	50	250	-								700	5,000	14.0%
55500	Board of Zoning Appeals	-	-	-	-	150								150	3,000	5.0%
		310	6,643	2,195	1,650	2,834	-	-	-	-	-	-	-	13,631	58,700	23.2%
														% of Budget: 23.2%		

Fiscal Year 2025 - Ending June 2026
AMENDED October 2025

Town of James Island Monthly Budget Report															
1st Quarter				2nd Quarter			3rd Quarter			4th Quarter					
				November(5 months is 41.66% of the fiscal year)											
		July	August	September	October		December	January	February	March	April	May	June	TOTAL	BUDGETED
56000 EMERGENCY SERVICES / CERT															
56053	Employee Training and Travel	-	-	-	-	-								-	2,500
56060	Equipment / Software (ESC)	-	-	-	-	-								-	1,000
56062	Radio Contract	861	-	861	-	-								1,722	3,400
56065	Mobile Devices	281	241	241	241	203								1,205	1,500
56070	Generator Maintenance	-	-	429	-	-								429	2,500
56180	Public Outreach (ESC)	-	-	-	-	-								-	500
56200	Supplies (ESC)	-	-	457	-	-								457	10,000
56220	PPE	-	-	16	97	22								135	4,500
56240	Response Supply Kits	-	-	-	-	-								-	1,620
56300	MISC - Emergency Management	281	281	281	-	-								843	843
55150	Meals	-	-	156	-	-								156	156
55160	Accommodations	-	-	-	-	-								-	-
55180	Fuel/Mileage	-	-	-	-	-								-	-
55200	Other	-	-	-	-	-								-	-
56500	Emergency Activations	-	-	-	-	-								-	30,000
56800	Teen CERT Program	-	-	-	-	-								-	-
		1,422	521	2,441	338	224	-	-	-	-	-	-	-	4,948	58,519
														% of Budget: 8.5%	
57000 FACILITIES, PARKS & EQUIPMENT															
57060	Equipment, Funitures, Fixtures (non-cap)	-	-	259	827	80								1,166	3,000
57070	Facilty Rental Deposit Returns	-	-	100	1,350	800								2,250	1,000
57080	Facilities Maintenance	232	2,707	200	505	1,785								5,429	25,000
57100	Facility Upgrades / Construction (non-cap)	-	-	2,325	-	-								2,325	4,000
57120	Fire Safety / First Aid	1,080	-	250	-	-								1,330	1,330
57150	Janitorial	1,650	1,650	1,650	1,650	1,650								8,250	21,500
57160	Rent - Storage Unit	-	145	145	145	145								580	1,750
57170	Security Monitoring	222	59	403	-	89								773	4,000
57180	Street Lights	15,724	15,832	550	31,709	-								63,815	180,000
57190	Utilities	3,155	2,371	894	3,762	838								11,020	35,000
57200	Supplies	-	-	-	1,056	692								1,749	1,500
57250	Vehicle and Equipment Fuel	-	670	203	401	189								1,464	6,500
57260	Vehicle and Equipment Maintenance	40	456	133	348	378								1,356	18,000
57300	NON-HTAX Maintenance				-									1,850	120,000
57310	Dog Stations	183	-	-	187									371	18,000
57320	Brantley Park	-	-	-	-									-	2,000
57330	Dock Street Park	-	-	85	-									85	10,000
57340	Hillman Lot	-	-	-	-									-	10,000
57350	Mill Point Park	-	-	-	875	49								924	50,000
57360	Pinckney Park	-	410	-	60									470	30,000
		22,287	24,302	7,197	42,876	6,696	-	-	-	-	-	-	-	103,357	422,580
														% of Budget: 24.5%	

Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026
AMENDED October 2025

		1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTALBUDGETED		
		July	August	September	October	November(5 months is 41.66% of the fiscal year)	December	January	February	March	April	May	June			
58000 COMMUNITY SERVICES																
58010	Business Development Council	-	-	-	-	-	-							-	500	
58020	Children's Council	-	-	-	-	167	-							167	1,500	
58030	Community Service Contributions	-	-	-	3,190	-	-							3,190	40,000	8.0%
58040	Community Tutoring Programs	9,925	-	-	-	-	-							9,925	8,155	121.7%
58050	Crime Watch Materials	-	-	-	-	-	-							-	-	
58060	Drainage Council	-	-	-	-	-	-							-	500	
58070	History Commission	-	375	300	27	288	-							989	6,000	16.5%
58080	James Island Pride	-	174	83	291	-	-							548	6,000	9.1%
58085	Helping Hands	-	199	-	-	-	-							199	2,000	9.9%
58090	Neighborhood Council	-	-	-	-	-	-							-	2,800	
58100	Repair Care Program	8,829	-	-	-	-	-							8,829	40,000	22.1%
58200	Special / Community Events	-	1,080	90	1,580	1,605	-							4,355	6,000	72.6%
58210	Tree Council	44	-	-	785	-	-							828	5,000	16.6%
58220	Youth Sports Program with CHS	-	-	-	-	-	-							-	12,200	
		18,798	1,828	473	5,873	2,060	-	-	-	-	-	-	-	29,031	130,655	22.2%
		% of Budget: 22.2%														
59000 ISLAND SHERIFF'S PATROL																
59001	ISP Salaries	24,928	41,270	35,991	55,318	40,885	-							198,391	400,000	49.6%
59005	ISP Benefits	7,477	11,921	10,295	15,981	11,812	-							57,486	116,000	49.6%
59020	ISP Operating Costs (radio, fuel, maint, WL, vehicle use)	3,278	40	40	40	4,770	-							8,168	20,000	40.8%
59100	ISP Dedicated Officer	21,856	-	-	-	22,592	-							44,447	115,005	38.6%
		57,538	53,231	46,326	71,339	80,058	-	-	-	-	-	-	-	308,492	651,005	47.4%
		% of Budget: 47.4%														
60000 TREE FUND																
60010 60020	PRIOR TREE FUND BALANCE														(9,005)	
	ESTIMATED FY REVENUE					511									2,500	
															(6,505)	
	Tree Maintenance and Care	-	-	-	-									-	10,000	
	Tree Planting	-	-	-	-									-	1,200	
	Transfer to GF	-	-	-	-										-	
															11,200	
		-	-	-	-	511	-	-	-	-	-	-	-	End Balance	(17,705)	

Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026
AMENDED October 2025

Town of James Island Monthly Budget Report																															
1st Quarter															2nd Quarter		3rd Quarter			4th Quarter											
															November(5 months is 41.66% of the fiscal year)																
															July	August	September	October	December	January	February	March	April	May	June	TOTAL	BUDGETED				
62000 CAPITAL PROJECTS (non HTAX)																															
ROAD / SIDEWALK INFRASTRUCTURE																															
62014	Dill's Bluff Sidewalk III & IV																	-	-	1,080	398	-							1,478	15,000	9.9%
62022	Regatta Road Sidewalk																	-	-	-	-	-							-	-	
62030	Nabors I																	-	-	-	-	-							-	235,000	
62034	Greenhill - Honeyhill Drainage/Paving																	-	-	-	-	-							-	58,800	
62040	Traffic Calming Projects																	-	-	6,711	60	173							6,944	35,000	19.8%
62050	Other Road / Sidewalk Projects																	-	-	-	-	-							-	-	
TOTAL Road / Sidewalk Infrastructure																		-	-	7,791	457	173	-	-	-	-	-	-	8,421	343,800	
DRAINAGE / SEWER PROJECTS																															
62060	RIA Sewer Project (connections)																	-	-	-	-	-							-	-	
62062	Additional Sewer Connections																	-	-	-	-	-							-	-	
62065	James Island Creek Sewer Expansion Match																	-	-	-	-	-							-	230,043	
62100	Oceanview-Stonepost Drainage I & II																	-	-	-	-	-							-	-	
62105	Quail Run Drainage																	23,018	-	-	-	-							23,018	23,018	100.0%
62110	Woodhaven Drainage																	23,018	-	-	-	-							23,018	23,018	100.0%
62200	Other Drainage / Sewer Projects																	-	-	-	-	-							-	15,000	
62210	Cecil Circle																	-	-	-	-	31,127							31,127	35,000	
TOTAL Road / Sidewalk Infrastructure																		46,035	-	-	-	31,127	-	-	-	-	-	-	77,162	326,079	23.7%
New Construction JIACC (non-HTAX portion)																		-	-	-	-	-							-	-	
62522	New Construction JIACC (ATAX match)																	-	7,184	-	-	-							7,184	21,000	34.2%
62600	Audio / Visual Upgrades																	-	-	-	-	-							-	15,000	
62610	Public Works Equipment to Capitalize																	-	-	-	-	-							-	1,500	
62620	Vehicle Purchase																	26,131	-	-	-	-							26,131	47,399	55.1%
62650	Town Hall																	-	-	-	-	2,675							2,675	64,000	
62655	Shutters and Deck																	-	-	-	-	-							-	30,000	
62660	Computer Equipment																	-	-	-	-	-							-	23,000	
65670	Phone System																	-	-	-	-	-							-	11,000	
62700	Parks and Other																	-	-	-	-	-							-	200,000	
62710	Brantley (non-HTAX eligible)																	-	-	-	-	-							-	-	
62720	Dock Street (non-HTAX eligible)																	-	-	-	-	-							-	100,000	
62730	Mill Point (non-HTAX eligible)																	-	-	-	-	4,427							4,427	100,000	
62740	Pinckney (non-HTAX eligible)																	-	-	-	-	-							-	-	
62750	Grace Triangle (non-HTAX eligible)																	-	-	-	-	6,645							6,645	30,000	
62800	Land Acquisition (non-HTAX eligible)																	-	-	-	-	-							-	-	
															72,166	7,184	7,791	457	45,047	-	-	-	-	-	-	132,645	1,048,778	12.6%			
															% of Budget:													12.6%			

Fiscal Year 2025 - Ending June 2026
AMENDED October 2025

Town of James Island Monthly Budget Report																	
1st Quarter				2nd Quarter			3rd Quarter			4th Quarter							
				November(5 months is 41.66% of the fiscal year)													
				July	August	September	October	December	January	February	March	April	May	June	TOTAL	BUDGETED	
HOSPITALITY TAX (HTAX)																	
43000	HTAX BALANCE FROM PRIOR YEAR												3,246,825			55.3%	
	HTAX Revenue						109,029	81,132	65,522	64,319	75,180				395,182		715,000
													% of Budget: 55.3%				
65000 HTAX OPERATING FUND (non-cap)																	
65002	Brantly Park Operating						-	-	-	-	-				-	-	33.3%
65003	Camp and Folly Roads Landscaping Maintenance						-	-	-	-	-				-	3,000	
65005	Community Events						-	2,000	-	-	-				2,000	6,000	
65007	Guide to Historic JI						-	-	-	-	-				-	1,000	
65012	Holiday Decorations						-	-	-	-	-				-	3,000	
65015	Promotional Grants						-	-	-	-	-				-	5,000	40.3%
65016	Rethink Folly Road-Staff time						-	-	-	-	-				-	1,000	
65018	Santee Street Public Parking Lots						1,700	2,800	2,800	2,800	2,800				12,900	32,000	
65020	Town Market						-	-	4,300	817	1,488				6,605	10,000	
65030	JIACC Operations						145	-	-	-	-				145	145	
65300	Public Safety of Tourism Areas (25% of ISP transfer to G						-	-	-	-	-				-	150,000	100.0%
							-	-	-	-	-				-	-	10.3%
TOTAL OPERATING:							1,845	4,800	7,100	3,617	4,288	-	-	-	-	21,650	
65500 HTAX ELIGIBLE CAPITAL PROJECTS																	
65510	Folly Road Beautification						-	-	-	-	-				-	10,000	
65515	Rethink Folly Phase I						-	-	-	-	-				-	400,000	
65516	Rethink Folly Phases II & III						-	-	-	-	-				-	-	
65520	James Island Arts & Community Center Construction						-	-	-	-	750				750	2,000,000	
65529	Brantley Park Improvements						-	-	-	-	-				-	-	
65530	Dock Street Improvements						-	-	-	-	-				-	100,000	
65540	Hillman Lot						-	-	-	-	-				-	-	
65550	Mill Point Improvements						-	-	-	-	-				-	125,000	
65560	Pinckney Park Improvements						-	-	-	-	-				-	-	
65700	Land Acquisition for HTAX uses						-	-	-	-	-				-	1,061,176	
65705	Mill Point Park Acquisition						-	-	-	-	-				-	661,176	
65710	Grace Triangle Park Acquisition						-	-	-	-	-				-	400,000	
65850	Other Park Projects (HTAX share)						-	-	-	-	-				-	-	
65860	Other Tourism Related Projects						-	-	-	-	-				-	5,000	
TOTAL Road / Sidewalk Infrastructure							-	-	-	-	750	-	-	-	-	750	
HTAX ENDING ESTIMATE																	
	Balance from above															3,246,825	
	Revenue															715,000	
	TOTAL AVAILABLE THIS FY:															3,961,825	
	Operating Budget															211,145	
	Projects Budget															3,701,176	
	TOTAL BUDGETED COSTS THIS FY:															3,912,321	
ESTIMATED ENDING FY BALANCE:																49,504	

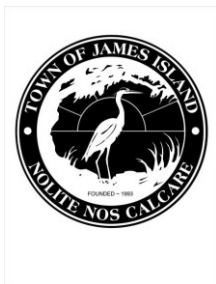
Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026
AMENDED October 2025

Town of James Island Monthly Budget Report				1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTALBUDGETED	
				July	August	September	October	November(5 months is 41.66% of the fiscal year)	December	January	February	March	April	May	June		
ACCOMMODATIONS TAX (ATAX)																	
ATAX Balance from prior year																23,624	
42010	ATAX Revenue - State			-	24,214	-	-	14,074							38,28867,500		
42020	ATAX Revnue - County			-	-	580	-	245							8257,500		
TOTAL REVENUE THIS FY:																75,000	
ESTIMATED FUNDS AVAILABLE THIS FY:																98,624	
68000 ACCOMMODATIONS TAX																	
68010	Tourism Related Expenditures			-	-	-	-	-							-61,930		
68050	Advertising and Promotion			-	-	-	-	150							1505,000		
Transfer to GF																27,500	
																- -	
TOTAL OPERATING:				-	-	-	-	150	-	-	-	-	-	-	-	15094,430	

56.7%
11.0%

Public Works Report



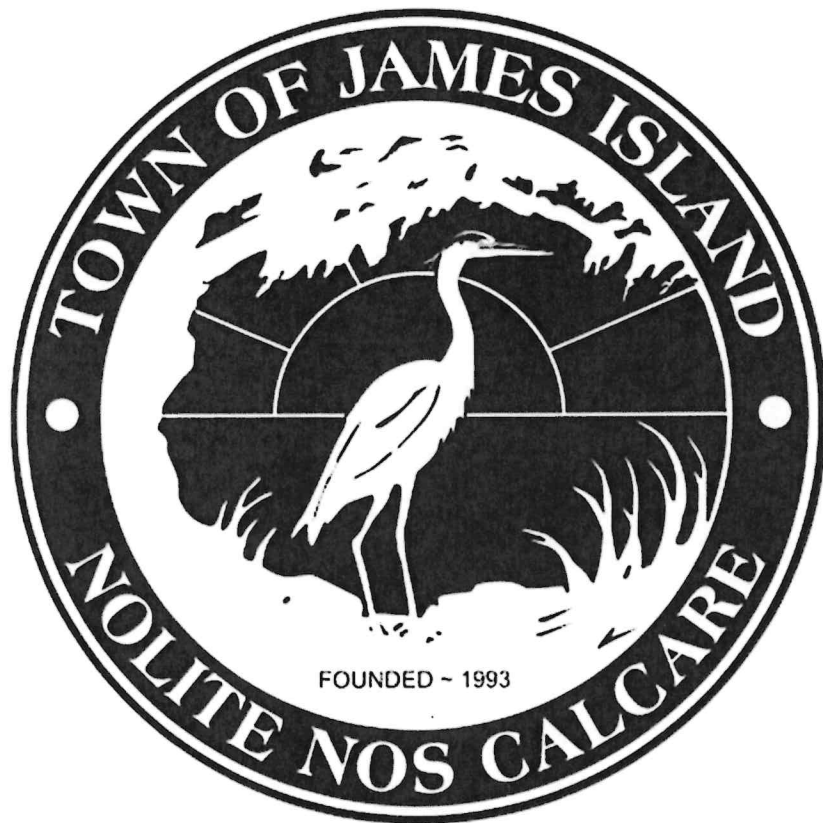
TST Wish List Submitted to County – Mayor Lyon, Laura Cabiness, Mike Hemmer, and Melissa Flick reviewed and discussed potential TST projects for the Town. A formal list was submitted by Mayor Lyon to Charleston County.

Maintenance Work – Town continues to work on re-establishing ditches and clearing culverts and cross pipes. Multiple street signs were replaced and potholes filled by Town staff.

Pipe Repair Estimates – Estimate gathering in progress for repairs to pipes located near N Stiles pond weir, N Mayflower Dr, and Julia St.

Intergovernmental Meeting on potential Regional TST projects – Attended with Mayor Lyon at Charleston City Hall on potential regional TST projects

**TOWN OF JAMES ISLAND
CODE ENFORCEMENT DEPARTMENT
MONTHLY REPORT**



TOWN OF JAMES ISLAND CODE ENFORCEMENT DEPARTMENT MONTHLY REPORT

Code Enforcement Monthly Report

Reporting Month: December 2025

Prepared By: E. Parker Richardson

Date Presented to Council: December 18th, 2025

1. Overview / Department Summary:

Since the last Town Council meeting took place on November 20th to December 18th- There are currently 28 active *Code Requests* and 11 active *Code Enforcement cases*. A total of 2 out of the 11 existing code cases have been closed and a total of 21 out of the 50 existing code requests have been closed; for a gross-resolution percentage of 42% per month.

I have been working closely with Judge Harris on two existing/ long-standing court cases to put together a timely plan of action on the defendant's behalf so that they can be closed.

2. Case Activity Summary:

- New Code Cases that were opened since November 20th: 0
- Code Cases that have been Closed since November 20th: 2
- Total Active (Open) Code Cases: (9)

- New Code Requests that were opened since November 20th: 3
- Code Requests that have been closed since November 20th: 21
- Total Active (open) Requests: (29)

Code Case Types Breakdown (including closed cases):

- Unpermitted Construction: 3
Cases CE-25-0007, CE-25-0003 & CE-24-0012
- Zoning Violations: 4
Cases CE-25-0015, CE-25-0012, CE-25-0011 & CE-25-0004
- Short-Term Rental: 2
Cases CE-24-0010 & CE-24-0014
- Multiple Violations/ Other: 2
Cases CE-25-0024 & CE-25-0023

Code Request Type Breakdown (including closed requests):

- Noise/ Nuisance: 2
- Overgrowth / Vegetation: 1
- Unpermitted Construction: 17
- Multiple Violations/ Other: 1
- Inoperable Vehicles: 1
- Street Signage: 3
(ON HOLD UNTIL SIGN HARDWARE AND STREET SIGNS ARE DELIVERED)
- Unpermitted Use: 3

TOWN OF JAMES ISLAND

CODE ENFORCEMENT DEPARTMENT

MONTHLY REPORT

3. Total Notices & Enforcement Actions:

- Courtesy Notices Issued: 27
- Warning Notices Issued: 27
- Tickets/ Citations Issued: 2
<i>(ONLY FOR THE TWO CURRENT & ON-GOING CODE CASES THAT HAVE GONE TO COURT)</i>	
- Stop-Work Orders: 20
- Follow-Up Inspections Conducted: 27

4. Response & Resolution Metrics:

- Average Response Time: <i>Immediate</i>
- Average Case Resolution Time: <i>2-4 weeks</i>
- Percentage of Cases Resolved This Month: <i>42%</i>

5. Notable Cases / Highlights:

Request #910 (1106 Windward Rd.) has been an on-going case/ issue for 20+ years and is finally in the process of closing because I met and spoke with the owner's family. This case has been a health and safety concern, building code violation, trespassing issues and is an abandoned structure. I got permission from the owner's legal representative to post 4 "No Trespassing" signs on the property to remedy the trespassing issues and health/ safety risk of the trespassing neighborhood kids that were entering the premises. The owner's legal representatives let me know that the property has in fact been sold with an expected closing date of December 18th, 2025. This long-standing case has an end in sight finally!

6. Community Engagement & Education:

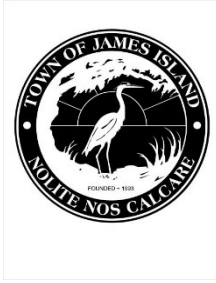
As far as community engagement and education go, I find that a lot of the time, when citizens call to ask questions or make complaints, they prefer to be educated about the Town's Ordinances and how things can be handled by Town staff. They are very appreciative and grateful to understand our responsibilities and processes that take place for certain violations and ordinance infractions.

7. Coordination with Other Departments / Agencies:

I coordinate with the Mayor, Zoning and Planning Department and the Permitting & Licensing Department to address and bring cases to closure in a fair and effective manner.

8. Goals & Plans for Next Month:

I plan to close as many Requests and Code Cases as possible and work efficiently and diligently to stay on top of any forthcoming cases and issues.



Request Use of Town Council Chambers

David Whitaker: whitakerjd61@gmail.com

Coastal Carolina Camelia Society

The following dates are requested for use of the Town Council Chambers for the Coastal Carolina Camelia Society for 2026:

January 18

February 15

March 15

April 19

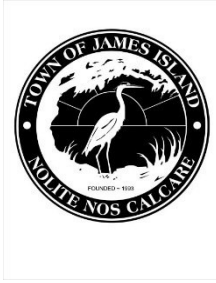
August 16

September 20

October 18

November 15

December 6



Request Use of Town Council Chambers

Society of Financial Awareness (SOFA)
James Woodhead (843) 901-9406

The following dates are requested for use of the Town Council Chambers for the Society of Financial Awareness (SOFA) for 2026:

Tuesday, 1/27/26 (5pm – 8pm)

Thursday, 1/29/26 (9am – 12pm)

Thursday 3/5/26 (5pm – 8pm)

,
Saturday, 3/7/26 (9am – 12pm)

Thursday 5/7/26 (5pm – 8pm)

,
Saturday, 5/9/26 (9am – 12pm)

35-40 People each class

Non – Profit

Deck and Shutters Estimates

Deck-deteriorated,damaged, improper installation

Rogers American Construction

Option 1 Repair - potential additional hidden damage	\$52,160
Option 2 Replacement with Composite Material	\$60,100
Option 3 Replacement with Garapa	\$63,160

TNF Renovations Inc

Replacement (IPE)	\$85,650
Replacement (Composite)	\$80,650

Charles Blanchard Construction

Replacement (Composite)	\$83,500
-------------------------	----------

Shutters-warped and deteriorated

Rogers American Construction

Option 1 - Composite	\$19,000
Option 2 - Cedar	\$27,000

TNF Renovations Inc

Sapelle (hardwood)	\$24,000
--------------------	----------

Charles Blanchard Construction

Sapelle (6 shutters only, Dills Bluff side included in estimate at \$68,862)	\$34,431
--	----------

ROGERS AMERICAN CONSTRUCTION

22 WINDERMERE BLVD SUITE C

CHARLESTON, SC 29407-7492

843-296-7438

curt@rogersamerican.com

Estimate

ADDRESS

Town of James Island

1122 Dills Bluff Rd.

James Island, South Carolina

29412 United States

ESTIMATE # 25001-4**DATE 11/24/2025****EXPIRATION 12/31/2025**

Access to the Town Hall will remain available at all times of the project.

Thank you for the opportunity to bid this important project. We value your business.

OPTION 2**Option 2: FULL REPLACEMENT OF GARAPA DECK WITH
DECKORATORS VOYAGE COMPOSITE DECKING**

60,100.00

- Remove and replace all Garapa decking with Deckorators Voyage Composite Decking.
- Client can select from six colors.
- All deck boards will be secured using hidden fasteners and stainless-steel screws.
- All stairs will be secured with stainless screws and plugged for a seamless finish.
- Decking will be picture-framed along all sides for a cleaner look and also providing extended longevity to the deck.
- Lowest run of existing siding will be removed to confirm that flashing on the building was correctly done.
- After removal of Garapa decking contractor will install Moisture Shield membrane to the top of all joists prior to installing any decking. This will prevent moisture and potential rot issues on the top of all joists.
- All existing handrails will be removed and reinstalled.
- If needed a small concrete footing will be installed at the beginning of the ramp to elevate the new ramp material and protect it from water damage.
- Contractor assumes existing structural framing is sound. If compromised framing is discovered, repairs will be billed as Time and Materials (T&M).
- Contractor will remove and properly dispose of all demolition related materials upon project completion.

Manufacturer's Info-

- Deckorators was acquired by UFP Industries, founded in 1955 and headquartered in Michigan. UFP Industries has over 200 facilities across North America, Europe, Asia and Australia. Employing approximately 15,000 people.
- Deckorators composite decking is a Made in America product.
- Unlike other composite decking, Deckorators Voyage composite decking is mineral based and will not absorb moisture as other composite decking frequently do.
- Deckorators Voyage composite decking has increased traction for wet conditions.

Warranty Information**Manufacturer's Warranty (Deckorators):**

- 50-Year Limited Warranty
- 25-Year Limited Warranty for Stain and Fade
- 25-Year Replacement Limited Warranty for labor costs (removal and installation).
- Contractor's Warranty: A five-year warranty is provided for all new materials and

workmanship installed by the Contractor.

TOTAL

\$60,100.00

Accepted By

Accepted Date

ROGERS AMERICAN CONSTRUCTION

22 WINDERMERE BLVD SUITE C
CHARLESTON, SC 29407-7492
843-296-7438
curt@rogersamerican.com

Estimate

ADDRESS

Town of James Island
1122 Dills Bluff Rd.
James Island, South Carolina
29412 United States

ESTIMATE # 25001-1**DATE** 11/24/2025**EXPIRATION** 12/31/2025**DATE**

Access to the Town Hall will remain available at all times during the project.
Thank you for the opportunity to bid this important project. We value your business.

AMOUNT

OPTION 1**Option 1: PARTIAL REPLACEMENT OF EXISTING GARAPA DECKING****52,160.00**

- Remove and replace all damaged Garapa decking. The amount of damaged material is currently assessed at approximately 60% of the total decking.
- Contractor cannot guarantee an exact match to the existing Garapa decking due to natural variations. Every effort will be made to clean and match all new and existing Garapa materials.
- We, as the Contractor, cannot guarantee the quality or workmanship of previous contractors. Surfaces that appear to be sound upon inspection may be compromised by underlying installation issues from prior work.
- Assumes structural framing is sound. If compromised framing is discovered, repairs will be billed as Time and Materials (T&M).
- All existing handrails will be carefully removed and reinstalled.
- A small concrete footing will be installed at the beginning of the ramp to elevate the new ramp material and protect it from water damage.
- Contractor will remove and properly dispose of all demolition related materials upon project completion.
- Warranty: A two-year warranty is provided by the Contractor for all new materials and workmanship installed as part of this project.

TOTAL**\$52,160.00**

ROGERS AMERICAN CONSTRUCTION

22 WINDERMERE BLVD SUITE C

CHARLESTON, SC 29407-7492

843-296-7438

curt@rogersamerican.com

Estimate

ADDRESS

Town of James Island

1122 Dills Bluff Rd.

James Island, South Carolina

29412 United States

ESTIMATE # 25001-5

DATE 11/24/2025

EXPIRATION DATE 12/31/2025

Access to the Town Hall will remain available at all times during the project. Thank you for the opportunity to bid this important project. We value your business

AMOUNT

OPTION 3

63,100.00

Option 3: FULL REPLACEMENT WITH NEW EDGE GROOVED GARAPA

- Remove all existing Garapa and replace it with new edge grooved Garapa material.
- Material will be installed per industry standards.
- The lowest boards of siding will be removed to allow for correct flashing in those areas.
- All existing handrails will be removed and reinstalled.
- Manufacturer's hidden fasteners and stainless-steel screws will be used.
- Assumes existing structural framing is sound. If compromised framing is discovered, repairs will be billed as Time and Materials (T&M).
- A small concrete footing will be installed at the beginning of the ramp to elevate the new ramp material and protect it from water damage.
- Contractor will remove and properly dispose of all demolition related upon project completion.

Warranties & Maintenance

- A two-year warranty is provided for all new materials and workmanship installed by the Contractor.
- Extended Warranty Option (Town of James Island): If desired, the Contractor will provide a five-year warranty on materials and installation with a required bi-annual treatment program for five-years as prescribed by the supplier for the new Garapa material. Cost would be \$1500 per treatment.

TOTAL

\$63,100.00

TNF RENOVATIONS, INC.

LICENSED GENERAL CONTRACTOR

POST OFFICE BOX 647
FOLLY BEACH, SC
29439

MIKE HARGROVES

843-514-5478

TNFRENOVATIONS@BELLSOUTH.NET

PROPOSAL

SUBMITTED TO
**TOWN OF JAMES
ISLAND C/O
BROOKE LYON**

PHONE
843-670-1314

FAX

STREET
1122 DILLS BLUFF RD

JOB NAME
JI 2025 1

DATE
12/8/25

CITY, STATE, ZIP
**JAMES ISLAND, SC
29412**

JOB LOCATION
same

EMAIL
BLYON@JAMESISLANDSC.US

SCOPE OF WORK: REMOVE AND REPLACE ALL DECKING AROUND MAIN BUILDING, REMOVE AND REPLACE HURRICANE SHUTTERS ON DECK SIDE

- 1. DEMO EXISTING DECKING ON HANDICAP RAMP, DOWN ENTIRE LONG SIDE OF BUILDING STOPPING AT SCREEN PORCH AREA, 3 SETS OF STEPS, AND ACROSS ENTRY SIDE OF BUILDING;**
- 2. SUPPLY AND INSTALL 5850 LINEAR FT 5/4X6 IPE SLOTTED FOR HIDDEN FASTENERS ON ALL AREAS REMOVED. INSTALL W IPE CLIP SYSTEM (HIDDEN FASTENERS) ALL AREAS EXCEPT STAIR AND PERIMETER PIECE WHICH WILL BE DRILLED AND PLUGGED;**
- 3. IT IS ASSUMED THAT WE WILL NEED TO REFRAME SLEEPER SYSTEM AT BASE OF HANDICAP RAMP AND THAT IS ALLOWED FOR IN PRICE. ANY ADDITIONAL FRAMING NEEDED WILL BE BILLED AT LABOR AND MATERIAL COST PLUS 20% O&P;**

OPTION A: DEMO AND REBUILD ALL SHUTTERS W SAPELLE TO PREVENT MOVEMENT THAT IS OCCURRING NOW, PREP, PRIME, AND PAINT SHUTTERS TO SAME COLOR EXISTING: \$4,000.00 PER SHUTTER (6 PER SIDE OF MAIN BUILDING) TOTAL _____ @ 4,000 = _____

- * **TNF RESPONSIBLE FOR APPLICABLE PERMITS AND RELATED FEES FOR STATED PROJECT ONLY.**

ANY ADDITIONAL DOCUMENTATION AND/OR PROFESSIONAL SERVICES REQUIRED AND/OR REQUESTED (I.E., ENGINEER, APPRAISAL, ARCHITECTURAL SERVICES) BY THE CITY/COUNTY OR ANY OTHER ENTITY OR PERSON FOR PROJECT APPROVAL OR OTHERWISE ARE UNKNOWN AND NOT THE RESPONSIBILITY OF TNF RENOVATIONS, INC. FOR STATED PROJECT.

- * **DUE TO DRAMATIC AND UNPREDICTABLE INCREASES IN THE COST OF BUILDING MATERIALS, ANY PRICE INCREASES WILL BE CHARGED TO CLIENT VIA CHANGE ORDER IF PROJECT START DATE IS THIRTY (30) DAYS AFTER CONTRACT EXECUTION.**

- * **TNF RESPONSIBLE FOR REMOVAL OF ALL JOB GENERATED DEBRIS.**

- * **TNF TO GUARANTEE WORKMANSHIP FOR ONE (1) YEAR. MANUFACTURER'S WARRANTY SUBSCRIBED TO ALL MATERIALS.**

WE PROPOSE TO FURNISH MATERIALS AND LABOR, COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATION(S), FOR THE TOTAL SUM OF: \$85,650.00 PLUS OPTIONS IF CHOSEN

PAYMENT(S) TO BE MADE AS FOLLOWS: \$58,000.00 UPON IPE DELIVERY, BALANCE UPON COMPLETION; OPTION A: 1/2 DOWN BASED ON SHUTTER QUANTITY

TNF AUTHORIZED SIGNATURE: _____

ACCEPTANCE OF PROPOSAL:

THE ABOVE PRICES, SPECIFICATIONS & CONDITIONS ARE SATISFACTORY AND I HEREBY AUTHORIZE TNF RENOVATIONS, INC. TO DO THE WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS NOTED ABOVE.

SIGNATURE: _____

DATE OF ACCEPTANCE: _____

TNF RENOVATIONS, INC. IS FULLY LICENSED AND INSURED AND COMPLIES WITH THE SC WORKER'S COMPENSATION ACT.
WE MAY WITHDRAW THIS PROPOSAL IF NOT ACCEPTED WITHIN THIRTY (30) DAYS.



TimberTech® Advanced PVC Decking by AZEK®, Vintage Collection® - Advantage Lumber

From mike hargroves <tnfrenovations@bellsouth.net>

Date Thu 12/11/2025 9:01 AM

To Brook Lyon <blyon@jamesislandsc.us>

CAUTION: This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments

Here is link to azek timbertech material. \$1 less per linear ft which would save around \$5,000

<https://nam11.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbuy.advantagelumber.com%2Fproducts%2Ftimbertech-azek-vintage-decking&data=05%7C02%7Cblyon%40jamesislandsc.us%7Ce59c062e19c248efc0cc08de38bdcf61%7C7f44b813aaac4c32a8cc1095cba7e369%7C1%7C0%7C639010585051182549%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoitWFBpClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=51hrABX2T3y29%2FSlmKYiZR6reTJY%2BvmqSKWnEApdxMI%3D&reserved=0>

Sent from my iPhone

CHARLES BLANCHARD CONSTRUCTION CORPORATION



WWW.BLANCHARDCONST.COM

General & Mechanical Contractor

Industrial · Commercial · Historic

October 15, 2025

Mayor Brook Lyon
James Island Town Hall
1122 Dills Bluff Rd,
Charleston, SC 29412
Via Email

Re: Deck Replacement Proposal Updated

Dear Mayor Lyon,

We propose to furnish all labor, material, and equipment for the work per the outline below.

Scope of Work:

- Remove existing decking boards and stair treads.
- Investigate and repair framing within allowance.
- Install new Armadillo Evolution GRV 1x6 decking and stair treads.
- All handrails and hardware will be removed and reused.
- The owner shall choose decking color from color chart.
- All material, labor and debris removal are included in the proposal.

Exclusions:

- Any refinishing of trim boards or underpinning.
- Any framing repairs required outside of allowance.
- Replacement of any lighting or skid strips.
- Refinishing existing handrails or hardware.
- Builders Risk Insurance
- Any design or engineering

Other Conditions:

- Material Lead times are 3 weeks, time to perform the work once materials have been received will be an additional 2 weeks, weather permitting.
- Working hours will be Monday through Friday 7am-5pm.
- We are not responsible for any delays caused by any authority having jurisdiction.
- Provide Certificate of Liability insurance covering General Liability, Workers Compensation, Employers' Liability and Automobile Liability for the project

PO Box 31377 · Charleston, SC 29417 · Phone (843) 747-5757 · Fax (843) 747-5758

CHARLES BLANCHARD CONSTRUCTION CORPORATION



WWW.BLANCHARDCONST.COM

General & Mechanical Contractor

Industrial · Commercial · Historic

- Obtain Building Permit & Update Business License from Authority Having Jurisdiction. We do not include in this price any design required for any permitting or BAR approvals.
- Any additional work beyond the scope above will be handled on a T&M basis.
- Payment shall be due from the Owner within Twenty-One (21) days of billing by Contractor.

This Proposal is good for 30 days.

The estimated cost of the above-described work is \$83,500.00

Please call me if you have any further questions.

PROPOSAL ACCEPTED BY:

OWNER:

Company Name

Signature

Printed Name & Title

CONTRACTOR:

Charles Blanchard Construction Corp.

Company Name

Signature

Mike Blanchard, President

Printed Name & Title

James Island Town Hall Deck Replacement Rev 2	10/15/2025
Description	Total
General Requirements	\$14,045.20
Temp Toilets	\$177.00
Dumpsters/Truck	\$1,770.00
Selective Demo	\$9,971.00
Framing Allowance	\$12,496.20
New Deck Materials	\$34,810.00
New Deck Install	\$10,230.60
Total Cost of this Proposal:	\$83,500.00



EXHIBIT B: DETERIORATED AND DAMAGED DECKING

ROGERS AMERICAN CONSTRUCTION
22 WINDERMERE BLVD SUITE C
CHARLESTON, SC 29407-7492
843-296-7438
curt@rogersamerican.com

Estimate

ADDRESS
Town of James Island
1122 Dills Bluff Rd.
James Island, South Carolina
29412 United States

ESTIMATE # 25001-6
DATE 12/10/2025

OPTION 1- COMPOSITE SHUTTERS

	AMOUNT
Division 8 - Doors & Windows	19,000.00
6 NEW SHUTTERS- REMOVE AND INSTALL NEW COMPOSITE SHUTTERS	
-EXTIRA SHUTTERS ARE MADE FROM WOOD COMPOSITE AND TREATED WITH ZINC BORATE MAKING THE SHUTTER HIGHLY RESISTANT TO MOISTURE AND ROT.	
-THESE SHUTTERS ARE MADE FROM 90% SUSTAINABLE WOOD FIBERS	
-SHUTTERS HAVE A 10-YEAR LIMITED WARRANTY	
-QUOTED PRICE IS FOR SHUTTERS ONLY.	
-EXISTING BARN DOOR HARDWARE WILL BE REINSTALLED.	
43-3/8"W X 120"H, EXTIRA, 1-3/4" THICKNESS, 2X6 STILES & BOTTOM RAIL, 2X8 TOP RAIL, DIAGONAL GROOVE PATTERN SHUTTERS WILL BE PRIMED AND WITH ONE COAT OF PAINT.	
TOTAL	\$19,000.00

ROGERS AMERICAN CONSTRUCTION
22 WINDERMERE BLVD SUITE C
CHARLESTON, SC 29407-7492
843-296-7438
curt@rogersamerican.com

Estimate

ADDRESS
Town of James Island
1122 Dills Bluff Rd.
James Island, South Carolina
29412 United States

ESTIMATE # 25001-7
DATE 12/10/2025

OPTION 2 CEDAR SHUTTERS

	AMOUNT
Division 8 - Doors & Windows	27,000.00
6 NEW SHUTTERS-CEDAR OPTION- REMOVE AND REPLACE WITH CUSTOM CEDAR SHUTTERS. CEDAR SHUTTERS HAVE THE PROVEN ADVANTAGE OVER ANY OTHER EXTERIOR WOOD CLADDING PRODUCT. -CEDAR WILL OUTLAST ANY OTHER SHUTTER -WARRANTY OF 20 YEARS IF MAINTAINED PROPERLY 43-3/8"W X 120"H, WESTERN RED CEDAR, 1-3/4" THICKNESS, 2X6 STILES & BOTTOM RAIL, 2X8 TOP RAIL, DIAGONAL GROOVE PATTERN CEDAR SHUTTERS WILL HAVE ONE COAT OF PRIMER AND PAINT SHUTTERS WILL BE INSTALLED WITH EXISTING BARN DOOR HARDWARE.	
TOTAL	\$27,000.00

TNF RENOVATIONS, INC.

LICENSED GENERAL CONTRACTOR

POST OFFICE BOX 647
FOLLY BEACH, SC
29439

MIKE HARGROVES

843-514-5478

TNPRENOVATIONS@BELLSOUTH.NET

PROPOSAL

SUBMITTED TO
**TOWN OF JAMES
ISLAND C/O
BROOKE LYON**

PHONE
843-670-1314

FAX

STREET
1122 DILLS BLUFF RD

JOB NAME
JI 2025 1

DATE
12/8/25

CITY, STATE, ZIP
**JAMES ISLAND, SC
29412**

JOB LOCATION
same

EMAIL
BLYON@JAMESISLANDSC.US

SCOPE OF WORK: REMOVE AND REPLACE ALL DECKING AROUND MAIN BUILDING, REMOVE AND REPLACE HURRICANE SHUTTERS ON DECK SIDE

- 1. DEMO EXISTING DECKING ON HANDICAP RAMP, DOWN ENTIRE LONG SIDE OF BUILDING STOPPING AT SCREEN PORCH AREA, 3 SETS OF STEPS, AND ACROSS ENTRY SIDE OF BUILDING;**
- 2. SUPPLY AND INSTALL 5850 LINEAR FT 5/4x6 IPE SLOTTED FOR HIDDEN FASTENERS ON ALL AREAS REMOVED. INSTALL W IPE CLIP SYSTEM (HIDDEN FASTENERS) ALL AREAS EXCEPT STAIR AND PERIMETER PIECE WHICH WILL BE DRILLED AND PLUGGED;**
- 3. IT IS ASSUMED THAT WE WILL NEED TO REFRAME SLEEPER SYSTEM AT BASE OF HANDICAP RAMP AND THAT IS ALLOWED FOR IN PRICE. ANY ADDITIONAL FRAMING NEEDED WILL BE BILLED AT LABOR AND MATERIAL COST PLUS 20% O&P;**

OPTION A: DEMO AND REBUILD ALL SHUTTERS W SAPELLE TO PREVENT MOVEMENT THAT IS OCCURRING NOW, PREP, PRIME, AND PAINT SHUTTERS TO SAME COLOR EXISTING: \$4,000.00 PER SHUTTER (6 PER SIDE OF MAIN BUILDING) TOTAL _____ @ 4,000= _____

\$24,000

- * **TNF RESPONSIBLE FOR APPLICABLE PERMITS AND RELATED FEES FOR STATED PROJECT ONLY.**

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- * **TNF RESPONSIBLE FOR REMOVAL OF ALL JOB GENERATED DEBRIS.**

- * **TNF TO GUARANTEE WORKMANSHIP FOR ONE (1) YEAR. MANUFACTURER'S WARRANTY SUBSCRIBED TO ALL MATERIALS.**

WE PROPOSE TO FURNISH MATERIALS AND LABOR, COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATION(S), FOR THE TOTAL SUM OF: \$85,650.00 PLUS Deck
OPTIONS IF CHOSEN

PAYMENT(S) TO BE MADE AS FOLLOWS: \$58,000.00 UPON IPE DELIVERY, BALANCE UPON COMPLETION; OPTION A: 1/2 DOWN BASED ON SHUTTER QUANTITY

TNF AUTHORIZED SIGNATURE: _____

ACCEPTANCE OF PROPOSAL:

THE ABOVE PRICES, SPECIFICATIONS & CONDITIONS ARE SATISFACTORY AND I HEREBY AUTHORIZE TNF RENOVATIONS, INC. TO DO THE WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS NOTED ABOVE.

SIGNATURE: _____

DATE OF ACCEPTANCE: _____

TNF RENOVATIONS, INC. IS FULLY LICENSED AND INSURED AND COMPLIES WITH THE SC WORKER'S COMPENSATION ACT.
WE MAY WITHDRAW THIS PROPOSAL IF NOT ACCEPTED WITHIN THIRTY (30) DAYS.

Hargrove - TNF Renovations



TimberTech® Advanced PVC Decking by AZEK®, Vintage Collection® - Advantage Lumber

From mike hargroves <tnfrenovations@bellsouth.net>

Date Thu 12/11/2025 9:01 AM

To Brook Lyon <blyon@jamesislandsc.us>

CAUTION: This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments

Here is link to azek timbertech material. \$1 less per linear ft which would save around \$5,000

<https://nam11.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbuy.advantagelumber.com%2Fproducts%2Ftimbertech-azek-vintage-decking&data=05%7C02%7Cblyon%40jamesislandsc.us%7Ce59c062e19c248efc0cc08de38bdcf61%7C7f44b813aaac4c32a8cc1095cba7e369%7C1%7C0%7C639010585051182549%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiJlZjAuMDAwMCIsIlAiOiJXaW4zMlslkFOljoITWVpbGlzldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=51hrABX2T3y29%2FSImKYiZR6reTJY%2BvmqSKWnEApxMI%3D&reserved=0>

Sent from my iPhone

CHARLES BLANCHARD CONSTRUCTION CORPORATION



General & Mechanical Contractor

Industrial · Commercial · Historic

May 21st, 2025

Mayor Brook Lyon
James Island Town Hall
1122 Dills Bluff Rd,
Charleston, SC 29412
Via Email

Re: Window Shutters Replacement REV1

Dear Mayor Lyon,

We propose to furnish all labor, material, and equipment for the work per the outline below.

Scope of Work:

- Remove existing shutters from Town Hall and dispose of them.
- Re-use existing hardware on new shutters.
- Provide (12) Sapele Shutters to match existing in appearance.
- Price Quoted for Fine Paints of Europe (5 Year Finish Before Maintenance Coat Needed)
Clean, Prime, and Apply First Coat Off Site / Apply Finish Coat on Site.
- Install new shutters with existing hardware and confirm all shutters are working properly.

Clean all work areas.

Exclusions:

- Replacement of any hardware or shutter rolling guide. We assume that all existing hardware is in good working order.
- Builders Risk Insurance
- Any design or engineering

Other Conditions:

Material Lead times are 6-8 weeks, time to perform the work once materials have been received will be an additional 2 weeks, weather permitting. Working hours will be Monday through Friday 7am-5pm. We are not responsible for any delays caused by any authority having jurisdiction.

Provide Certificate of Liability insurance covering General Liability, Workers Compensation, Employers' Liability and Automobile Liability for the project

CHARLES BLANCHARD CONSTRUCTION CORPORATION



General & Mechanical Contractor

Industrial · Commercial · Historic

Obtain Building Permit & Update Business License from Authority Having Jurisdiction.

We do not include in this price any design required for any permitting or BAR approvals.

Any additional work beyond the scope above will be handled on a T&M basis.

Payment shall be due from the Owner within Twenty-One (21) days of billing by Contractor.

This Proposal is good for 30 days.

The estimated cost of the above-described work is \$68,862.00

Please call me if you have any further questions.

PROPOSAL ACCEPTED BY:

OWNER:

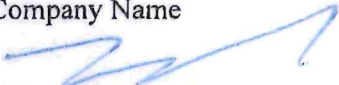
Company Name

Signature

Printed Name & Title

CONTRACTOR:

Charles Blanchard Construction Corp.
Company Name



Signature

Mike Blanchard, President
Printed Name & Title



EXHIBIT A: DETERIORATED AND WARPED SHUTTERS

RESOLUTION 2025-17

A RESOLUTION TO APPOINT VICTOR CROUCH, POET LAUREATE FOR THE TOWN OF JAMES ISLAND

WHEREAS, the Town of James Island recognizes the long, diverse and rich history of the arts as an important element of our community; and

WHEREAS, Victor Crouch is an educator, public community speaker, and poet; and

WHEREAS, the Town wishes to enhance the presence of the literacy arts to all sectors of the community, encourage the pursuit of literacy activities; encourage the reading of existing and new poetry at Town sponsored events and special occasions;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of James Island that Victor Crouch serves in the voluntary capacity as Poet Laureate for the Town of James island for a period of one (1) year.

This Resolution shall become effective upon adoption by Town Council.

Done this 18 day of December 2025.

Brook Lyon
Mayor

ATTEST

Frances Simmons
Town Clerk

AN ORDINANCE

AMENDING THE BUSINESS LICENSE ORDINANCE OF THE TOWN OF JAMES ISLAND TO UPDATE
THE CLASS SCHEDULE AS REQUIRED BY ACT 176 OF 2020.

WHEREAS, the TOWN of JAMES ISLAND (the "Municipality") is authorized by S.C. Code Section 5-7-30 and Title 6, Chapter 1, Article 3 to impose a business license tax on gross income;

WHEREAS, by Act No. 176 of 2020, known as the South Carolina Business License Tax Standardization Act and codified at S.C. Code Sections 6-1-400 to -420 (the "Standardization Act"), the South Carolina General Assembly imposed additional requirements and conditions on the administration of business license taxes;

WHEREAS, the Standardization Act requires that by December thirty-first of every odd year, each municipality levying a business license tax must adopt, by ordinance, the latest Standardized Business License Class Schedule as recommended by the Municipal Association of South Carolina (the "Association") and adopted by the Director of the Revenue and Fiscal Affairs Office;

WHEREAS, following the enactment of the Standardization Act, the Municipality enacted Ordinance No. 2021-09 on November 18, 2021, in order to comply with the requirements of the Standardization Act (the "Current Business License Ordinance");

WHEREAS, the TOWN Council of the Municipality (the "Council") now wishes to amend the Current Business License Ordinance to adopt the latest Standardized Business License Class Schedule, as required by the Standardization Act;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the TOWN of JAMES ISLAND, as follows:

SECTION 1. Amendments to Appendix A. Appendix A to the Current Business License Ordinance, the "Business License Rate Schedule," is hereby amended as follows:

(a) Classes 1 – 7 is hereby amended and restated in its entirety to read as follows:

INCOME: \$0 - \$2,000		INCOME OVER \$2,000	
RATE CLASS	BASE RATE	RATE PER \$1,000 OR FRACTION THEREOF	
1	\$ 35.00	\$	1.35
2	\$ 40.00	\$	1.60
3	\$ 45.00	\$	1.85
4	\$ 50.00	\$	2.10
5	\$ 55.00	\$	2.35
6	\$ 60.00	\$	2.60
7	\$ 65.00	\$	2.85

SECTION 2. Amendments to Appendix B. Appendix B to the Current Business License Ordinance, the “Business License Class Schedule,” is hereby amended and restated as set forth on the attached Exhibit A.

SECTION 3. Repealer, Effective Date. All ordinances in conflict with this ordinance are hereby repealed. This ordinance shall be effective with respect to the business license year beginning on May 1, 2026.

ENACTED IN REGULAR MEETING, this ____ day of _____, 20____.

Mayor

ATTEST:

Town Clerk

First Reading: _____

Public Hearing: _____

Final Reading: _____

**Exhibit A: Amendment to Classes 1 – 8 in Appendix B of the
Current Business License Ordinance**

**APPENDIX B
Classes 1 – 8: Business License Class Schedule by NAICS Codes**

NAICS Sector/Subsector	Industry Sector	Class
11	Agriculture, forestry, hunting and fishing	1
21	Mining	3
22	Utilities	1
31 - 33	Manufacturing	3
42	Wholesale trade	1
44 - 45	Retail trade	1
48 - 49	Transportation and warehousing	2
51	Information	4
52	Finance and insurance	7
53	Real estate and rental and leasing	6
54	Professional, scientific, and technical services	4
55	Management of companies	7
56	Administrative and support and waste management and remediation services	3
61	Educational services	3
62	Health care and social assistance	3
71	Arts, entertainment, and recreation	3
721	Accommodation	1
722	Food services and drinking places	2
81	Other services	3
Class 8	Subclasses	
23	Construction	8.1
482	Rail Transportation	8.2
517111	Wired Telecommunications Carriers	8.3
517112	Wireless Telecommunications Carriers (except Satellite)	8.3
517122	Agents for Wireless Telecommunications Services	8.3
5241	Insurance Carriers	8.4
5242	Insurance Brokers for non-admitted Insurance Carriers	8.4
713120	Amusement Parks and Arcades	8.51
713290	Nonpayout Amusement Machines	8.52
713990	All Other Amusement and Recreational Industries (pool tables)	8.6

2025 Class Schedule is based on a three-year average (2019 - 2021) of IRS statistical data.