



Town of James Island, Regular Town Council Meeting
February 19, 2026; 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: Councilman Mullinax
- 2) Presentation: Shawn Salley, Program Manager, SC Department of Transportation
<https://sc-171-folly-road-safety-project-scdot.hub.arcgis.com/pages/project-updates?preview=true>

Presentation: The Honorable Senator Ed Sutton, Update on SC DOT Modernization Bill

- 3) Public Comment:
- 4) Consent Agenda:
 - a) Minutes Town Council Regular Meeting, January 15, 2026
- 5) Information Reports:
 - a) Mayor's Report
 - b) Finance Report
 - c) Island Sheriff's Patrol Report
 - d) Public Works Report
 - e) Code Enforcement Report

- 6) Requests for Consideration by Staff:
 - New Vehicle for Town Deputy (Capt. James, Deputy Booth)
- 7) Requests for Consideration by Council:
 - Palmetto Fiber Arts Guild Request for Meeting Space
 - Linus Blanket Request for Meeting Space

8) Committee Reports:

- a) Land Use Committee
- b) Environment and Beautification Committee
- c) Children's Committee
- d) Neighborhood Council
 - Appointment: Robin Guerin, Centerville
 - Appointment: Sandy Hall, Fort Lamar
- e) History Committee
- 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

9) Proclamations and Resolutions:

Proclamation: Recognizing Women of Construction Week March 1-7, 2026

Resolution #2026-02: Recognizing and Honoring "A Century of Black History Commemorations"

Memorandum of Agreement #2026-03: James Island Creek TMDL MS4 Monitoring

Ordinances up for First Reading:

Ordinance #2026-01: An Ordinance Amending The Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR), Article 153.026, Section (D), and Article 153.027, Section (D) to Increase the Membership of the Planning Commission and Board of Zoning Appeals

10) Ordinances up for Second/Final Reading:

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, January 15, 2026, 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.uslivestream-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, Julia Drayton-Crumblin, Dr. Cynthia Mignano, Darren Troy Mullinax, Michael O. Williams, and Mayor Brook Lyon, who presided. Also present: Town Attorney, Brian Quisenberry, Finance Director, Mike Hemmer, Public Works and Licensing Manager, Melissa Flick, Code Enforcement and Facilities, Parker Richardson, Island Sheriff's Patrol, Captain Shawn James and Deputy Taryn Booth, 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 placed in the drop box at the Town Hall.

Mayor Lyon introduced herself as Mayor, the members of Town Council, and welcomed new Councilmembers Julia Drayton-Crumblin and Michael O. Williams.

Opening Exercises: Councilman Boles offered a moment of silence followed by the Pledge of Allegiance.

Special Order of Business:

Election of Mayor Pro-Tempore: Mayor Lyon announced that the Mayor Pro-Tempore is elected each year in January. She thanked Councilwoman Mignano for her service in this role over the past year and recognized Councilman Mullinax for serving during the first rotation with by the number of votes he received. Mayor Lyon said in accordance with the rotation Councilman Boles would be the next to serve as Mayor Pro-Tempore.

Mayor Lyon moved for the appointment of Councilman Boles to serve as Mayor Pro-Tempore for a one-year term, seconded by Councilman Dodson. There were no other nominations. Passed unanimously Councilman Boles accepted and was congratulated on the appointment.

Public Comments: No one signed in to speak.

Consent Agenda:

Minutes: Town Council Regular Meeting, December 18, 2025: Mayor Lyon said she would like to make an addition to the December 18, 2025, minutes under accomplishments. She had not included Council addressing the first steps for ADUs (Accessory Dwelling Units) that the Town did in a responsible manner. The Town hosted many workshops with the public in attendance. This was important issue to all of Council during their campaign and she felt that it should be added as it will help with Affordable Housing.

Mayor Lyon moved to amend the December 18, 2025, minutes to add "first steps for the ADU process", seconded by Councilman Mullinax. No discussion. The amendment passed unanimously. The motion to approve the minutes with the amendment was made by Councilwoman Mignano, seconded by Councilman Boles. No discussion. Minutes were approved unanimously with the amendment.

Information Reports:

Mayor's Report: Mayor Lyon introduced Taryn Booth, the new Town Deputy. Deputy Booth has been working closely with staff during the last several weeks and is already a great help. We are very pleased to have her on board. Captain James will introduce her further during the Island Sheriff's Patrol report.

Update on Art and Community Center at the Hillman Lot: We continue to meet with the team and are ahead of schedule in the permitting process. We hope to break ground by May. The team has completed the stormwater permitting and has secured the sewer permit. By securing the sewer permits before January 1, 2026, it resulted in us saving \$10,000 due to rising price increases and is a great cost saver.

Folly Road Safety Study/Medians/Santee Stoplight Update: Mayor Lyon referred to the Resolution included in the Council's packet. She noted that the Neighborhood Council will also be in discussion about this matter. She thanked Mike Hemmer for lining up a presentation by SCDOAT at our February Council meeting. She stated that citizens are collecting petitions and other information to express concerns that Town businesses and residents may be negatively impacted by the proposed solutions for medians on Folly Road and the absence of a stoplight at Santee Street.

MASC Training held on January 7: Mayor Lyon announced that Desiree Fragoso, Field Rep. with MASC (Municipal Association of SC) provided training for Town Council. The training was informative and everyone learned a great deal. Ms. Fragoso services 93 cities/towns. She was very complimentary about the Town's transparency; how we post meeting packets online in advance, and how the public is informed about social media events and general information. Mayor Lyon complimented Clerk Simmons for her hard work and she was pleased to hear Ms. Fragoso thinks the Town is doing a great job.

Town Hall Repairs: Mayor Lyon gave an update on the gutter installation at Town Hall. She encouraged Council to look at the completed work. The gutters are attractive and effective and will help alleviate some issues that we have had in the past. The deck replacement project is scheduled to begin in two weeks. The ballistic outfitting approved last year began on Monday. The panic button at the Front Desk was tested with the assistance of Deputy Booth and is functioning properly to enhance safety.

Upcoming Events: Mayor Lyon shared information on the following upcoming events:

- Poetry Reading and Open Mic with Victor Crouch, Thursday, January 29, 7:00 p.m.
- Town Market February 6, 6-8 p.m.
- Tree Giveaway, February 7, Tree Council in conjunction with the Charleston Tree Conservancy, 9-12 Noon.

Finance Report: Mike Hemmer, Finance Director, stated that the monthly report was provided in the Council packet. He stated that the report is for the period ending December 31, 2025, half-way through the fiscal year. He mentioned that an amended budget may be forthcoming for Council's consideration. There were no questions. The report was accepted as information.

Island Sheriff's Patrol Report: Captain James introduced the new Island Sheriff's Patrol Deputy, Taryn Booth. He stated that for the past five years, Deputy Chris King served this community exceptionally well, built strong relationships, and handled issues professionally for the Sheriff's Office and for the Town's Island Sheriff's Patrol. We are grateful for his service and the foundation that he helped to establish.

Moving forward, he is proud to have Deputy Taryn Booth as the new permanent Town of James Island Deputy. He said Deputy Booth served as a patrol deputy under his chain of command for nearly a year. During that time, he had the opportunity to observe her work ethic, judgment, and approach to policing, which gave him the confidence that she would be well suited for this assignment.

In addition to her work with the Sheriff's Office, Deputy Booth is a Sergeant in the US Army and is a member of the diving team. She brings a calm, professional approach to the job. She listens, is compassionate, does not overreact and treats people with respect. These are qualities that are essential for community-based policing."

Captain James added that although she has only been in this role for a short time, she has already demonstrated the professionalism and commitment that gives him full confidence that she will do well here. Deputy Booth was congratulated with a round of applause.

Captain James report included a summary of crimes and infractions that occurred during the month and over the Christmas holidays. He encouraged citizens not to leave firearms in their vehicles. He also shared information about scams and provided informational flyers to the public.

Public Works Report: Public Works and Licensing Manager Melissa Flick provided an overview of the Public Works report that was accepted as information. Councilwoman Mignano inquired whether there has been recent correspondence with SCDOT and the County regarding the pavement work on Greenhill Road. Ms. Flick responded that she and Mayor Lyon have sent emails to both entities. She stated that she will follow up and will include Councilwoman Mignano and Mayor Lyon in the communication.

Code Enforcement Report: The Code Enforcement Report was provided to Council in their meeting packets. Ms. Richardson availed herself to answer questions from Council. Report accepted as information.

Requests for Consideration by Staff:

Pipe Repair Estimates: North Stiles Drive/Schaffer Street: Melissa Flick presented a request for pipe repairs at North Stiles Drive/Schaffer St. under the roadway at the pond where repair are needed. Town Council asked questions about the difference in slip lining the pipe or a foam injection. Councilwoman Mignano asked about adding a collar around the end of the pipe to further prevent water seepage. Ms. Flick explained that Charleston County would foam around the pipe including the ends to prevent further water intrusion and sediment migration. If the pipe is slip lined, the size of the pipe is reduced and the issue of water getting around the current pipe is not corrected allowing the continued loss of material and damage to the roadbed. Ms. Flick also gave an overview of the repair requested for Mayflower Drive and Julia Street/Chandler. Council reviewed each of the requests separately.

After discussion, it was determined that the best option for the repair at North Stiles/Schaffer Street. was to award to Charleston County Public Works. A motion was made by Councilman Dodson, seconded by Councilman Boles to award the repairs to Charleston County Public Works at the cost of \$16,496.40.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Councilman Williams	Aye
Mayor Lyon	Aye
<u>Unanimous</u>	

Mayflower Drive: Staff recommends slip line repair by PDC in the amount of \$21,836 to PDC Pipeline and Drainage. Motion to approve was made by Councilwoman Mignano, seconded by Councilman Mullinax.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye

Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Councilman Williams	Aye
Mayor Lyon	Aye
<u>Unanimous</u>	

Julia Street/Chander: Staff recommends the estimate from PDC Pipeline and Drainage for \$20,877.50. Mayor Lyon stated that we could not get an estimate from Charleston County because this is a DOT road. This would be a slip line repair. Motion to approve was made by Councilman Mullinax, seconded by Councilman Dodson.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Councilman Williams	Aye
Mayor Lyon	Aye
<u>Unanimous</u>	

Requests for Consideration by Council: None.

Committee Reports:

Land Use Committee: Mayor Lyon announced that there is no Planning Commission or BZA meetings this month.

Environment and Beautification Committee: Councilwoman Mignano announced that James Island Pride will meet on January 21 at 6:00 p.m. The dates for the Helping Hands litter pickups will be announced later.

Children's Committee: No Report.

Neighborhood Council: Councilman Boles announced that the Neighborhood Council will meet on Thursday, January 22 at 6:00 p.m. and plan to have discussion about the Folly Road medians.

History Committee: Mayor Lyon reported that the History Committee hosted a booth at the Town Market that focused on the Revolutionary War. A challenging quiz was offered and 18 people took part. One person scored 80 percent; six people scored 6 out of 10, and the remaining scored below five correct answers. She said the event was well received and prizes were awarded to the top scorer. February's theme will be on Black History Month and possibly another quiz. The History Council is planning a retreat for March. The Historic Marker will be installed soon for Three Trees on Fort Johnson Road.

ReThink Folly Road: Mayor Lyon reported that the ReThink Folly Road Steering Committee met yesterday and the meeting was well attended. Discussion topics included the proposed medians for Folly Road, a traffic light at Santee, neighborhood issues, and consultants. She congratulated Councilwoman Drayton-Crumblin for being elected as Vice-Chair. City Councilwoman Leslie Scardon was elected as Chair. Councilwoman Drayton-Crumblin will begin giving reports and updates for ReThink Folly.

Drainage Committee: Councilman Mullinax announced that he hopes to have a meeting in spring and will announce a date after it is scheduled.

Business Development Committee: Councilman Dodson announced that the Business Development Committee will meet on January 21 at 5:30 p.m. at the Town Hall.

Trees Advisory Committee: Mayor Lyon reported that the Trees Advisory Committee is hosting a tree giveaway on February 7th. She has spoken with Principal Sayers at JI Middle School and is excited about plans to plant trees around the school campus. Tree canopy awards are currently underway. Mayor Lyon also met with a representative from First Baptist Church recognizing the church's stunning trees. A date will be planned to present the Tree Steward Award to the church, and a special tree will receive the Tree Canopy Award with a medallion.

James Island Intergovernmental Council: Councilwoman Mignano announced that the JI Intergovernmental Council meeting will be held on January 28, 7:00 p.m. at the Town Hall.

Accommodations Tax Committee: No Report.

James Island Arts Council: Mayor Lyon announced that the Arts Council will meet on February 17 at 7:00 p.m. and will begin to meet on the third Tuesdays for regular meetings.

Parks and Gardens Council: Mayor Lyon announced that the Parks and Gardens Council is getting off the ground and more information will be forthcoming.

Committee Changes: Mayor Lyon stated that she has spoken to all of Council about committee reassessments. She presented the following changes:

Environment and Beautification
Children's Committee
Drainage Committee
Neighborhood Council
History Committee

Councilwoman Drayton-Crumblin
Councilwoman Mignano
Councilman Boles
Councilman Mullinax
Councilman Williams

Proclamations and Resolutions:

Resolution #2026-01: Resolution to Oppose Medians along Folly Road as part of the SCDOT Folly Road Safety Study and Improvements Project and to Request a Traffic Light at the Intersection of Santee Street and Folly Road. Mayor Lyon stated that it was brought to attention at the ReThink Folly Road Steering Committee meeting yesterday that in the Folly Road Complete Streets Study (page 310) it recommended a stoplight at Santee Street. She noted that this could provide additional support in requesting the South Carolina Department of Transportation (SCDOT) to reconsider its current plans. Mayor Lyon also thanked Planning Director Kristen Crane for providing copies of the booklets.

A motion to approve Resolution #2026-01 was made by Councilman Mullinax and seconded by Councilman Dodson, followed by discussion.

Councilman Dodson commented that we should do everything possible to improve street safety but expressed opposition to raised medians. The raised medians are not good for the businesses and the residents in Bayfront and Centerville and spoke of needing a smarter option.

Councilman Williams asked whether alternative plans exists, and, if the current plan is halted, how long would it take before action could be taken. Councilman Dodson responded that we are not slowing down the plans and noted that the DOT operates on five-year planning intervals. Councilman Dodson gave a scenario of the proposed raised median plan and reiterated the need for a traffic signal at Santee Street. He also noted that Shawn Salley with SCDDOT is scheduled for the February Town Council meeting.

Councilwoman Mignano stated that the raised medians would negatively impact Fire and EMS and Councilman Mullinax spoke about medians at Ashley Phosphate Road. Mayor Lyon discussed the possibility of a traffic light or crosswalks at the intersection as alternative solutions.

Councilman Boles encouraged residents to participate in the discussion by attending the Neighborhood Council meeting and give ideas and feedback.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Councilman Williams	Aye
Mayor Lyon	Aye
<u>Unanimous</u>	

Ordinances up for First Reading: None.

Ordinances up for Second/Final Reading: None.

Old Business:

Mayor Lyon displayed the newly added table piece constructed by Mr. Watts and the Town Clerk's table. Mr. Watts needs to return to do some finishing work. She said that he could take both Council tables and apply epoxy coating to match the new piece. That would include filling the grooves. The cost for this work would be \$800 per table. Mayor Lyon noted that the expense falls within her authorized spending limit and does not require a formal Council approval, but she wanted Council's input on whether they wish her to proceed.

Councilwoman Mignano and Councilman Dodson expressed that they would like to see the work completed. Councilman Boles raised concerns that applying epoxy could reduce the value of the cedar tables. Councilman Williams stated that he would do a blotter to use on the tables and bring it to the February meeting. It was decided not to proceed with epoxy.

New Business:

Planning Commission and Board of Zoning Appeals: Mayor Lyon stated that Council now has seven members. Five members currently have appointees to the Planning Commission and the Board of Zoning Appeals. Council Members Drayton-Crumblin and Williams will be granted appointees to both boards. This will be accomplished by ordinance and could be placed on the February agenda. The appointments will have staggered terms beginning in August. Mayor Lyon asked Council Members Drayton-Crumblin and Williams to think about their potential appointees. This process will take several months.

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 8:09 p.m. Councilman Boles moved, seconded by Councilman Dodson.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Councilman Williams	Aye
Mayor Lyon	Aye

Unanimous

Return to Regular Session: Mayor Lyon asked for a motion to return to Open Session at 8:52 p.m. Motion 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 Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Councilman Williams	Aye
Mayor Lyon	Aye

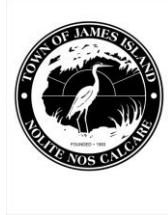
Unanimous

Announcements/Closing Comments: All members of Council thanked the staff and wished everyone a Happy New Year.

Adjournment: There being no further business to come before the body, the meeting adjourned at 8:55 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk



Mayor's Report

February 19, 2026

Update on the Art and Community Center at the Hillman Lot.

Continue to meet with our team, permitting update

Update on Greenhill Road (Paving)

Town Hall Repairs Update

Emergency, CERT Training

Update on pavilions for Mill Point and Dock Street parks

Upcoming Events

Poetry Reading and Open Mike with Poet Laureate Victor Crouch, February 25 at 7:00 p.m.

Town Market, March 6th – 6:00 p.m. to 9:00 p.m.

Town of James Island

Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026
AMENDED October 2025

		1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGETED				
		July	August	September	October	November	December	January (58.33% of the fiscal year)	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	-	1,992		4,286					14,161	15,000	94.4%		
40020	Business Licenses	26,493	115,176	17,598	97,511	8,182	1,416		27,806						294,182	480,000	61.3%		
40025	Donations/Contributions	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-		
40050	Facility Rental Fees	(50)	725	2,150	2,000	1,900	800		1,500						9,025	7,500	120.3%		
40060	Filing Fees	-	400	-	-	-	-	-	-	-	-	-	-	-	400	400	100.0%		
40070	Franchise Fees	1,128	28,924	-	1,035	27,941	-		927						59,955	320,000	18.7%		
40080	Interest Income	37,531	21,827	21,426	24,191	22,793	23,047		22,085						172,899	250,000	69.2%		
40090	LOP - Alcohol Licensees	-	-	-	2,000	-	1,960	-	-	-	-	-	-	-	3,960	6,000	66.0%		
40100	Local Assessment Fees	4,050	-	2,001	-	-	-	-	-	-	-	-	-	-	6,051	6,100	99.2%		
40110	Local Option Sales Tax														1,213,067	1,935,000	62.7%		
40112	LOST - Property Tax Credit Fund	-	123,369	244,451	117,046	114,125	118,104		114,363						831,459	1,330,000	62.5%		
40114	LOST - Municipal Fund	-	56,732	112,141	52,385	52,858	54,400		53,093						381,609	605,000	63.1%		
40120	Miscellaneous Income	696	215	-	3,287	10,524	4,744		520						19,985	1,500	1332.3% due to auction, insurance		
40200	Planning & Zoning Fees														19,301	26,000	74.2%		
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	390		100						1,315	-	-		
40210	Demolition	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
40212	Exempt Plat	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
40214	Home Occupation	175	150	50	175	100	95		50						795	-	-		
40216	Residential Zoning Permit	2,220	1,940	1,550	1,515	1,375	2,485		1,525						12,610	-	-		
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	100		50						758	-	-		
40228	Tree Permits	500	275	300	400	375	125		400						2,375	-	-		
40230	Subdivision Application	180	-	-	130	-	-	-	50						360	-	-		
40250	Stormwater Fee Reimbursement for Projects	30,000	-	67,468	-	-	-	-	31,625						129,093	400,000	32.3%		
40300	State Aid to Subdivisions	-	78,819	-	78,819	-	-	-	78,752						236,390	315,000	75.0%		
40310	Telecommunications Tax Program (TTP)	-	-	23	-	-	-	5	-	-	-	-	-	-	28	14,000	0.2%		
40315	Town Market Vendor Payments	1,165	-	1,912	775	840	600		570						5,862	5,500	106.6%		
40320	Homestead Exemption	46,285	-	-	-	-	-	-	-	-	-	-	-	-	46,285	46,285	100.0%		
40500	Grants	-	5,192	-	-	-	-	-	79,156						84,348	5,192	1624.6%		
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	241,538	210,263		416,857	-	-	-	-	-	2,483,511	4,855,407			
																% of Budget: 51.1%			

Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026

AMENDED October 2025

		1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGETED		
		July	August	September	October	November	December	January (58.33% of the fiscal year)	February	March	April	May	June				
51000 ADMINISTRATION																	
51001	Salaries	52,246	54,913	55,355	82,791	55,518	65,005	50,375							416,202	850,000	49.0%
51005	Benefits - Staff	21,710	22,170	22,548	33,628	22,717	23,460	21,729							167,961	450,000	37.3%
51010	Advertising	249	-	-	-	64	-	-							313	3,000	10.4%
51012	Audit	-	-	-	-	-	7,500	-							7,500	13,500	55.6%
51015	Banking				0										640	1,000	64.0%
51016	Bank Charges	69	130	42	128	63	42	166							640	700	91.4%
51017	Bank Charges - Credit Card	-	-	-	-	-	-	-							-	300	
51020	Codification	263	88	-	-	-	-	1,145							1,496	1,000	149.6%
51025	Copier	-	473	264	270	270	270	714							2,261	4,500	50.3%
51030	Dues, Memberships, and Subscriptions	132	243	138	274	22	87	87							981	3,000	32.7%
51035	MASC Membership	-	-	-	-	-	-	-							-	5,400	
51037	Business License Contract Fees	-	934	-	-	-	-	-							934	-	
51040	Elections	-	-	-	-	-	-	-							-	10,000	
51050	Employees														4,121	11,680	35.3%
51051	Employee Appreciation	145	-	112	461	523	50	1,792							3,084	2,800	110.1%
51052	Employee Screening	-	-	-	-	180	66	-							246	380	64.7%
51053	Employee Training and Travel	-	-	446	21	-	-	-							467	3,000	15.6%
51055	Uniforms	-	204	-	-	-	120	-							324	5,500	5.9%
51060	Equipment/Software/Maintenance	-	-	-	-	-	327	65							392	1,500	
51070	Grant Writing Services	-	-	1,299	-	-	-	-							1,299	1,299	100.0%
51080	Information Services	3,955	774	17,515	6,684	27,967	8,737	17,950							83,582	131,680	63.5%
51090	Insurance	-	-	-	2,816	15,384	23,385	1,925							43,510	95,000	45.8%
51110	Legal Services	14,130	11,210	9,028	25,543	18,458	20,607	11,700							110,675	180,000	61.5%
51115	Legal Settlement	-	-	-	-	-	-	-							-	-	
51120	Miscellaneous	-	-	-	-	90	250	100							440		
51130	Mileage Reimbursement	-	-	-	-	-	-	-							-	600	
51150	Postage	5,316	214	-	-	212	-	720							6,461	19,500	33.1%
51160	Professional Services	7,632	-	4,000	-	-	-	4,000							15,632	20,000	78.2%
51200	Supplies	1,091	1,281	412	1,662	554	1,637	1,222							7,859	10,000	78.6%
			107,496	93,271	111,159	154,277	142,021	151,542	113,690	-	-	-	-	-	872,260	1,818,659	
																	% of Budget: 48.0%
52000 ELECTED OFFICIALS																	
52001	Salaries	5,385	5,385	5,385	8,077	5,385	5,385	6,038							41,038	78,500	52.3%
52005	Benefits - Elected Officials	6,185	6,185	6,185	9,278	6,185	6,185	6,550							46,755	117,000	40.0%
52030	Council Expenses	53	-	80	107	107	869	1,878							3,093	2,000	154.6%
52040	Mayor Expense	194	301	-		250		-							495	2,000	24.8%
52053	Training	-	-					1,354							1,604	500	320.8%
			11,818	11,871	11,650	17,462	11,927	12,439	15,820	-	-	-	-	-	92,985	200,000	
																	% of Budget: 46.5%

xmas party

swearing-in

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						
		July	August	September	October	November	December	January (58.33% of the fiscal year)	February	March	April	May	June				
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	13,012	8,036	-	-	-	-	-	44,519	80,000	55.6%	
53130	Mileage Reimbursement (PW)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
53160	Professional Services PW	-	-	-	-	-	-	990	-	-	-	-	-	990	10,000	9.9%	
53162	Engineering Services	-	2,572	6,180	-	668	2,970	990	-	-	-	-	-	13,379	20,000	66.9%	
53170	Projects PW (non-cap)	-	6,250	-	-	-	-	4,635	-	-	-	-	-	10,885	35,000	31.1%	
53175	Stormwater Expenses (sent to County for Reimbursement)	2,250	68,803	1,238	-	825	31,625	-	-	-	-	-	-	104,740	85,000	reimbursable	
53176	County Stormwater Fee Payments	-	-	-	-	-	726	-	-	-	-	-	-	726	-	-	
53180	Public Outreach	-	-	-	-	-	-	-	-	-	-	-	-	-	300	-	
53190	Signage	(1,564)	-	1,224	-	1,345	2,179	818	-	-	-	-	-	4,001	7,000	57.2%	
53200	Supplies PW	82	-	92	69	331	290	24	-	-	-	-	-	888	4,500	19.7%	
			17,996	90,994	10,309	2,201	7,675	51,792	14,503	-	-	-	-	-	180,470	246,600	
														% of Budget: 73.2%			
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	-	-	-	26	-	-	-	-	-	-	190	500	38.0%	
54300	Unsafe Buildings Demolition	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
			-	164	-	-	-	26	-	-	-	-	-	-	190	9,200	
														% of Budget: 2.1%			
55000 PLANNING, ZONING, PERMITTING																	
55010	Advertising	160	112	-	-	110	345	199	-	-	-	-	-	926	1,000	92.6%	
55020	Arborist Reports	-	2,150	-	1,400	-	-	1,450	-	-	-	-	-	5,000	10,000	50.0%	
55030	Dues, Memberships, and Subscriptions (PZP)	-	-	-	-	-	-	-	-	-	-	-	-	-	400	-	
55060	Equipment / Software (PZP)	-	377	-	-	264	178	377	-	-	-	-	-	1,196	1,000	119.6%	
55150	Postage (PZP)	-	-	-	-	-	-	-	-	-	-	-	-	-	400	-	
55160	Professional Services (PZP)	-	3,754	2,145	-	2,310	4,110	1,815	-	-	-	-	-	14,134	35,000	40.4%	
55180	Public Outreach (PZP)	-	-	-	-	-	-	1,298	-	-	-	-	-	1,298	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	-	-	-	-	-	300	3,000	10.0%	
			310	6,643	2,195	1,650	2,834	4,633	5,290	-	-	-	-	-	23,554	58,700	
														% of Budget: 40.1%			

Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026

AMENDED October 2025

	1st Quarter	2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGETED	
		July	August	September	October	November	December	January (58.33% of the fiscal year)	February	March	April	May	June
56000 EMERGENCY SERVICES / CERT													
56053	Employee Training and Travel	-	-	-	-	-	-	-	-	-	-	-	2,500
56060	Equipment / Software (ESC)	-	-	-	-	-	-	-	-	-	-	-	1,000
56062	Radio Contract	861	-	861	-	-	-	861	-	-	-	-	2,583
56065	Mobile Devices	281	241	241	241	203	202	-	203	-	-	-	1,610
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
55150	Meals	-	-	156	-	-	-	-	-	-	-	-	156
55160	Accommodations	-	-	-	-	-	-	-	-	-	-	-	-
55180	Fuel/Mileage	-	-	-	-	-	-	-	-	-	-	-	-
55200	Other	-	-	-	-	-	-	-	-	-	-	-	-
56500	Emergency Activations	-	-	-	-	-	11,315	-	-	-	-	-	11,315
56800	Teen CERT Program	-	-	-	-	-	-	-	-	-	-	-	-
		1,422	521	2,441	338	224	12,378	203	-	-	-	-	17,529
													58,519
													% of Budget: 30.0%

57000 FACILITIES, PARKS & EQUIPMENT

57060	Equipment, Funitures, Fixtures (non-cap)	-	-	259	827	80	1,324	-	-	-	-	-	2,490
57070	Facility Rental Deposit Returns	-	-	100	1,350	800	600	400	-	-	-	-	3,250
57080	Facilities Maintenance	232	2,707	200	505	1,785	290	5,868	-	-	-	-	11,587
57100	Facility Upgrades / Construction (non-cap)	-	-	2,325	-	-	243	240	-	-	-	-	2,808
57120	Fire Safety / First Aid	1,080	-	250	-	-	349	-	-	-	-	-	1,679
57150	Janitorial	1,650	1,650	1,650	1,650	1,650	1,650	1,650	-	-	-	-	11,550
57160	Rent - Storage Unit	-	145	145	145	145	191	191	-	-	-	-	962
57170	Security Monitoring	222	59	403	-	89	111	111	-	-	-	-	995
57180	Street Lights	15,724	15,832	550	31,709	-	15,863	15,863	-	-	-	-	95,542
57190	Utilities	3,155	2,371	894	3,762	838	2,016	2,187	-	-	-	-	15,223
57200	Supplies	-	-	-	1,056	692	641	657	-	-	-	-	3,046
57250	Vehicle and Equipment Fuel	-	670	203	401	189	305	183	-	-	-	-	1,952
57260	Vehicle and Equipment Maintenance	40	456	133	348	378	336	1,061	-	-	-	-	2,752
57300	NON-HTAX Maintenance	-	-	-	-	-	-	-	-	-	-	-	12,044
57310	Dog Stations	183	-	-	187	-	-	-	-	-	-	-	371
57320	Brantley Park	-	-	-	-	-	-	-	-	-	-	-	2,000
57330	Dock Street Park	-	-	85	-	-	-	5,125	-	-	-	-	5,210
57340	Hillman Lot	-	-	-	-	-	-	-	-	-	-	-	10,000
57350	Mill Point Park	-	-	-	875	49	1,150	-	-	-	-	-	2,074
57360	Pinckney Park	-	410	-	60	-	62	3,857	-	-	-	-	4,390
		22,287	24,302	7,197	42,876	6,696	25,131	37,392	-	-	-	-	165,881
													422,580
													% of Budget: 39.3%

Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026

AMENDED October 2025

58000 COMMUNITY SERVICES

	1st Quarter	2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGETED		
		July	August	September	October	November	December	January (58.33% of the fiscal year)	February	March	April	May	June	
58010	Business Development Council	-	-	-	-	-	-	-	-	-	-	-	500	
58020	Children's Council	-	-	-	-	167	462	-	-	-	-	-	629	1,500
58030	Community Service Contributions	-	-	-	3,190	-	44,950	-	-	-	-	-	48,140	40,000
58040	Community Tutoring Programs	9,925	-	-	-	-	-	-	-	-	-	-	9,925	8,155
58050	Crime Watch Materials	-	-	-	-	-	-	-	-	-	-	-	-	-
58060	Drainage Council	-	-	-	-	-	-	-	-	-	-	-	500	
58070	History Commission	-	375	300	27	288	2,860	-	-	-	-	-	3,849	6,000
58080	James Island Pride	-	174	83	291	-	406	-	-	-	-	-	954	6,000
58085	Helping Hands	-	199	-	-	-	150	-	-	-	-	-	349	2,000
58090	Neighborhood Council	-	-	-	-	-	-	1,620	-	-	-	-	1,620	2,800
58100	Repair Care Program	8,829	-	-	-	-	-	-	-	-	-	-	8,829	40,000
58200	Special / Community Events	-	1,080	90	1,580	1,605	603	1,418	-	-	-	-	6,376	6,000
58210	Tree Council	44	-	-	785	-	748	-	-	-	-	-	1,577	5,000
58220	Youth Sports Program with CHS	-	-	-	-	-	-	-	-	-	-	-	-	12,200
		18,798	1,828	473	5,873	2,060	50,180	3,038	-	-	-	-	82,249	130,655
													% of Budget: 63.0%	

59000 ISLAND SHERIFF'S PATROL

59001	ISP Salaries	24,928	41,270	35,991	55,318	40,885	38,443	33,493	-	-	-	-	270,326	400,000	67.6%
59005	ISP Benefits	7,477	11,921	10,295	15,981	11,812	11,106	9,676	-	-	-	-	78,268	116,000	67.5%
59020	ISP Operating Costs (radio, fuel, maint, WL, vehicle use)	3,278	40	40	40	4,770	6,040	11,374	-	-	-	-	25,583	20,000	127.9%
59100	ISP Dedicated Officer	21,856	-	-	-	22,592	-	-	-	-	-	-	44,447	115,005	38.6%
		57,538	53,231	46,326	71,339	80,058	55,589	54,543	-	-	-	-	418,623	651,005	
													% of Budget: 64.3%		

60000 TREE FUND

	PRIOR TREE FUND BALANCE	-	-	-	-	-	-	-	-	-	-	-	(9,005)
	ESTIMATED FY REVENUE	-	-	-	-	-	-	-	-	-	-	-	2,500
					511								(6,505)
60010	Tree Maintenance and Care	-	-	-	-	-	-	-	-	-	-	-	10,000
60020	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

62000 CAPITAL PROJECTS (non HTAX)

		1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGETED		
		July	August	September	October	November	December	January (58.33% of the fiscal year)	February	March	April	May	June				
62000 CAPITAL PROJECTS (non HTAX)																	
62014	<u>ROAD / SIDEWALK INFRASTRUCTURE</u>				1,080		398								1,478	15,000	9.9%
62022	Dill's Bluff Sidewalk III & IV	-	-												-	-	
62030	Regatta Road Sidewalk	-	-	-	-	-	-								-	235,000	
62034	Nabors I	-	-	-	-	-	-								-	58,800	
62040	Greenhill - Honeyhill Drainage/Paving	-	-	-	-	-	-								-	35,000	19.8%
62050	Traffic Calming Projects	-	-	6,711	60	173	-								6,944	35,000	
	Other Road / Sidewalk Projects	-	-	-	-	-	-								-	-	
	TOTAL Road / Sidewalk Infrastructure	-	-	7,791	457	173	-								8,421	343,800	
	<u>DRAINAGE / SEWER PROJECTS</u>																
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	458	-						31,584	35,000	
	TOTAL Road / Sidewalk Infrastructure	46,035	-	-	-	31,127	458								77,620	326,079	23.8%
62520	New Construction JIACC (non-HTAX portion)	-	-	-	-	-	-								-	-	
62522	New Construction JIACC (ATAX match)	-	7,184	-	-	-	6,364	-							13,548	21,000	64.5%
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	3,425	-							6,100	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)	-	-	-	-	-	-		1,026						1,026	100,000	
62730	Mill Point (non-HTAX eligible)	-	-	-	-	4,427	-								4,427	100,000	
62740	Pinckney (non-HTAX eligible)	-	-	-	-	-	-		5,950						5,950	-	
62750	Grace Triangle (non-HTAX eligible)	-	-	-	-	6,645	7,875	-							14,520	30,000	48.4%
62800	Land Acquisition (non-HTAX eligible)	-	-	-	-	-	-								-	-	
		72,166	7,184	7,791	457	45,047	18,122	6,976	-	-	-	-	-		157,742	1,048,778	
																% of Budget: 15.0%	

Town of James Island Monthly Budget Report

Fiscal Year 2025 - Ending June 2026

AMENDED October 2025

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGETED	
	July	August	September	October	November	December	January (58.33% of the fiscal year)	February	March	April	May	June			
HOSPITALITY TAX (HTAX)															
43000	HTAX BALANCE FROM PRIOR YEAR													3,246,825	
43000	HTAX Revenue	109,029	81,132	65,522	64,319	75,180	31,550	69,460						496,192	715,000
															% of Budget: 69.4%

65000 HTAX OPERATING FUND (non-cap)

65002	Brantly Park Operating	-	-	-	-	-	-	-	-	-	-	-	-	-	
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	-	-	-	-	-	362	-	-	-	-	362	3,000		
65015	Promotional Grants	-	-	-	-	-	-	-	-	-	-	-	5,000		
65016	Rethink Folly Road-Staff time	-	-	-	-	-	164	-	-	-	-	164	1,000		
65018	Santee Street Public Parking Lots	1,700	2,800	2,800	2,800	2,800	31,561	-	-	-	-	44,461	32,000	138.9%	
65020	Town Market	-	-	4,300	817	1,488	912	1,597	-	-	-	9,114	10,000	91.1%	
65030	JIACC Operations	145	-	-	-	-	-	-	-	-	-	145	145	100.0%	
65300	Public Safety of Tourism Areas (25% of ISP transfer to G	-	-	-	-	-	-	-	-	-	-	-	150,000		
	TOTAL OPERATING:	1,845	4,800	7,100	3,617	4,288	32,998	1,597	-	-	-	-	56,245	211,145	26.6%

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	47,492	-	-	-	-	-	48,242	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	-	-	-	-	-	-	61,176	-	-	-	61,176	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	47,492	61,176	-	-	-	-	-	109,418	3,701,176	

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

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGETED							
	July	August	September	October	November	December	January (58.33% of the fiscal year)	February	March	April	May	June									
ACCOMMODATIONS TAX (ATAX)																					
42010	ATAX Balance from prior year												23,624								
42020	ATAX Revenue - State			-	24,214	-	-	14,074	-	12,670	-	-	50,958	67,500							
	ATAX Revnue - County			-	-	580	-	245	-				825	7,500							
	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	150	150	-	-	450	5,000
	<u>Transfer to GF</u>			-	-	-	-	-	-	-	-	-	-	27,500
	TOTAL OPERATING:			-	-	-	-	150	150	150	-	-	450	94,430



February 2026 Finance Report

This monthly financial summary report is for the period ending January 31, 2025; this puts us at about 58.3% through our fiscal year.

The audit is getting very close and the Mayor and I are beginning to work on the next budget as well as a year-end amendment to the 2025-2026 budget. I would like to have the first draft of the 2027 budget to you around 3/27/2026 and have a workshop meeting on 4/2/2026. Please let the Mayor know if those dates work for you.

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 51.1% to budget. You may notice a standout item of \$79,156 in the grants line; that is due to the Opiod grant funding we've recently received. It will need an expense item also.

Expenses:

Administration (overall at 48% of budget)

- Codification: The amount in January is due to changes to the recent code changes regarding signs and additional dwelling units.
- Employee Appreciation: The amount in January is due to the volunteer/town/Neighborhood Council Christmas party.

Elected Officials (overall at 46.5% of budget)

- Council Expenses: January amounts are due to the swearing-in activities.
- Training: January amounts are regarding recent MASC training.

Public Works (overall at 73.2% primarily due to reimbursable stormwater projects)

Code Enforcement (at 2.1% of budget)

Planning, Zoning, & Permitting (at 40.1% of budget)

- Advertising: This is running a little high, but is dependent upon what notices are required for public meetings.
- Equipment and Software: This will be high as we are now capturing the plotter costs correctly here in this line item.

Emergency Services / CERT (at 30.0% of budget)

- Mobile Devices: As I previously noted, this will need to be adjusted.
- There are amounts in this Department that I, hesitantly, do not expect will be needed. There is no way to predict a storm and funding should remain just in case.

Facilities, Parks, & Equipment (at 39.3% of budget)

- Facilities Maintenance: The January amount is primarily due to improvements to the Council Chambers needed to accommodate our new council members.
- Facility Rental Deposit Returns: As I previously reported, this line item will need to be amended. This is the return of a security deposit when the rental of our spaces is complete.
- Fire Safety / First Aid is running a little high.
- Supplies for this department are running higher and will need to be amended.

Community Services (at 63.0% of budget)

- As previously reported, Community Service Contributions and Community Tutoring Programs will need amendment.
- Special/Community Events is running high and will need to be amended. Recent activity has been due to programs like the poetry open-mic night.
- ADDING: We will need to add a MISCELLANEOUS item for the expense of the Opiod grant pass through. It will appear as a check to the WakeUp Carolina in a future report.

Island Sheriff's Patrol (at 64.3% of budget)

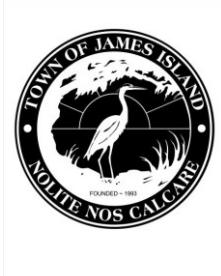
- With additional deputy shifts, you can see the department is running over budget and we will need to be amended.
- The January Operating Cost amount is an annual renewal of the License Plate Reader cameras. Note that this is not the Flock camera system.

Capital Projects - General Fund (at 15.0% of budget)

- The Dock Street Park Dock and Simeon Pinckney Park signage were recent work that was completed.

Mike Hemmer – Finance Director

Public Works Report



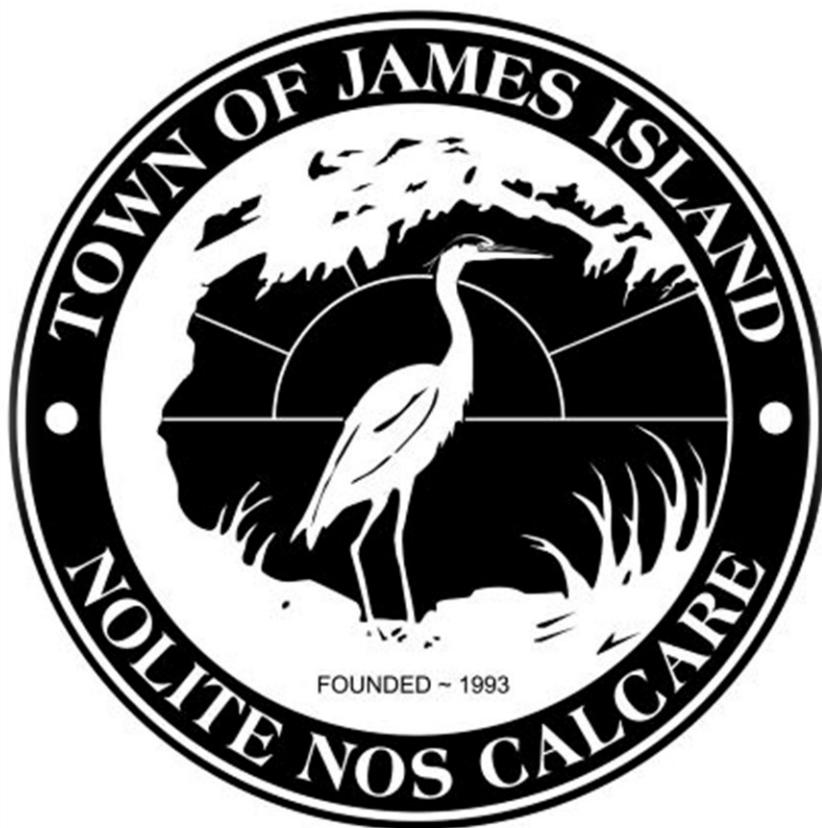
Maintenance Work – Town continues to work on re-establishing ditches and clearing culverts and cross pipes. Upcoming ditch work will include areas near Dill Ave, Pauline Ave, and Bradford Ave. SC DOT currently working estimates to repair sinkhole in the parking lot of 778 Folly Road.

SC Onsite Wastewater Association Conference – Mayor Lyon and Melissa Flick were presenters at the conference. “Identifying Failing Septic Systems: Lessons Learned from the Town of James Island Pilot Project”

Site Visits with Charleston County – Town of James Island representatives met with County representatives to walk Greenhill Rd and the intersection of Fox Croft Rd/Stillwater Dr to discuss concerns related to paving work.

Intergovernmental Flood Prevention Taskforce – Next meeting of Countywide Intergovernmental Flood Prevention Taskforce Committee is scheduled for March 6, location and time to be announced once finalized.

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



TOWN OF JAMES ISLAND

CODE ENFORCEMENT DEPARTMENT

MONTHLY REPORT

Code Enforcement Department Monthly Report

Reporting Month: February 2026
Prepared By: E. Parker Richardson
Date Presented to Council: February 19th, 2026

1. Overview / Department Summary:

Since the last Town Council meeting took place on January 15th to February 19th- There are currently 9 active Code Requests and 7 active Code Enforcement cases (*4 of which are Zoning & Planning issues awaiting permits*). A total of 1 out of the 7 existing code cases have been closed and a total of 5 out of the 9 existing code requests have been closed: for a gross resolution percentage of 31% for code cases and 14.3% of code requests this month. The absolute increase in resolution percentage points is projected to reach a plateau by next month due to the amount of organization maintained in the Code Enforcement Department.

I have continued to work closely with the Sheriff's Department and Judge Harris on cases.

2. Case Activity Summary:

- New Code Cases that were opened since January 15 th :	4
- Code Cases that have been Closed since January 15 th :	1
- Total Active Code Cases:	6
-New Code Requests that were opened since January 15 th :	9
-Code Requests that have been closed since January 15 th :	4
-Total Active Requests:	5

Code Case Types Breakdown (only includes active cases):

- Unpermitted Construction:	1
- Multiple Violations/ Other:	3

Code Request Type Breakdown (only includes active requests):

- Solid Waste & Debris:	3
- Unpermitted Construction:	2
- Multiple Violations/ Other:	2
- Business Signage Issue:	1
- Tree Concern:	1

TOWN OF JAMES ISLAND
CODE ENFORCEMENT DEPARTMENT
MONTHLY REPORT

3. Total Notices & Enforcement Actions Taken This Month:

- Courtesy Notices Issued: 5
- Warning Notices Issued: 5
- Tickets/ Citations Issued: 0
- Stop-Work Orders: 1
- Follow-Up Site Visits Conducted: 9

4. Response & Resolution Metrics for This Month:

- Average Response Time: <i>Immediate</i>
- Average Code Request Resolution Time: <i>1 week (AT MAX)</i>
- Percentage of Code Cases & Requests Resolved This Month: <i>45.3%</i>

(CODE CASE RESOLUTION TIME VARIES GREATLY)

5. Notable Cases / Highlights:

A long-standing Code Case that has been going on for years was finally closed. James Island Magistrate has issued another ticket for this case and has taken it over.

6. Community Engagement & Education:

I engage with the community by being very responsive and accessible. Our citizens seem to appreciate this approach which often results in cooperation and resolution of the issue. I educate our citizens about Town Ordinances and let them know the course of action I plan to take and then make sure to keep them updated on their request.

7. Coordination with Other Departments / Agencies:

Coordination occurs with the Mayor, Zoning/ Planning Department, Permitting & Licensing Department and the Charleston County Sheriff's Department to address and bring cases to closure in a fair and effective manner.

8. Goals & Plans for Next Month:

To continue to work efficiently and diligently to stay on top of any forthcoming cases/ issues to ensure that the Code Enforcement Department remains organized and responsive.



Town of James Island Tahoe

From Shawn James <sjames@charlestoncounty.org>

Date Fri 2/13/2026 3:10 PM

To Brook Lyon <blyon@jamesislandscc.us>; Michael Hemmer <mhemmer@jamesislandscc.us>

Cc Frances Simmons <fsimmons@jamesislandscc.us>

¶ 1 attachment (17 KB)

New Vehicle Upfit Estimate (2025) (1).xlsx

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

The price of a current Tahoe is \$57,295, and the county Fleet Director said you would want to add 3% to that if ordered in July, for a total of \$59,013. The attached sheet shows all equipment prices, including \$7,600 for a radio and \$2,300 for a radar. Take that price off of there because we will reuse the radar. The price of the radio was taken out already in the excel spreadsheet.

The total we would need to earmark is \$59,013 + \$17,158.54 = \$76,171.54

Shawn P. James
Captain
Judicial Services Division
Charleston County Sheriff's Office
3691 Leeds Avenue
North Charleston, SC 29405

Office: 843-958-2101
Cell: 843-343-7777

SUV Equipment List- Patrol

Vehicle Data

Lightbar- Federal Signal Valor (51")

Partition System- Setina

Console- Gamber Johnson w/ Laptop

Camera System- SafeFleet / L3

Radar System- Golden Eagle II / Stalker Dual

Lighting & Siren System

Equipment Name	Part Number (Durango)	Part Number (Tahoe)	Cost
FS Valor Lightbar 51"	FS-WA1R51-PP3AL		\$ 2,470.00
FS Valor Lightbar Strap Kit	FS-HKB-MAL7	FS-HKB-TAH21-HP	\$ -
FS Light Switch/Siren Amp PF200 17-button	FS-PF200S17B		\$ 1,286.45
FS Siren Speaker- Dynamax ES100C	FS-ES100C		\$ 185.00
FS Siren Bracket	ESB-DUR15	ESBL2-TAH21ND	\$ -
FS Rumbler Speaker	FS-RBK1		\$ 238.25
FS Rumbler Speaker Bracket	FS-RB-DUR19		\$ -
FS OBDII Cable	FS-OBDCABLE25-DGCCAN	FS-OBDCABLE20-5	\$ 137.00
FS 24-Port Expansion Module	FS-EXPWMD24		\$ 237.00
(6) FS Micropulse Ultra 6 Lightheads (Grille)(Blue/White)	FS-MPS62U-BW		\$ 594.00
(2) FS Grille Light Bracket	FS-MPSM6-SRL5		\$ 25.85
(2) FS Micropulse Ultra 3 Lightheads (Side Bumpers/intersection)(Blue/White)	FS-MPS32U-BW		\$ 300.00
(2) FS Micropulse Ultra 12 (Tag)(Blue/Amber)	FS-MPS12U-BA		\$ 290.00
(2) FS Micropulse Ultra 12 (Cargo Glass)(Blue/White)	FS-MPS12U-BW		\$ 238.00
(2) FS Micropulse Ultra 12 "L" Bracket			\$ 94.60
			\$ 6,096.15

Partition System

Equipment Name	Part Number	Cost
Setina Center Partition (75/25)	SET-8VS-C-75/25	\$ 685.00
Setina Lower Extension Panels PK070SDUR11		Included
Setina Rear Barrier PK0123DUR112ND	SET-12VS-E-DUR	\$ 253.00
Setina Window Bar Set	SET-WB-S-DUR	\$ 461.00
American Aluminum Raised Vault System w/ Simplex Combo Lock	AA-UPVAULT	\$ 1,981.00
	AME-EZUPVAULT-TAH	
		\$ 3,380.00

Console & Accessories

Equipment Name	Part Number	Cost
Gamber Johnson 19" Console (RMK Packaged 7170-0884-04)	GI-7160-1627	\$ 845.53
GI Motorola APX6500 Faceplate	GI-7160-0321	Included
GI Federal Signal Pathfinder PF200 17-Button Faceplate	GI-7160-0338	Included
GI 3" Short Interior Pocket	GI-7160-0332	\$ 35.42
GI Rear-Mount Armrest (Included with Package 7170-0884-04)	GI-7160-0429	Included
GI Internal Cup Holder (Included with Package 7170-0884-04)	GI-7160-0846	Included
GI Mongoose 9" Slide Arm w/Short Clevis (Included with Package 7170-0884-04)	GI-7160-0928	Included

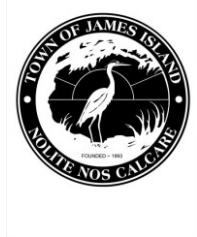
GJ Magnetic Base Cell Phone Holder (Included with Package 7170-0884-04)	GJ-7160-0996-00	Included
GJ 2' Rocker Switch and AUX-12v Power Outlet Filler Panel	GI-15082	\$ 21.60
GJ AUX-12v Power Outlet	GI-7160-0063	\$ 27.00
GJ Notepad V Universal Cradle w/ Cam	GI-7160-0250-03	\$ 281.84
Filler Plates		Included
In-Car Camera System (Flashback 3 / Flashback HD / Focus H2)		
Equipment Name	Part Number	Cost
Camera DVR & Accessories-	Serial #	\$ 5,591.00
Rear camera (if applicable for FB System)	IRCAMS	\$ -
Backseat Microphone Kit (if applicable for FB System)	MV-TCV-EMIC	\$ -
BWC Dock (if applicable for Focus H2 System)	FOCUS-02-01	\$ -
Crash battery		\$ -
Radar (Golden Eagle II - or - Stalker Dual)		
Equipment Name	Part Number	Cost
Counting Box	S/N:	\$ 2,300.00
(2) Antennas	Front Antenna S/N:	\$ -
Cables (9' and 15')	Rear Antenna S/N:	\$ -
Faceplate w/ Bracket		\$ -
Remote		\$ -
Tuning Forks		\$ -
(2) Windshield Mounting Kit		\$ -
Miscellaneous		
Equipment Name	Part Number	Cost
Radio Brick (Change on Radio Sheet)-	Asset / Serial #	\$ 7,600.00
L Radio Display	(Radio Shop)	Motorola APX6500
L Radio Microphone	(Radio Shop)	Motorola APX6500
L Radio Audio Speaker	(Radio Shop)	\$ -
Flashlight Charger		\$ -
Magnetic Mic Clip		\$ -
PCTEL Maxrad Antenna		\$ -
Multipurpose Antenna & CradlePoint Router (CradlePoint R950)	PAN-SW31025-V1	\$ -
Charge Guard	HAV-CHRGGRD	\$ 5.00
Stop Sticks	GSA 9' RED	\$ 50.00
Printer Power Cable- Hard Wired 14' (if Laptop)	BRO-LB3692	\$ 30.00
Printer Box (if equipped with Laptop)	BRO-LBX028	\$ 100.00
		880.00

\$ 19,458.54
Total each vehicle equipment

WORK ORDER COST

01/05/2023 TO 02/13/2026
This report includes transactions where the transaction date is within the date range specified. Costs are based on cost, with markup, regardless of billing code.

Work Order	Work Order Shop Asset Number	Year	Make	Model	Department	Bill Code	Labor Hours	Labor Cost	Parts Cost	Sublet Cost	Other Cost	Adjustments	Total Cost	Repair Description	Date In	Date Out
170961	001	5914	2020	DODGE	DURANGO PP	124500001	A	02:57:45	\$222.20	\$442.12	\$0.00	\$0.00	\$764.32	Work Order Status: C	02/23/2023	04/03/2023
172461	001	5914	2020	DODGE	DURANGO PP	124500001	A	02:57:59	\$222.60	\$480.60	\$0.00	\$0.00	\$603.20	Work Order Status: C	05/15/2023	05/16/2023
173835	001	5914	2020	DODGE	DURANGO PP	124500001	A	03:39:24	\$297.66	\$439.51	\$0.00	\$0.00	\$1,037.17	Work Order Status: C	07/24/2023	08/02/2023
174590	001	5914	2020	DODGE	DURANGO PP	124500001	A	02:38:50	\$280.97	\$52.51	\$0.00	\$0.00	\$333.48	Work Order Status: C	08/29/2023	08/29/2023
176802	001	5914	2020	DODGE	DURANGO PP	124500001	A	02:44:36	\$298.37	\$535.42	\$0.00	\$0.00	\$833.79	Work Order Status: C	12/20/2023	12/20/2023
178954	001	5914	2020	DODGE	DURANGO PP	124500001	A	02:32:35	\$276.59	\$58.16	\$0.00	\$0.00	\$334.75	Work Order Status: C	04/15/2024	04/15/2024
181429	001	5914	2020	DODGE	DURANGO PP	124500001	A	00:59:58	\$158.96	\$28.38	\$0.00	\$0.00	\$188.34	Work Order Status: C	08/15/2024	08/15/2024
181628	001	5914	2020	DODGE	DURANGO PP	124500001	A	07:57:17	\$1,265.63	\$876.31	\$0.00	\$0.00	\$2,141.94	Work Order Status: C	08/26/2024	09/04/2024
182954	001	5914	2020	DODGE	DURANGO PP	124500001	A	04:18:20	\$887.24	\$279.84	\$0.00	\$0.00	\$987.08	Work Order Status: C	10/31/2024	11/01/2024
183729	001	5914	2020	DODGE	DURANGO PP	124500001	A	01:33:11	\$246.94	\$42.46	\$0.00	\$0.00	\$289.40	Work Order Status: C	12/12/2024	12/12/2024
186048	001	5914	2020	DODGE	DURANGO PP	124500001	A	06:04:45	\$956.62	\$188.50	\$0.00	\$0.00	\$1,335.12	Work Order Status: C	04/09/2025	04/11/2025
187687	001	5914	2020	DODGE	DURANGO PP	124500001	A	00:54:06	\$143.41	\$41.57	\$0.00	\$0.00	\$184.98	Work Order Status: C	06/30/2025	06/30/2025
188300	001	5914	2020	DODGE	DURANGO PP	124500001	A	03:33:50	\$565.88	\$280.37	\$0.00	\$0.00	\$847.25	Work Order Status: C	07/31/2025	07/31/2025
189466	001	5914	2020	DODGE	DURANGO PP	124500001	A	05:11:09	\$824.54	\$1,031.79	\$0.00	\$0.00	\$1,886.33	Work Order Status: C	09/18/2025	09/18/2025
189846	001	5914	2020	DODGE	DURANGO PP	124500001	A	03:31:18	\$559.98	\$0.00	\$0.00	\$0.00	\$559.98	Work Order Status: C	10/07/2025	10/07/2025
190795	001	5914	2020	DODGE	DURANGO PP	124500001	A	00:00:00	\$0.00	\$282.50	\$0.00	\$0.00	\$282.50	Work Order Status: C	11/12/2025	11/12/2025
190881	001	5914	2020	DODGE	DURANGO PP	124500001	A	14:41:11	\$2,388.27	\$1,172.13	\$472.50	\$0.00	\$3,198.25	Work Order Status: C	11/17/2025	12/22/2025
191632	001	5914	2020	DODGE	DURANGO PP	124500001	A	00:56:00	\$9.00	\$157.50	\$0.00	\$0.00	\$157.50	Work Order Status: C	12/22/2025	12/22/2025
191748	001	5914	2020	DODGE	DURANGO PP	124500001	A	00:21:20	\$56.58	\$6.58	\$0.00	\$0.00	\$62.86	Work Order Status: C	01/02/2026	01/02/2026
192495	001	5914	2020	DODGE	DURANGO PP	124500001	A	10:44:45	\$1,709.63	\$2,585.65	\$0.00	\$0.00	\$4,295.28	Work Order Status: F	02/05/2026	02/13/2026



Council Chambers Meeting Request

Group Name: The Palmetto Fiber Arts Guild
Contact: Nancy (410) 804-5269
Monthly Meetings: 3rd Saturday, 2:00 p.m. – 4:30 p.m.

1/17/26; 2/21/26

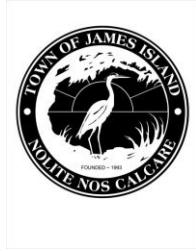
3/21/26; 4/18/26

5/16/26; 6/20/26

8/15/26; 9/19/26

10/17/26; 11/21/26

Date Approved by Town Council: _____



Council Chambers Meeting Request

Group Name: Linus Blanket

Contact: Christine Bowman

Monthly Meetings: 2nd Wednesday, Monthly

3/11 10/14

4/8 11/11

5/13 12/9

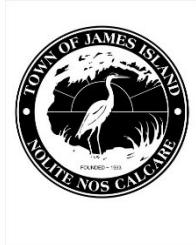
6/10

7/8

8/12

9/9

Date Approved by Town Council: _____



2026 Women of Construction Week Proclamation

WHEREAS, *Women of Construction* is a newly established organization dedicated to creating a strong network of women across the construction industry; and

WHEREAS, this organization was founded to provide a platform for women in construction to connect, learn, and lead, fostering mentorship, professional development, and opportunities for growth in an ever-expanding industry; and

WHEREAS, the construction community continues to drive economic and community development through major infrastructure, industrial, and civic projects, and *Women of Construction* proudly promotes the inclusion and advancement of women in every facet of that progress; and

WHEREAS, *Women of Construction* partners with local businesses, trade organizations, and educational institutions to raise awareness of skilled trade careers, support workforce development, and inspire future generations to explore the many pathways within construction; and

WHEREAS, through volunteerism, community engagement, and a spirit of collaboration, *Women of Construction* seeks to make a lasting impact throughout the region.

NOW, THEREFORE, I, Brook Lyon, Mayor of the Town of James Island, South Carolina, and the members of Town Council, do hereby recognize *Women of Construction* and its dedicated founding members for their commitment to empowering women, supporting workforce growth, and strengthening our community, and do hereby proclaim the week of: **March 1-7, 2026**, as **"Women of Construction Week"** in James Island, South Carolina, and encourage all citizens, businesses, and organizations to join in celebrating the contributions of women who are helping to build the future of our communities.

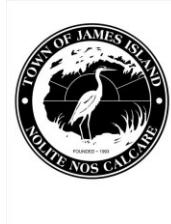
Proclaimed this 19 day of February 2026.

Brook Lyon
Mayor, Town of James Island, SC

ATTEST

Frances Simmons
Town Clerk

RESOLUTION 2026-02



A Resolution Recognizing and Honoring “A Century of Black History Commemorations “

Whereas, African Americans from all walks of life have made contributions to the history of the United States; and

Whereas, Black History Month, celebrated during the month of February originated in 1926 as Negro History Week when Dr. Carter G. Woodson, the “Farther of Black History”, set aside a special period to recognize the life, heritage and achievements of Black people in the United States; and,

Whereas, in 1986, Public Law 92-244 was enacted by the US Congress designating February as Black History Month; and

Whereas, the Association for the Study of African American Life and History has established “ A Century of Black History Commemorations “ as the theme for the 2026 celebration of Black History; and

Whereas, the 250th Anniversary of United States Independence will be commemorated in 2026, and,

Whereas, the Charleston Area Branch of the Association for the Study of African American Life and History will throughout 2026 partner with other organizations to promote the research , study, preservation and dissemination of information on Black History, Life and Culture.

Now, Therefore be it Resolved, that I, Mayor Brook Lyon, and the members of the Town of James Island Council, hereby observes and honors Black History Month under the theme “ A Century of Black History Commemoration ” and encourages all people to learn about the life, heritage and achievements of African Americans through participating in programs and activities and to recognize tremendous contributions made by African Americans to Charleston County , the State of South Carolina and the United States of America.

Enacted this 19th day of February 2026.

Brook Lyon
Mayor

ATTEST

Frances Simmons
Town Clerk

**MEMORANDUM OF AGREEMENT
FOR JAMES ISLAND CREEK TMDL MS4 MONITORING**

This Memorandum of Agreement (MOA) is made this _____ day of _____, 202____, by and between Charleston County, a public body corporate and politic (hereinafter referred to as the “**COUNTY**”), the Town of James Island (hereinafter referred to as “**TOWN**”) and the City of Charleston (hereinafter referred to as “**CITY**”) (collectively “the Parties”) for the James Island Creek TMDL MS4 Monitoring and Assessment Study.

WITNESSETH

WHEREAS, the South Carolina Department of Environmental Services has established a Total Maximum Daily Load (“TMDL”) within the James Island Creek that requires an assessment study and monitoring efforts; and

WHEREAS, the **COUNTY** shall perform the services of TMDL MS4 Monitoring and reporting within the James Island Creek Watershed, hereinafter referred to as the **PROJECT**; and

WHEREAS, the **CITY** and **TOWN** are each a body politic with all the rights and privileges of such including the power to contract as a necessary and incidental power to carry out the functions covered under this Agreement; and

WHEREAS, the **CITY** and **TOWN**, each having an interest in the completion of the assessment study and monitoring efforts, due to having jurisdiction within the watershed and thus TMDL MS4 Monitoring requirements, have agreed to work together with the **COUNTY** in the hereinafter described **PROJECT**.

NOW THEREFORE, in consideration of the several promises to be faithfully performed by the parties hereto as set forth herein, the sufficiency whereof is acknowledged, the Parties do hereby agree as follows:

I. PROJECT DESCRIPTION:

The scope of the in-contract work for the **PROJECT** shall be performed in conformance with terms of the Scope of Services (Attached as Exhibit A) for the **PROJECT** by the **COUNTY**.

The effective date of this Agreement is the date of the execution by the Parties hereto and shall terminate upon completion of the Project unless terminated earlier pursuant to the terms of the Agreement.

II. TERMINATION:

The **COUNTY** may terminate this Agreement for any reason, at the **COUNTY**'s sole discretion, within sixty (60) days written notice to the addresses set forth below. To the extent either the **CITY** or **TOWN** desires to withdraw from participation in this Agreement, either party may do so with sixty (60) days written notice to the addresses set forth below. In case of such a withdrawal the Agreement shall proceed, in accordance with the terms described herein, between the County and the remaining Party.

III. SCHEDULE:

The initial term of this Agreement shall commence on the effective date and shall continue for a period of one (1) year (the "Initial Term"), unless earlier terminated in accordance with this Agreement. Upon expiration of the Initial Term, this Agreement may be renewed for up to five (5) additional consecutive one-year terms (each a "Renewal Term"), subject to mutual agreement of the Parties prior to the commencement of each Renewal Term.

IV. THE COUNTY SHALL:

- a. Provide to the **CITY** and **TOWN** timely correspondence concerning PROJECT scope changes, changes in schedules, routine communication, or any other such activities that may impact the PROJECT.
- b. Include the **CITY** and **TOWN** in any progress meetings as they may pertain to the PROJECT.
- c. Provide access to the PROJECT records for the **CITY** and **TOWN** to review the PROJECT.
- d. Allow the **CITY** and **TOWN** to review pay requests relating to the PROJECT prior to payment and any change orders which affect the cost of the PROJECT.

V. THE CITY AND TOWN SHALL:

- a. Review and provide comments, as necessary for all COUNTY pay requests related to the PROJECT prior to payment and any change orders that affect the cost of the PROJECT. Comments shall be made within seven (7) calendar days of receipt by the **CITY** and **TOWN** of notification from the **COUNTY** of the pay request or change order.
- b. If the **CITY** or **TOWN** do not approve any portion of the PROJECT or any pay request, the reasons therefore must be clearly stated in writing delivered to the **COUNTY** along with corrective recommendations within seven (7)

calendar days of receipt by the **CITY** and **TOWN** of the **COUNTY**'s pay request or change order.

- c. If the **COUNTY** does not receive approval or written documentation of reasons for not approving the **COUNTY**'s pay request or change order within seven (7) calendar days of receipt, the **COUNTY** shall consider the pay request or change order as approved for payment.
- d. If the **CITY** or **TOWN** withdraw from this Agreement prior to completion of the **PROJECT**, the **CITY** or **TOWN** shall be responsible for payment of its share of the completed work and/or work that has been agreed to up to that point.

VI. FUNDING:

- a. The **COUNTY** estimates the total cost of the **PROJECT** to be less than \$70,000 per year in order to comply with SCDES guidelines. Additional monitoring, if desired by ALL parties, will be negotiated and approved of collectively by all parties.
- b. The **COUNTY** shall be responsible for 8.00% of the total cost of the **PROJECT** to be performed by the **COUNTY**.
- c. The **CITY** will reimburse the **COUNTY** for 58.00% of the total cost of the **PROJECT** to be performed by the **COUNTY**.
- d. The **TOWN** will reimburse the **COUNTY** for 34.00% of the total cost of the **PROJECT** to be performed by the **COUNTY**.
- e. Should the negotiated price and any addendums for the **PROJECT** exceed what is previously estimated, the **COUNTY** will provide the **CITY** and **TOWN** the opportunity to concur with the increased cost. If the **CITY** and/or **TOWN** do not concur with the increased cost, the **COUNTY** may choose to perform the additional work at its own expense. All agreed upon project costs will be shared per Section VI, Funding, items b, c, and d above. Should only two parties agree with the change, the costs will be shared on a pro rata basis among those parties.
- f. The **CITY** and **TOWN** shall remit payments of its share of the monthly cost to the **COUNTY** for the **PROJECT** within thirty (30) calendar days of receiving an invoice from the **COUNTY**.

VII. GENERAL:

- a. The **COUNTY** will assume sole and complete responsibility for the **PROJECT**.

- b. Upon completion of monitoring events during the PROJECT, any data collected under this agreement shall be made available to the **CITY** and **TOWN** by the **COUNTY**, regardless of who requested the monitoring.

VIII. NOTICE:

All notices or other communications hereunder shall be sufficiently given and shall be given when delivered in person, or mailed by certified mail, return receipt requested, postage prepaid, addressed as follows, or to such other places designated in writing by the Parties:

AS TO THE CITY:

Emily DeMore & Anthony Giralo
Development Services
2 George Street, Suite 2100
Charleston, SC 29401

William S. Cogswell, Jr., Mayor
P.O. Box 652
Charleston, SC 29402

AS TO THE TOWN:

Melissa Flick
1122 Dills Bluff Road
James Island, SC 29412

Brook Lyon, Mayor
1122 Dills Bluff Road
James Island, SC 29412

AS TO THE COUNTY:

Eric J. Adams, Public Works Director
3681 Leeds Avenue
Building A
North Charleston, SC 29405

IX. SUCCESSORS AND ASSIGNS:

This Agreement shall be binding upon and insure to the benefit of the successors and assigns of the Parties hereto. There shall not be assignment, by either Party, of any rights or responsibilities in this Agreement without written consent of the other Party.

X. GOVERNING LAW:

This Agreement shall be construed and enforced in accordance with the laws of the State of South Carolina. All litigation arising under this Agreement shall be litigated only in a nonjury hearing in the Court of Common Pleas, Ninth Judicial Circuit, Charleston County, South Carolina.

XI. SEVERANCE:

Should any part of this Agreement be determined by a Court of competent jurisdiction to be invalid, illegal, or against public policy, said offending Section shall be void and of no effect and shall not render any other section herein, nor this Agreement as a whole, invalid. Any terms which, by their nature, should survive this suspension, termination or expiration hereof shall be deemed to so survive.

XII. ENTIRE AGREEMENT:

This Agreement, when fully executed, shall supersede any and all prior and existing agreements between the Parties, either oral or written, and contains all of the covenants and agreements between the Parties with respect to the subject matter of this Agreement. Any amendments or modifications of this Agreement must be made in writing and signed by all Parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date indicated above.

WITNESSES:

CITY OF CHARLESTON

By: _____

(Signature)

Title: William S. Cogswell, Jr., Mayor

Date: _____

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date indicated above.

WITNESSES:

TOWN OF JAMES ISLAND

By: _____

(Signature)

Title: Brook Lyon, Mayor

Date: _____

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date indicated above.

WITNESSES:

CHARLESTON COUNTY

By: _____

(Signature)

Title: William L. Tuten, Administrator

Date: _____

Scope of Services

James Island Creek TMDL MS4 Monitoring



The State of South Carolina National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges from Regulated Small Municipal Separate Storm Sewer Systems (SMS4), SCR030000 requires Charleston County, the City of Charleston, and the Town of James Island, as permittees, to implement a monitoring plan to measure pollutant levels within a Total Maximum Daily Load (TMDL) watershed. The permit requires monitoring efforts to be initiated not more than 18 months after the TMDL effective date, which was January 2020 for the James Island Creek TMDL. The permittees would like to expand their current grab sampling efforts to assess and improve water quality in the creek.

The permittees would like to continue to collect wet weather and dry weather grab samples within the James Island Creek watershed on a quarterly basis to assess seasonal variations in water quality. Funding is also allocated for expanded sampling efforts, including the collection of large quantities of samples across more areas of the creek and throughout various tidal stages, to better assess bacterial dynamics over the full tidal cycle. This project includes the collection of grab samples and supplementary environmental data, laboratory analysis for *enterococcus*, data analysis and reporting, and quarterly meetings for a twelve-month period or as agreed upon per the Memorandum of Agreement (MOA).

Task 1 – Compliance (Wet Weather) Sampling

Wet weather sampling must be conducted at least once per season (winter, spring, summer, and fall) to maintain permit compliance. Winter is defined as January 1 to March 31; Spring, April 1 to June 30; Summer, July 1 to September 30; and Fall, October 1 to December 31. The TMDL lists three monitoring stations: Harbor View, Folly Road Bridge, and Jim Isle Drive. SCDES stated that the Harbor View and Folly Road Bridge stations are sufficiently representative of the current condition of the watershed; therefore, monitoring at Jim Isle Drive is not required for permit compliance. Wet weather conditions are characterized by a storm event that produces at least 0.25 inches of rain, following an antecedent dry period of at least 72 hours with no more than 0.1" of rainfall.

At a minimum, samples will be analyzed for the pollutant of concern in the James Island Creek TMDL, *enterococcus*. Supplemental data for each sample will be collected including water temperature, turbidity, salinity, pH, UV index, and air temperature. Tidal data will be collected using County tidal gauges and publicly available NOAA data. Rainfall data will be collected from a tipping bucket rain gauge owned by the County. The County will collect three (3) wet weather samples at a minimum of three (3) sampling locations per sampling day, including the two identified in the TMDL and one additional site, which may be adjusted as needed based on results and areas of concern. The County will make every effort to collect three (3) samples at each of five (5) sampling locations, including the two identified in the TMDL document and three additional sites.

To the extent possible, samples will be collected in varying tidal conditions and with varying degrees of rainfall intensity. The samples will be analyzed by a state certified lab for *enterococcus*, which is Trident Laboratory in Ladson, SC at the time of this agreement. Charleston County Stormwater Lab in North Charleston, SC may be used in place of Trident Laboratory once state certification is achieved. Bacteria sample results and supplementary environmental data will be shared with the City and Town no later than one week after the County receives the results from the laboratory.

Task 1 Deliverables:

- Raw laboratory data, *enterococcus* (up to 60 samples)
- Supplementary environmental data (up to 60 samples)

Task	Fee (NTE)
Manual grab samples (per sample)	\$175
FEE (NOT TO EXCEED)	\$10,500

Task 2 – Dry Weather Sampling

This task includes the collection of dry weather grab samples an estimated (6) times throughout the year, at an estimated frequency of once every other month, at three to five (3-5) sampling locations (to include Folly Road Bridge, Harbor View, and up to three additional locations). This effort is not required for permit compliance but would provide helpful insights into the background bacteria concentrations in the watershed at varying tidal conditions. Dry weather is characterized by an antecedent period, meaning less than 0.1 inches of rainfall has fallen in the previous 72 hours. Charleston County will collect at least three (3) dry weather samples at each of three to five (3-5) sampling locations in a single day, to always include Folly Road Bridge and Harbor View. Supplemental data for each sample will be collected including water temperature, turbidity, salinity, pH, UV index, and air temperature. Tidal data will be collected using County tidal gauges and publicly available NOAA data. Rainfall data will be collected from a tipping bucket rain gauge owned by the County. The samples will be analyzed for *enterococcus* at Trident Laboratory in Ladson, SC or the Charleston County Stormwater Lab once certified.

Task 2 Deliverables:

- Raw laboratory data, *enterococcus* (up to 80 samples)
- Supplementary environmental data (up to 80 samples)

Task	Fee (NTE)
Manual grab samples (per sample)	\$150
FEE (NOT TO EXCEED)	\$12,000

Task 3 – Additional Sampling

The permittees recognize the value of flexibility in sampling efforts to capitalize on sampling opportunities within the watershed. The County plans to conduct several high-volume sampling days

to capture a wide range of tidal conditions and develop a more comprehensive understanding of bacterial dynamics within the creek, thereby improving the detection of pollutant sources. Microbial source tracking (MST) may also be implemented to help identify specific human and non-human sources of fecal contamination. This task covers a range of additional sampling efforts, which may include but is not limited to, the following:

- Additional wet weather sampling, to include two (2) days of wet weather sampling to collect up to three (3) samples at each of ten (10) locations
- Additional dry weather sampling, to include two (2) days of dry weather sampling to collect up to three (3) samples at each of ten (10) locations
- Additional locations as deemed necessary
- MST analysis or other source-tracking analysis

These efforts may be combined or may be partial, and may also include miscellaneous sampling tasks. The County will monitor weather conditions and grab sample results to make informed decisions about whether to proceed with MST or other additional sample analyses. Locations of additional sampling are subject to change. Changes will be communicated to the City and Town in writing with updated maps reflecting new, modified or removed locations. While four high-volume sampling days (including two wet-weather and two dry-weather days) are planned at the time of this agreement, other strategic sampling may be conducted in addition to, or in lieu of, this plan. Any additional sampling over the agreed upon fee will be at the expense of the County; however, all results will still be shared and included in quarterly reporting.

Task 3 Deliverables:

- Raw laboratory data, *enterococcus* (up to 120 samples)
- Supplementary environmental data (up to 120 samples)
- Raw laboratory data, *MST* (up to 10 samples)

Task	Fee (NTE)
Additional wet weather (per sample)	\$175
Additional dry weather (per sample)	\$150
MST Analysis (per sample)	\$1,100
FEE (NOT TO EXCEED)	\$30,500

Task 4 – Reporting

Charleston County will evaluate the laboratory results and compare them to the collected supplemental environmental data and field notes. Data will be analyzed using machine learning models to analyze trends, discern relationships between environmental variables, and identify potential pollutant sources. The data will be summarized in quarterly memos. The County will offer optional quarterly meetings with the City and Town to review each memo and discuss the progression of the project.

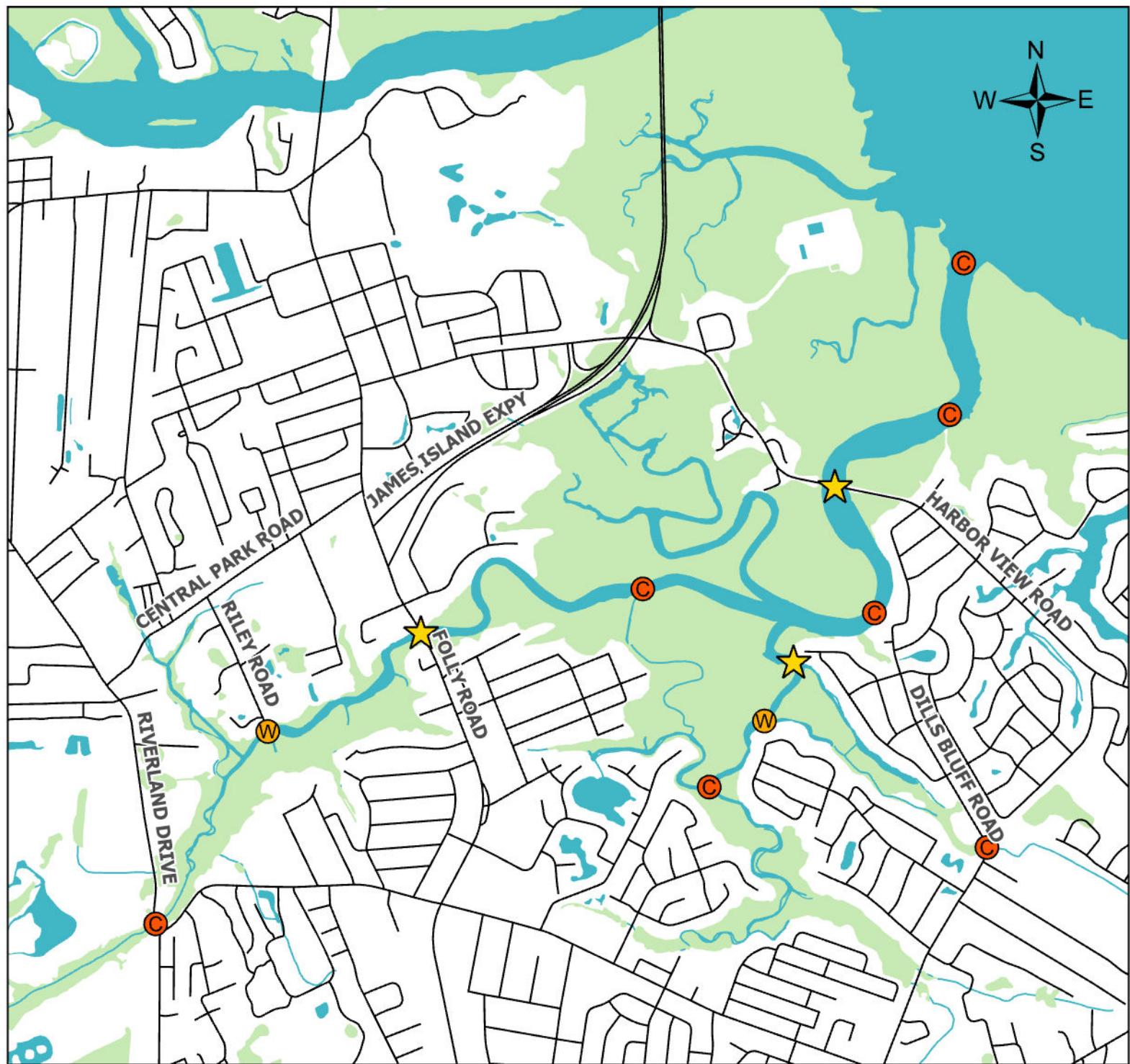
Task 4 Deliverables:

- Quarterly memos (4)
- Quarterly meetings, optional (4)

Task	Fee (NTE)
Quarterly reports and meetings	\$10,000

Allocation Summary

	Fee (NTE)	Charleston County (8%)	City of Charleston (58%)	Town of James Island (34%)
Task 1	\$10,500	\$840	\$6,090	\$3,570
Task 2	\$12,000	\$960	\$6,960	\$4,080
Task 3	\$30,500	\$2,440	\$17,690	\$10,370
Task 4	\$10,000	\$800	\$5,800	\$3,400
Total	\$63,000	\$5,040	\$36,540	\$21,420



2026 Sampling Locations

0 0.1 0.2 0.4 0.6 0.8
Miles

- ★ TMDL Monitoring Stations
- W Woolpert Additional Locations
- C County Additional Locations

ORDINANCE NO. 2026-01

AN ORDINANCE AMENDING THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR), ARTICLE 153.026, SECTION D, AND 153.027 SECTION D, TO INCREASE THE MEMBERSHIP OF THE PLANNING COMMISSION AND BOARD OF ZONING APPEALS.

WHEREAS, the Mayor and Members of the Town of James Island Council of the Town of James Island desires to increase the number of members on the Planning Commission and the Board of Zoning Appeals by two additional members to broaden community representation and enhance the efficiency of the Board;

NOW, THEREFORE, BE IT ORDAINED by the Town of James Island Council assembled:

SECTION I. AMENDMENT OF THE ZLDR ARTICLE 153.026, SECTION D

The Zoning and Land Development Regulations Ordinance, Article 153.026, Section D, is hereby amended to read as follows:

SECTION D: COMPOSITION:

The Planning Commission shall consist of seven (7) members appointed by the Town of James Island Council for terms of four (4) years each. Upon enactment of this Ordinance, two new members shall be timely appointed to increase the number of members from five (5) to seven (7). The terms of the new members shall commence in August of 2026. One new member shall serve a two (2) year initial term followed by a four (4) year term and, one new member shall serve a four (4) year term. Members shall serve until their successors are appointed and qualified.

Any vacancy which may occur on the Planning Commission shall be filled by Town Council appointing a successor to serve out the unexpired term of the vacancy. In appointing members to the Planning Commission, the Town Council shall consider their professional expertise, knowledge of the community, and concern for the future welfare of the total community and its citizens. The membership of the Planning Commission should represent a broad cross-section of the interests and concerns within the town. All Planning Commission members shall reside within the municipal jurisdiction of the town. No member of the Planning Commission may hold any elected public office.

SECTION II. AMENDMENT OF THE ZLDR ARTICLE 153.027, SECTION D

The Zoning and Land Development Regulations Ordinance, Article 153.027, Section D, is hereby amended to read as follows:

SECTION D: COMPOSITION:

The Board of Zoning Appeals shall consist of seven (7) members appointed by the Town of James Island Council for terms of four (4) years each. Upon enactment of this Ordinance, two (2) new members shall be timely appointed to increase the number of members from five (5) to seven (7). The terms of the new members shall commence in August of 2026. One new member shall serve a two (2) year initial term followed by a four (4) year term and, one new member shall serve a four (4) year term. Members shall serve until their successors are appointed and qualified.

Any vacancy which may occur on the Board of Zoning Appeals shall be filled by Town Council appointing a successor to serve out the unexpired term of the vacancy. In appointing members to the Board of Zoning Appeals, the Town Council shall consider their professional expertise, knowledge of the community, and concern for the future welfare of the total community and its citizens. The membership of the Board of Zoning Appeals should represent a broad cross-section of the interests and concerns within the town. All Board of Zoning Appeals members shall reside within the municipal jurisdiction of the town. No member of the Board of Zoning Appeals may hold any elected public office.

SECTION III. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective upon the second reading by the Town of James Island Council.

ADOPTED AND APPROVED this ____ day of _____, 20___.
Town of James Island, SC

Brook Lyon
Mayor

Attest:

Frances Simmons
Town Clerk