



Town of James Island, Regular Town Council Meeting  
August 17, 2023; 7:00 PM; 1122 Dills Bluff Road, James Island, SC 29412

### IN-PERSON MEETING

(This Meeting will also be live-streamed on the Town's YouTube Channel, <https://www.youtube.com/channel/UCm9sFR-ivmaAT3wvHdAYZqw/>)

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](mailto: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
- 2) Public Comment
- 3) Consent Agenda:
  - a) Minutes: July 20, 2023, Regular Town Council Meeting
- 4) Information Reports:
  - a) Finance Report
  - b) Town Administrator's Report
  - c) Public Works Report
  - d) Island Sheriff's Patrol Report
- 5) Requests for Approval by Staff:
  - a) Request to Purchase Display Cases for James Island Arts & Cultural Center (\$2885)
  - b) Request to Approve Agreement with JIPSD Allocating State Appropriated Funds to James Island Creek Sewer Project
  - c) Request to Approve/Purchase New Welcome Sign at Ellis Creek Bridge
  - d) Request to Purchase New Flagpole
- 6) Committee Reports:
  - a) Land Use Committee
  - b) Environment and Beautification Committee
  - c) Children's Committee

- d) Public Safety Committee
  - e) History Committee
  - f) Rethink Folly Road
  - g) Drainage Committee
  - h) Business Development Committee
  - i) Trees Advisory Committee
  - j) James Island Intergovernmental Council
- 7) Proclamations and Resolutions: None
- 8) Ordinances up for First Reading: None
- 9) Ordinances up for Second/Final Reading: None
- 10) Old Business:
- 11) New Business:
- 12) Executive Session: The Town Council may enter into an Executive Session in accordance with 30-4-70(a) Code of Laws of South Carolina. Upon returning to open session the Council may act on matters discussed in the Executive Session.
- 13) Return to Regular Session:
- 14) Announcements/Closing Comments:
- 15) Adjournment:

The Town of James Island held its regularly scheduled meeting on Thursday, July 20, 2023 at 7:00 p.m. in person at the Town Hall, 1122 Dills Bluff Rd., James island, SC. This meeting was also live streamed on the Town's You-Tube Channel.

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

Opening Exercises: Mayor Woolsey called the meeting to order at 7:00 p.m. Councilwoman Mignano offered a Moment of Silence for the military and police who cares for our nation every day. The Pledge of Allegiance was recited.

Public Comment:

John Peters, 1301 Hampshire Rd: Mr. Peters stated he provided comments last month about the proposed development adjacent to Whitehouse Plantation (along Dills Bluff Road). He expressed concern about flooding, crime and traffic and would propose green space rather than development. He noted that green space would be beneficial to the Town residents and would improve the quality of life on James Island. He understands that the plan will be heard before the Planning Commission, BZA and Town Council. The plan should be something better than what it is zoned to be.

Affordable Housing Research Update: Attorney Joe Qualey gave a summary of his research on Affordable Housing at the request of Councilman Mullinax. The presentation included Charleston County's growing concern for affordable housing; the establishment of the Department of Housing and Neighborhood Revitalization (HNR) for the Charleston County area and its merger with the Charleston County Department of Community Development and Revitalization (CDR). Mr. Qualey reviewed abandoned and dilapidated properties that owners may be interested in selling to the Town and potential funding sources. He explained that Charleston County had dedicated their allocation of the American Rescue Plan funding towards this effort and had been in development of a program to provide affordable housing across the County. This program has identified two phases, the first of which includes two properties in the Town to be rehabilitated and offered for individuals meeting the qualifications. The County has also worked to establish a continual funding source beyond the initial ARPA funds to ensure the program is sustainable. He encouraged the Town to meet with County staff to begin a process by which to pursue potential properties that may be available in the Town and establish a relationship with the County so they are fully aware of the Town's interest in participating. Mr. Qualey also recommended establishing goals and form a subcommittee of staff and himself or the Town's attorney to monitor the County's progress and to look further into other options as they may become available.

During questions, Councilman Milliken spoke about needing to have affordable housing for people that want to live here, and it is our responsibility to do something.

Councilman Mullinax thanked Mr. Qualey for the presentation and noted he is pleased with what the County is trying to do as they had made a lot of progress developing a program and then it appeared to have stalled. (Full Presentation Attached).

Consent Agenda:

Minutes of June 15, 2023, Regular Town Council Meeting: Councilman Milliken moved to approve the June 15, 2023 meeting minutes, Councilman Mullinax seconded. Passed unanimously.

Information Reports: Finance Director, Merrell Roe, provided an overview of the monthly Budget Report. She reported this is the final budget report for fiscal year 2022-2023, but it is not complete because additional revenue is expected for the month of June. The annual audit is scheduled to begin the first week of October.

Town Administrator's Report: Town Administrator, Niki Grimball reported that the Brantley Park Dock Repair permit was issued by SCDHEC. Staff will obtain estimates from contractors to stabilize it for public safety and bring it back to the Council for approval. The SC General Assembly granted the Town \$1 million from its 2023-24 Appropriations Act to help fund the restoration of the JI Creek Watershed; receipt of that funding is expected in the fall. She thanked

Senator Campsen who helped to secure this allocation on behalf of the Town. The Town has hired two staff members in the Public Works Department: Michael Cryan (Facilities), and Ja'Dyn Sumter (Groundskeeping). Postcards promoting the Town's new citizens request app (MyTOJI) was mailed to residents last month. Ms. Grimbball reported that plans for traffic control needed for the Camp Road Tree Preservation Project have been submitted to SCDOT. Pending their acceptance and approval of the plan, work should begin as soon as possible. The Quail Run and Woodhaven Drainage projects are set to begin in August and completed by May 2024. The Greenhill Drainage project is also set to begin in August and be completed by the end of December. Camps and community classes are ongoing at the James Island Arts and Cultural Center and new programming will be announced for the fall.

Public Works Report: Public Works Director, Mark Johnson's reported on the staff's participation in the second quarter SCASM meeting; meeting with various jurisdictions to discuss the City's new Hazard Mitigation Plan; attendance at the 2023 SC Chapter of the American Public Works Assn. and had the annual kick-off meeting for storm debris removal at Charleston County. The Quarterly Drainage Committee meeting will be held on August 9. Staff continues to monitor the Oceanview-Stone Post drainage project for the culvert placement. 13 new inspections were performed in June for septic tanks; one of which was a failure. 76 total have been inspected to date. 12 failed and 138 remains to be serviced.

Island Sheriff's Patrol: Lt. James announced the National Night Out Event on Tuesday, August 1 in the parking lot at Town Hall, 6-8 p.m. He encouraged everyone to attend. This year's activities includes the SWAT truck, Bomb Squad, Dive Team, the Traffic Motor Unit, PSD Fire Truck. This year, a new attraction is added. Cypher, a canine in the Sheriff's Department, will be featured. Cypher specializes in detecting electronic storage devices that can provide so much information linked to child pornography and crimes against children. Lt. James said Cypher is trained to sniff very small devices, such as SD cards, cameras, including very small electronic devices.

Lt. James provided the Crime Report and noted a good month. Many arrests were made and cases closed.

Requests for Approval:

Camp Road Tree Preservation Project: Request to Approve a Cost Increase of \$8,250 from Approved Cost of \$15,000: Ms. Grimbball requested approval for an increase to the initial allocation of \$15,000 approved by Council previously. Natural Directions provided a quote to complete the recommended cleanup and maintenance of the trees along Camp Road between Dills Bluff and Ft. Johnson Roads. The total cost is \$23,250; \$9,000 of which covers traffic control. Motion in favor by Councilman Milliken, seconded by Councilman Mullinax. No discussion. Passed unanimously.

Town Hall Municipal Office Modification/Expansion Feasibility Study: Ms. Grimbball requested approval for a Feasibility Study to identify modifications to the Town Hall by Liollo Architecture, for \$14,000. She stated it is her understanding that after the initial construction phase, other options would be looked into for the construction of the second floor. Ms. Grimbball said there are issues to be addressed to satisfy the American Disabilities Act (ADA) for guidelines for accessibility in a public building, such as having an elevator, and the potential for having to install a sprinkler system based on the building, size and occupancy. Since her hire, she has identified several needs that would allow flexibility of space in the office, to add staff, or to reconfigure space to move around. The Feasibility Study would look at different options that could provide more space and room to grow and Council could decide how to move forward. Motion in favor by Councilman Boles, seconded by Councilman Mullinax.

Councilman Milliken spoke about the lot the Town purchased next door on Hillman St. He commented that it would be a good idea to have or include a planning process for that property as well in accordance with things for Public Works and a place to house things. That could be an area where space could be utilized as an organizational standpoint as an add-on but does not know what it would cost. Mayor Woolsey said he suspects that it could be added as a possibility and if the Council approves this feasibility study, the additional cost to include this could be presented to them at the next meeting. After discussion, the motion passed unanimously.

Request to Approve Quote to Perform Electrical Work to Reinstall License Plate Reader on Folly Rd. Ms. Grimbball requested deferring this agenda item to the August meeting to obtain additional information from the contractor. The contractor needs to determine how the camera will be powered after being placed on the traffic arm before they are able to quote the project appropriately. Motion to defer the request was made by Mayor Woolsey, seconded by Councilman Milliken. Passed unanimously.

Committee Reports:

Land Use Committee: No Report.

Environment and Beautification Committee: No Report.

Children's Committee: No Report.

Public Safety Report: Councilman Mullinax announced that National Night Out Event would be held in lieu of the Neighborhood Council meeting and encouraged everyone to attend.

History Committee: Ms. Grimball announced the next meeting on September 12 at 6:00 p.m. at the James Island Arts and Cultural Center.

- Appointment to the History Council: Councilman Milliken moved for the nomination of Michael Williams to serve on the Town's History Council. Seconded by Councilman Boles. Passed unanimously.

ReThink Folly Road: Ms. Grimball announced that the June meeting was cancelled. The next meeting is scheduled for August 23 @ 3:30 p.m.

Drainage Committee: Councilman Mullinax announced that the next meeting will be held on Wednesday, August 9 @ 3:00 p.m. He shared information about a stakeholders meeting he attended about flooding issues in the James Island Creek Drainage Basin, along with key flooding points. This data will be collected to enable funding to help resolve some flooding issues. A study should be completed by September and a pending public meeting will be scheduled.

Business Development Committee: No Report.

Trees Advisory Committee: Councilman Milliken announced that the Trees Advisory Committee made two awards: the first ever Tree Steward Award was presented to George Hyams @ Hyams Garden Center and a Canopy Tree Award presented to Joe and Pat Jacinto for their glorious Sweet Tea Tree on Darwin St.

James Island Intergovernmental Council: Mayor Woolsey announced the next meeting on Wednesday, July 26 at 7:00 p.m. at the Town Hall. Agenda items are still being accepted.

Proclamations and Resolutions: None.

Ordinances up for First Reading:

Ordinance #2023-05: Ordinance Instating Minimum Work Hour Requirements for Position of Mayor: Councilman Mullinax requested withdrawing this item based upon information he received from the Municipal Association of SC regarding this subject. He thought this was a good idea in concert with the upcoming increase to the Mayor's salary, but what made sense to him was not legally viable for an elected official. He complimented Niki Grimball and appreciates the work she did on his behalf. The agenda item was withdrawn without objection of the Council.

Old Business: None.

New Business:

Urban Requalification Agreement Amendments: Mayor Woolsey announced that the Town Administrator requested to add this item and called for a motion to add it to the agenda. Motion made by Councilman Mullinax, seconded by Councilman Milliken. Passed unanimously.

Ms. Grimball presented the Cooperative Agreement between Charleston County and the Town under the Urban Entitlement Program for HUD Federal Funding.

She explained that the Town and other municipal entities (with the exception the City of Charleston) have entered this Cooperative Agreement with the County which allows them to administer HUD funding on behalf of the Town, the original agreement for the Town was dated 2014. She said language had been added for compliance with HUD Regulations under (item #4) and describes how grants are to be used. She quoted from the agreement, "the grantee

*and all parties (general local government) will take actions necessary to assure compliance and implementation of the Fair Housing Act and regulations and will affirmatively further fair housing".* Ms. Grimball said she understands this to mean that Charleston County administers the program and they must meet certain qualifications and show how they are met. It is also her understanding that the Town does not, on its own accord, need to provide documentation showing how the Town is implementing the stated actions. She stated while the requirement is an amazing idea and certainly something that should be done in type of programming, but it is not quantifiable at our size or level of local government and would be the responsibility of the qualified urban County (Charleston County) to provide this documentation if requested. By participating as an Urban County, Charleston County is required to have certain processes, reviews, and goals and they are monitored by the Federal Government on the use of these funds. She understands that this amendment would not cause extra work by staff or that the Town would have to meet any new standards by approving the amended agreement. Motion in favor by Councilman Milliken, second by Councilwoman Mignano.

Councilman Boles received clarification that action required to be carried out would be done by Charleston County. Ms. Grimball furthered by providing information about how the Town participates with Charleston County to administer HUD funds, explaining that the participating municipalities have a seat on the Community Development Advisory Board to review and recommend projects from qualifying non-profits or other applicants to expend the funds annually. Councilman Milliken asked if someone from the Town sits on this Board and Ms. Grimball confirmed that she participates on this Board on behalf of the Town. Passed unanimously.

Executive Session: Not needed.

Announcements/Closing Comments:

Councilman Boles commented it being good to see everyone and to stay cool.

Councilwoman Mignano thanked the Island Sheriffs Patrol, Sheriff's Office, and First Responders for the work that they do.

Councilman Milliken reminded everyone to drink lots of water because of the dangerously hot weather. He encouraged Mark Johnson to tell his Public Works staff to hydrate and stay in the shade as much as possible. This is a good week for training videos indoors because it is dangerously hot. He hopes the Sheriff's Patrol is also hydrating and for everyone to do what they can to stay cool.

Councilman Mullinax thanked staff; especially Niki Grimball for her research of the ordinance because it was very helpful and for coordinating with Joe Qualey to present his research at this meeting.

Adjournment: There being no further business to come before the body, the meeting adjourned at 7:47 p.m.

Respectfully submitted:

Frances Simmons  
Town Clerk

## MEMORANDUM

To: Town of James Island  
From: Qualey Law Firm  
Date: 20 July 2023  
RE: Affordable Housing Research and Presentation

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### I. Charleston County's Plan for Affordable Housing – Housing Our Future

In years past, Charleston County Council began noticing that housing affordability was a growing concern and established the Department of Housing and Neighborhood Revitalization (HNR) in 2021. The HNR, under the supervision of County Council, has taken a wholistic approach to the funding and implementing affordable housing, both in the short and long term, for the Charleston County area. In the past year, however, the HNR has since merged with the Department of Community Development and Revitalization (“CDR”) for Charleston County.

In implementing County Council’s policies, the CDR has set forth the Housing Our Future (“HOF”) plan, which provides affordable housing options to all 16 municipalities in Charleston County and all unincorporated areas with two main objectives: establishing an affordable housing trust fund to support priority activities; and to utilize and bank land to support affordable and mixed-income housing development.

Anticipating the need for affordable housing funds, Charleston County applied for and received \$80 million in American Rescue Plan Act (“ARPA”) funding in 2022. The County Council has since dedicated \$20 million of these funds for affordable housing initiatives, alongside additional funding raised from Property taxes, a Mill Levy, Building Permit Fees, and Accommodations Tax revenues (recently signed into law by Gov. McMasters).

Using resources and funds on hand, and with additional funds being generated, the HOF will allow for both short term and long-term housing solutions for Charleston County in a multitude of ways. Under the HOF, the CDR will use funds and previously acquired properties in partnership with contractors, developers, and builder to provide refurbished single family and multi-family units for rent and purchase and will also use funding to help distressed property owners repair their current homes. The CDR has already identified 16 addresses to improve over four phases.

## II. Targeted Properties on James Island

Previous meetings and communications with the TOJI have identified the following properties of interest on James Island. Below, please find the property address (bold), the current owner and his/her mailing address, the taxes assessed in 2021, 2022, current tax status, and appraised value (bold). *(All information originated from the Charleston County Tax Assessor).*

- **1116 Seaside Lane**  
J B Washington 1116 Seaside Lane, Charleston, SC 29412  
761.95 717.20 Paid **\$179,500.00**
- **1051 Seaside Lane**  
John E White 8106 Old London Road, North Charleston, SC 29406  
1,439.69 1,314.02 Paid **\$184,900.00**
- **807 League Street**  
John H. Ritter, Jr 84 Chadwick Drive, Charleston, SC 29407  
1,330.92 1,336.43 Paid **\$200,000.00**
- **1553 Kentwood Circle**  
Dennis M Brown 1553 Kentwood Circle, Charleston, SC 29412  
3,310.92 3,325.68 Paid **\$271,800.00**
- **714 Harbor View Road**  
Joseph Robert Horn, IV 635 Majestic Oak Drive, Charleston, SC 39412  
1,159.72 3,745.03 Paid **\$304,200.00**
- **1106 Windward Road**  
David J and Byrdie Harder 3940 Columbia Road, Orangeburg, SC 29118  
3,934.57 4,605.11 OUTSTANDING **\$379,000.00**
- **923 Godber Street**  
John W Shabotynskyj 1902 SE 11th Avenue, Cape Coral, FL 33990  
DELINQUENT TAX SALE - AUCTIONED **\$292,500.00**

Our office previously drafted a letter to be sent to the above-referenced homeowners inquiring as to their interest in relinquishing their Property to the Town of James Island. In lieu of direct acquisition of properties and with a better understanding of the HOF plan, we suggest that the TOJI consider offering partnership options to current owners. This will eliminate the need for substantial funding and limit any liability that the TOJI would have in developing affordable housing.

In exchange for access CDR/HOF funding for refurbishing their homes, owners would agree to work through the TOJI in participating in CDR affordable housing initiatives either through selling or leasing their properties at a reduced rate. This would both eliminate unseemly properties as desired and allow the TOJI to increase their affordable housing footprint at no direct cost to either party.



### III. Funding Options

As stated above, Charleston County set aside \$20 million of the ARPA funding for affordable housing, which will be allocated before December 31, 2024. The County has until December 31, 2026, to spend these funds. Additionally, Charleston County expects to raise approx. \$4.8 million per year under a mill levy, \$1.5 million annually in conveyance fees, and upwards of \$20 million annually under the new Accommodations tax.

Unfortunately, the application for ARPA funding closed in 2021, which means TOJI cannot make a direct application under ARPA. However, various federal funding measures may arise in the future under the Department of Housing and Urban Development and should be periodically monitored for upcoming opportunities. Various state and local NGOs, philanthropic sources, and the SC Community Loan Fund offer other avenues of financing.

The HOF plan carves out areas for partnership opportunities to help develop affordable housing, identify possible properties in which to invest, and to implement all facets of their affordable housing initiatives. The CDR has taken a lead/follow approach to the implementation of the HOF – taking the lead in some areas and following their partners in others. This approach would allow for the TOJI to help direct the CDR to help current property owners and take advantage of “abandoned” properties within James Island.

Currently, the HOF plan includes two (2) James Island properties in Phase I: these have been identified as 1138 Oxbow Drive and 1316 Garrison Street. A brief conversation with the CDR indicated that other James Island properties would be considered in future phases.

As the HOF plan does include all municipalities, we believe that contacting the CDR would be the best step for the TOJI to establish a partnership with Charleston County under the CDR and HOF plan. LoElla Smalls oversees the general housing initiatives for CDR – her number is (843) 202-6990. Smalls would be the best point-of-contact for any information TOJI would need. Christine DuRant serves as Deputy County Administrator and would also serve as a great reference for broad spectrum County initiatives - her direct line is (843) 202-6970.



	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter		TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May		
<b>ADMINISTRATION</b>													
Salaries	25,388											25,388	343,261
Benefits, Taxes & Fees	10,758											10,758	142,724
Copier												-	4,500
Supplies	39											39	5,200
Postage												-	6,800
Information Services	1,123											1,123	95,000
Equipment/Software/Maintenance												-	
MASC Membership												-	5,800
Insurance	18,974											18,974	54,500
Legal & Professional Services	2,000											2,000	80,000
Election Expenses												-	8,500
Town Codification												-	1,000
Advertising												-	3,500
Audit												-	12,500
Mileage Reimbursement												-	800
Employee Screening												-	
Employee Training & Wellness	270											270	5,800
Dues and Subscriptions	60											60	1,500
Training & Travel	500											500	2,000
Grant Writing Services												-	8,400
Employee Appreciation												-	800
Mobile Devices	114											114	1,500
Credit card (Square)	107											107	2,000
Bank Charges (Payroll Expenses)	489											489	6,000
	<b>59,821</b>	-	-	-	-	-	-	-	-	-	-	<b>59,821</b>	<b>792,085</b>
													8%



	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter		TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May		

### BUILDING SERVICES

County Contract Building Permit Tech												-	
Mobile Devices													600
Dues and Subscriptions												-	1,000
Equipment/Software												-	1,500
Mileage Reibursement													500
Supplies													600
Travel and Training													1,400
Uniform/PPE													250
Community Outreach													250
	-	-	-	-	-	-	-	-	-	-	-	-	6,100
													0%

### PUBLIC WORKS

Mileage Reimbursement												-	300
Training & Travel												-	2,500
Public Outreach												-	250
Projects												-	50,000
Signage												-	4,000
Mobile Devices												-	1,100
Uniform / PPE												-	900
Supplies	358											358	8,000
Emergency Management	891											891	26,000
Dues and Subscriptions												-	725
Asset Management	25,039											25,039	45,000
Tree Maintenance and Care												-	10,000
Groundskeeping	305											305	70,000
	26,594	-	-	-	-	-	-	-	-	-	-	26,594	218,775
													12%

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter		TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May		

**CODES & SAFETY**

Mileage Reimbursement												-	100
Equipment												-	1,960
Radio Contract												-	3,200
Training												-	500
Supplies												-	250
Uniform / PPE												-	250
Unsafe Buildings Demolition												-	10,000
Overgrown Lot Clearing												-	2,000
Animal Control												-	3,000
Crime Watch Materials												-	250
Mobile Devices												-	700
Membership/Dues												-	250
	-	-	-	-	-	-	-	-	-	-	-	-	22,460
													0%

**ISLAND SHERIFF'S PATROL**

ISP Dedicated Officer Annual Expense												-	\$ 147,900
ISP Programs & Supplies	59											59	\$ 17,250
ISP Salaries	14,430											14,430	\$ 186,814
Benefits, Taxes & Fees-ISP	4,137											4,137	\$ 52,102
	18,626	-	-	-	-	-	-	-	-	-	-	18,626	\$ 404,066
													5%

**PARKS & RECREATION**

JIRC Contribution												-	
Park Maintenance	171											171	12,500
Special Events												-	5,000
Youth Sports Program												-	16,000
		-	-	-	-	-	-	-	-	-	-	171	33,500
													1%



1st Quarter			2nd Quarter			3rd Quarter			4th Quarter		TOTAL	BUDGET
July	August	September	October	November	December	January	February	March	April	May		

**CAPITAL PROJECTS**

<b>INFRASTRUCTURE</b>												-	
Dills Bluff Sidewalk Phase III-Seaside to Winborn												-	
Dills Bluff Sidewalk, Phase IV-Winborn to HBVR												-	250,000
Regatta Road Sidewalk												-	9,000
Camp and Riverland Sidewalk (match)													
Town Hall 2nd Floor												-	45,000
1129 Hillman												-	
Hillman Street Property												-	
Capital Improvement Projects												-	
Secessionville to Ft. Johnson Sidewalk Connector												-	
Honey Hill Road Paving													
Nabors Phase I												-	
Underground Power Lines												-	
Traffic Calming Projects												-	75,000
Septic Tank Testing												-	50,000
James Island Creek Septic and Sewer Projects												-	444,000
<i>Total Infrastructure</i>												-	873,000
<b>OTHER CAPITAL PROJECTS</b>													
Audio Visual Upgrades												-	
ISP Dedicated Officer Initial Expenses												-	66,300
Public Works Equipment												-	10,000
Dock Street Park												-	59,000
Pinckney Park												-	
Park Projects												-	
<i>Total Other Capital Projects</i>												0	135,300
<b>DRAINAGE PROJECTS</b>													
Greenhill/Honey Hill Drainage Phase I-II												-	280,000
Oceanview Stonepost Drainage Basin -I-II												-	808,000
Drainage Outflow Valve Devices												-	
Drainage Improvement Projects												-	25,000
James Island Creek Basin Drainage Improvements												-	
Woodhaven Drainage Improvements												-	700,000
Quail Run Drainage Improvements												-	735,000
<i>Total Drainage Projects</i>												0	2,548,000
													3,556,300
													0%



	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter		TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May		

**HOSPITALITY TAX**

Hospitality Tax Revenue												-	680,000
Hospitality Tax Transfer In												-	
<b>TOTAL</b>												-	680,000
													0%
<u>GENERAL</u>													
The Town Market	191											191	2,000
Rethink Folly Phase I-III, Staff Cost-Sharing												-	20,000
Santee Street Public Parking Lot	15,600											15,600	34,400
James Island Arts & Cultural Center Ops	9,288											9,288	150,000
JiACC Projects & Events													15,000
Promotional Grants												-	10,000
Public Safety of Tourism Areas	6,209											6,209	134,688
Camp and Folly Landscaping Maintenance												-	10,000
Entrepreneur and Small Business Support												-	
Guide to Historic James Island													5,000
Brantley Park OPS												-	2,400
Community Events												-	5,000
<i>Total Non-Capital Expense</i>	31,288											31,288	388,488
<u>PROJECTS</u>													
Camp/Folly Bus Shelter												-	25,000
Rethink Folly Road Phase 1												-	400,000
Wayfinding Signage												-	35,000
Folly Road Beautification												-	10,000
Brantley Park												-	100,000
James Island Arts & Cultural Center												-	150,000
Historic Ft. Johnson												-	100,000
Holiday Decorations												-	2,000
Park Projects												-	
ISP Dedicated Officer Initial Expense													22,100
Folly Road Multi Use Path Wilton-Ft. Johnson												-	42,000
Other Tourism-Related Projects												-	50,000
<i>Total Projects</i>													936,100
												31,288	1,324,588
													2%

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter		TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May		

**TREE MITIGATION FUND**

Tree Mitigation revenue												96,488	500
Tree Mitigation expense	-	-	-	-	-	-	-	-	-	-	-	-	1,200
												96,488	

**JIPSD FIRE & SOLID WASTE SERVICES**

JIPSD Tax Relief	107,000											107,000	1,284,000
Auditor Expense												-	1,000
												107,000	1,285,000
													8%

**American Rescue Plan**

Beginning Balance 7/1/2023	2654452			0	0	0		0	0					
	2654452	0	0	0		0			0	0	0			

## ADMIN NOTES

- 1) All current and upcoming projects are moving along, including Dock Street Park Design Services, Brantley Park Phase I Close-Out, Brantley Park Dock Maintenance quotes, along with all current drainage projects. The Town Hall Feasibility Study is gearing up, and will include looking at if a new structure is warranted on the Hillman property.
- 2) New projects on the horizon include Town signage at Ellis Creek Bridge, wayfinding signage at Camp and Folly intersection, and incorporating a flag display alongside one of those projects; also looking into sun shades for the playground equipment at Pinckney Park and if we could incorporate solar panels on the shades to provide power at the park. Also, I will begin preparing a bid package for exterior work needed at JIACC for roofing and exterior painting soon.
- 3) *Camp Road Tree Preservation Project* : Traffic control plans have been submitted to SCDOT for approval and the contractor is ready to get the work started as soon as we gain approval. He is dedicated to getting this project done before we are too deep into hurricane season.
- 4) *Pauline Ave. Speed Humps* : quotes for construction are forthcoming.
- 5) We have been working on a thorough review and update to the employee manual and our annual review of the Emergency Plan.
- 6) Materials for filers for the upcoming election are compiled and ready. We will open the filing period at 12 noon, Thursday, August 24, and it will close at 12 noon on Thursday, September 7. Frances (Town Clerk) and I will be handling all materials submitted at the Town.

## JAMES ISLAND ARTS & CULTURAL CENTER

*Continuing Classes* : knitting group, watercolor group, area artist exhibits, children's art lessons, private art tutoring, History Council meetings, Historic Pathway meetings, Palmetto Youth Choir practices, adult watercolor classes, adult acrylic classes, children's yoga.

*Upcoming Events* : Various summer camps are scheduled throughout July and August.

## CODE ENFORCEMENT

<b>TOTAL CASES</b>	<b>947</b>
<b>ABATED</b>	<b>908</b>
<b>ACTIVE</b>	<b>39</b>

*RANK VEGETATION / SOLID WASTE* 260  
*INOPERABLE VEHICLE* 151  
*TREE CASES* 62  
*NUISANCE PROPERTY* 75

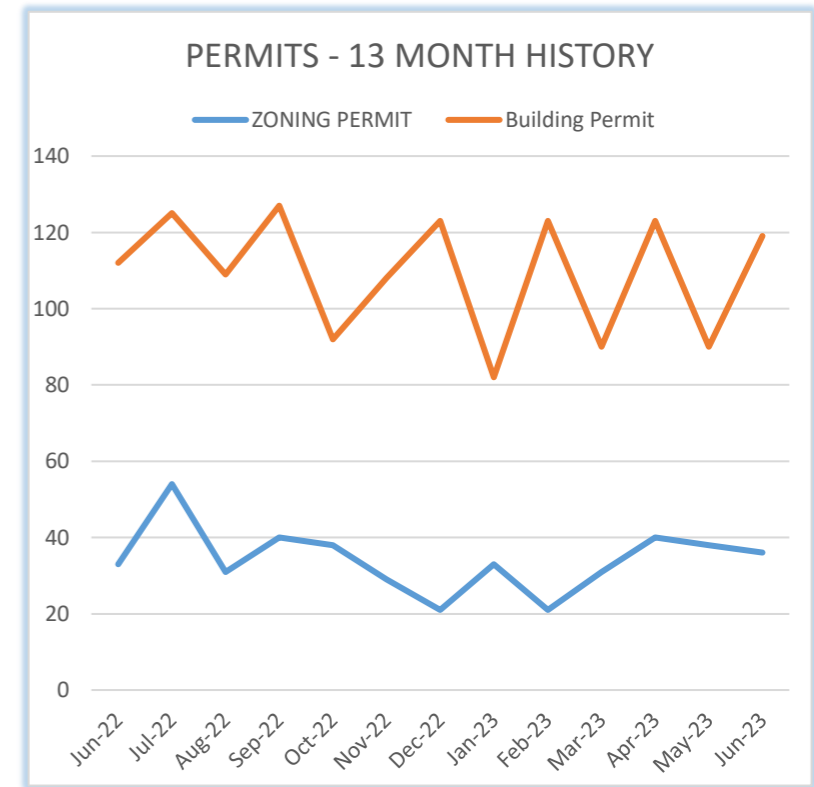
\*10 new cases in July

**BUILDING PERMITS ISSUED  
 JULY 2023: 119**

PERMIT TYPE	Jul-23
ACCESSORY STRUCTURE	4
CLEARING & GRUBBING	-
DEMOLITION PERMIT	-
EXEMPT PLATS	-
FIREWORK STAND	-
HOME OCCUPATION	5
LIMITED SITE PLAN REVIEW	-
NON-EXEMPT PLAT	-
PD/ PD AMENDMENT (REZONING)	1
RESIDENTIAL ZONING	11
REZONING	-
SPR	-
SIGN PERMIT	1
SITE PLAN REVIEW	-
SPECIAL EVENT	-
SPECIAL EXCEPTION	-
TEMPORARY ZONING	-
TREE REMOVAL	10
TREE TRIMMING	1
VARIANCE	-
ZONING PERMIT	3
<b>TOTAL</b>	<b>36</b>

## PUBLIC WORKS NOTES

- 1) Staff reviewed the hurricane plan and procedures with new staff members.
- 2) Staff attended a seminar on pavement rejuvenation help at Charleston County.
- 3) Staff participated in a meeting of the Small Cities and Rural Communities national committee for the American Public Works Association.
- 4) Staff participated in the kickoff meeting for the James Island Creek Basin study.
- 5) Staff participated in the preconstruction meeting with the contractor and engineer for the Greenhill-Honey Hill drainage project.
- 6) Staff participated in a stakeholder meeting with resident in Laural Park about drainage.
- 7) Staff monitored the Oceanview-Stonepost drainage project Utility locations caused challenges for placing the new culvert under Stonepost Rd.
- 8) Septic Tank Inspections: 2 new inspections, both of which passed, bringing our totals to 78 inspected with 12 failed. We have 136 inspections remaining.
- 9) Staff replaced 1 street sign and filled 1 potholes in July.



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## Shopping Cart

### SUMMARY

#### Estimate Shipping and Tax ^

##### Country

United States

##### State/Province

South Carolina

##### Zip/Postal Code

29412

#### Business Ground / Freight

UPS **\$546.00**

#### Pickup

In-Store **\$0.00**

Subtotal	\$2,100.00
Shipping (Business Ground / Freight - UPS)	\$546.00
Tax	\$238.14
<b>Order Total</b>	<b>\$2,884.14</b>

[GO TO CHECKOUT](#) →



## **AGREEMENT TO ALLOCATE APPROPRIATED FUNDS**

This Agreement to Dedicate Appropriated Funds (this “*Agreement*”) is entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2023 (the “*Effective Date*”) by and between the Town of James Island (the “*Town*”), a municipal corporation and body politic of the State of South Carolina, and the James Island Public Service District, South Carolina (the “*District*”), special purpose district created, pursuant to Act No. 498 of the Acts and Joint Resolutions of the General Assembly of the State of South Carolina for the year 1961, as amended (each a “*Party*” and collectively, the “*Parties*”).

### **RECITALS**

**WHEREAS**, the District was established for the purpose of providing fire, sewer and sanitation services within its service boundaries (the “*District Service Area*”), which includes the incorporated limits of the Town.

**WHEREAS**, the Town received a budget appropriation in the 2023-2024 South Carolina State Budget with the stated purpose of the funding titled “Town of James Island Sewer Project - \$1,000,000” (the “*Budget Appropriation*”).

**WHEREAS**, the Town Council, adopted by majority vote, this Agreement to dedicate funds from the Town Budget Appropriation to reimburse the District, on behalf of Town property owners, for tap fees, impact fees, and costs associated with the abandonment of septic tanks, and the subsequent connection to, and installation of, the District’s sewer utility system (the “*Sewer System Costs*”).

**WHEREAS**, in the spirit of collegiality and authorized Article VIII, Section 13(A) of the Constitution of the State of South Carolina (the “*Constitution*”), which allows for local government entities to share the cost of any function or exercise of powers, the Parties are in agreement as long as such funds are properly used to reimburse Sewer System Costs incurred by the District.

**NOW THEREFORE**, for and in consideration of the mutual promises and obligations set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, the Parties do hereby agree as follows:

#### **Section 1   Funding; Other Funding.**

(a) The Town agrees to take the steps required by the South Carolina state agency administering the Budget Appropriation to draw down the Budget Appropriation funds. The District agrees to assist the Town in this effort, as needed.

(b) The Town agrees to reimburse the District so that it will receive \$1,000,000 in funding toward for Sewer System Costs utilizing the funds provided in the Budget Appropriation. The District agrees to comply expend the Budget Appropriation in accordance with all applicable State of South Carolina rules and regulations and to work with the Town to submit all reports as may be required by the South Carolina state agency administering the Budget Appropriation.

**Section 2 Term.** The term of this Agreement shall commence on the Effective Date and shall extend for the later of (i) one year from the Effective Date, or (ii) the date that the State Appropriation is fully expended.

**Section 3 Remedies.**

(a) In the event that a Party fails to make or perform any action, obligation or responsibility under this Agreement as to the agreed-upon uses and requirements of the Budget Appropriation as described above, then the other Party may, after having given a reasonable notice to the non-performing Party, bring an action against the non-performing Party for specific performance of any such obligation. As to any other alleged default under this Agreement, the Parties agree that the sole remedy shall be to work in good faith in order to resolve any such alleged default related dispute.

(b) Upon the event of a default under this Agreement as to the agreed- upon uses and requirements the Budget Appropriation as described above, any Party may seek enforcement of any such obligation, or any legal or equitable remedy afforded by the laws of the State. As to any other alleged default under this Agreement, the Parties agree that the sole remedy shall be to work in good faith in order to resolve any such alleged default related dispute.

**Section 4 Amendment.** This Agreement may only be amended by written agreement of the Parties, authorized by their respective governing bodies, and executed by their duly authorized officer.

**Section 5 Counterparts.** This Agreement may be executed in counterparts, which when assembled shall constitute but one original Agreement.

**Section 6 Severability.** The provisions hereof are severable, and in the event any one or more of such provisions is void or unenforceable, the remainder of this Agreement shall constitute the agreement between the Parties as to the subject matter hereof.

**Section 7 Manner of Giving Notice.** All notices, demands, and requests to be given to or made hereunder by either Party shall be given or made as indicated below or in writing and shall be deemed to be properly given or made if sent by (i) United States certified mail, return receipt requested, postage prepaid to the address below, or (ii) by electronic mail with an electronic delivery receipt, as follows:

As to the District:

James Island Public Service District  
Attn: District Manager

P.O. Box 12140  
Charleston, SC 29422-2140

With a copy to (email-only):

Pope Flynn, LLC  
Attn: Lawrence Flynn  
Email: lflynn@popeflynn.com

As to the Town:

Town of James Island  
Attn: Mayor and Town Administrator  
1122 Dills Bluff Rd.  
James Island, SC 29412

With a copy to:  
Wilson, Heyward & Reeser, LLC  
Attn: Bonum S. Wilson, III  
P.O. Box 13177  
Charleston, SC 29422

Any of such addresses may be changed at any time upon written notice of such change sent to the other Parties by the Party effecting the change.

**Section 8 Parties Alone Have Rights Under Agreement.** No provision, covenant, or obligation of this Agreement, express or implied, is intended or shall be construed to confer upon any person, firm, corporation, or organization other than the Parties any right, remedy or claim, legal or equitable, under or by reason of this Agreement. This Agreement and each provision herein are intended to be and are for the sole and exclusive benefit of the Parties.

**Section 9 Waiver.** The failure by any Party to require compliance with any provision of this Agreement shall not constitute a waiver by such Party of any right, power, or remedy under this Agreement.

**Section 10 Headings.** Any heading preceding the text of the several articles hereof, or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall not constitute a part of this Agreement, nor shall they affect its meaning, construction, or effect.

**Section 11 Further Authority.** The officers of the Parties, their staff, attorneys, and other agents or employees are hereby authorized to do all acts and things required of them by this Agreement for the full, punctual, and complete performance of all of the terms, covenants, and agreements contained herein.



**IN WITNESS WHEREOF**, James Island Public Service District, South Carolina and the Town of James Island have caused this Agreement to be executed in its name by its duly authorized officers, effective as of the date first set forth above.

**James Island Public Service District, South Carolina**

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District Manager

**Town of James Island, South Carolina**

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Mayor

ATTEST:

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Town Clerk

**James Island Public Service District, South Carolina**  
**New Account Credit Program**

James Island Public Service District, South Carolina (“JIPSD”) recognizes the need for affordable wastewater services, including all applicable new services fees, while assuring that wastewater infrastructure is available to support JIPSD’s existing customers.

Despite JIPSD’s reasonable efforts to balance costs and support growth, JIPSD understands that new account fees (tap, impact and septic mitigation, as applicable) can be an impediment to the development of new service connections. With this in mind, JIPSD has recently been the recipient of two separate grants, each of which is earmarked toward increasing sewer connectivity. The recent grants are described as follows:

Grant 1

JIPSD received the sum of \$250,000 (“Grant 1”) as a line-item in the State of South Carolina’s (the “State”) 2023-2024 budget, which was entitled “James Island Public Service District – Watershed Restoration – Pollution Mitigation”. Of this amount, the sum of \$50,000 (“Artillery Point Grant Funds”) is dedicated to new sewer connections through Charleston Commission of Public Works (d/b/a Charleston Water) (“Charleston Water”) for the benefit of the Artillery Point subdivision and the residents therein (each, an “Artillery Point Septic User”), and the sum of \$200,000 (“JIPSD Grant Funds”) is dedicated to the removal of septic-systems within JIPSD (each, a “JIPSD Septic User”) through new connections to JIPSD’s sewer collection system (the “JIPSD System”).

Grant 2

The Town of James Island, South Carolina (the “Town”), the entirety of which is located within the service area of JIPSD, received the sum of \$1,000,000 (“Grant 2” or “Town Grant Funds”) as a line-item in the State’s 2023-2024 budget, which was entitled, “Town of James Island Sewer Project - \$1,000,000”. Under the terms of an agreement between the Town and JIPSD entitled, “Agreement to Dedicate Appropriated Funds”, the Town dedicated funding from Grant 2 to JIPSD to provide reimbursement of costs typically paid by individual property owners (each, a “Town Septic User”) associated with new connections to the JIPSD System.

Based on receipt of the grant funds under Grant 1 and Grant 2, JIPSD has determined to credit all new account fees and charges for qualifying Artillery Point Users, JIPSD Septic Users, and Town Septic Users (collectively, the “Program”). The Program fulfills JIPSD’s goal of supporting new service connections and supporting public health in the JIPSD community, without compromising JIPSD’s commitment to the highest quality wastewater services for existing customers.

Funding for the Program is initially limited to the available funds under Grant 1 or Grant 2, as applicable. Once the available Grant Funds are depleted, the Program shall be suspended until such time as additional funding is made available for the Program. However, and notwithstanding the

foregoing, JIPSD, acting through its governing body, may determine to fund the Program with future grant funds, if and when they are made available and based upon the initial success of the Program.

The Program will apply as follows:

#### Artillery Point Grant Funds

Upon any request for new service by an Artillery Point Septic User to Charleston Water, Charleston Water shall make all necessary arrangements for implementing the service connection, including the calculation of all applicable tap, impact and septic abandonment charges associated with such new service connection (collectively, the “Charleston Water Application Fees”). Thereafter, Charleston Water shall certify to JIPSD: (i) they have received an application for new service that qualifies for Artillery Point Grant Funds; (ii) the applicant is a resident of the Artillery Point subdivision (and provide proper evidence thereto); (iii) such applicant does not currently receive public sanitary sewer services; and (iv) the residence is currently connected to a septic tank. Upon receipt of such certification, JIPSD shall provide funding to Charleston Water on behalf of, and for the benefit of, the new Artillery Point Septic User in an amount equal to the Charleston Water Application Fees from the available balance of the Artillery Point Grant Funds.

#### JIPSD Grant Funds

Upon any request for new service by any JIPSD Septic User, such customer shall additionally provide a fee credit application to JIPSD, on a form to be provided by JIPSD. Each JIPSD Septic User shall certify in the application to JIPSD that: (i) he/she lives within the service area of the JIPSD; (ii) such applicant does not currently receive public sanitary sewer services; (iii) the residence is currently connected to a septic tank; and (iv) they have filed an application for a new sewer service connection with JIPSD. Upon receipt of such certification, JIPSD shall determine all applicable application fees associated with such new request for service, including all applicable tap, impact and septic abandonment charges (collectively, “JIPSD Application Fees”). Thereafter, JIPSD shall credit the account of the JIPSD Septic User in an amount equal to the JIPSD Application Fees from the available balance of the JIPSD Grant Funds.

#### Town Grant Funds

Upon any request for new service by any Town Septic User, such customer shall additionally provide a fee credit application to JIPSD, on a form to be provided by JIPSD. Each Town Septic User shall certify in the application to JIPSD that: (i) he/she is a resident of the Town (and provide proper evidence thereto); (ii) such applicant does not currently receive public sanitary sewer services; (iii) the residence is currently connected to a septic tank; and (iv) they have filed an application for a new sewer service connection with JIPSD. Upon receipt of such certification, JIPSD shall determine all applicable JIPSD Application Fees. Thereafter, JIPSD shall credit the

account of the Town Septic User in an amount equal to the JIPSD Application Fees, and bill the Town on a monthly basis for the JIPSD Application Fees credited. The JIPSD will provide a report to accompany the request for payment for the previous month's activity by the 5<sup>th</sup> business day of each month and the Town will provide payment by the 15<sup>th</sup> day of the same month. Notwithstanding the foregoing or any other limitations herein and subject to the provisions of the Agreement, in the event that the Town Grant Funds are not fully exhausted after completion of the Program, the JIPSD and the Town, if agreeable, will amend the Agreement to establish plans to expend the remaining funds to further the restoration of the James Island Creek Watershed in compliance with state requirements for the funds.