

The Town of James Island held its regularly scheduled meeting on Thursday, December 21, 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 website, www.jamesislandsc.us/livestream-town-meetings.

The following members of Council were present: Boles, Dodson, Mignano, Mullinax, and Mayor Lyon, who presided. Also, Niki Grimbball, Town Administrator, Merrell Roe, Finance Officer, Melissa Flick, Permitting & Licensing Manager, Kristen Crane, Planning Director, Flannery Wood, Planner II, Bonum S. Wilson, Town Attorney, Lt. Shawn James, Island Sheriff's Patrol, and Frances Simmons, Town Clerk.

Opening Exercises: Mayor Lyon called the meeting to order at 7:00 p.m. Councilwoman Mignano led Council in prayer and led the Pledge of Allegiance.

Presentation by Jen Tyrell: Coyote Management: Ms. Tyrell is President of the Charleston Natural History Society, Engagement Manager for the Audubon Society, Master Bird Bander, has a BS in Biology, Marine Science, and a MS Degree in Environmental Studies. Ms. Tyrell gave an overview of coyotes and why they are in the community. A copy of the presentation is attached.

Councilwoman Mignano asked what is the estimated coyote population. Ms. Tyrell said there is no specific data, but it is probably more than we think. Mayor Lyon thanked Ms. Tyrell for an informative presentation.

Recognition of Garrett Milliken, Former Town Councilmember: Mayor Lyon called former Councilmember Garrett Milliken forward and read a Proclamation honoring his service and presented him with the key to the Town. Councilman Milliken served on Town Council from 2014-2023. Councilman Milliken thanked everyone, commenting that he could not do what he did without the help of so many; spouse, Susan, sons, Joel and Max, Town Staff, Council, and the citizens. He said we are blessed to have our Town and encouraged everyone to continue to work to make it a better place.

Public Hearing: Ordinances #2023-09, 2023-10, 2023-11: Amendments to the Town Building Regulations, Flood Damage Prevention, and Zoning and Land Development Regulations Ordinances: Town Administrator, Niki Grimbball, provided a summary of the amendments to the Building, Flood and Zoning Ordinances. The Town has an Intergovernmental Agreement with Charleston County who provides Building and Floodplain Management services on behalf of the Town. The staff has been working to create the Town's Building Services Department so these services can be offered in-house. Ms. Grimbball stated that many facets are necessary to start off this new department correctly, one of which is by having solid ordinances in place from the beginning and making necessary updates to ensure consistency throughout the Town's Code of Ordinances.

Ms. Grimbball said in order for the Town to take over these duties on January 1, 2024, three ordinances need to be amended: Zoning and Land Development Regulations (Chapter 153); Flood Damage Prevention Ordinance (Chapter 151), and the Town Building Regulations Ordinance (Chapter 150). An overview of each of these Ordinances with the proposed amendments was provided to Council and is attached.

Susan Milliken, 762 Fort Sumter Drive: thanked staff for doing a great job to bring these services in-house. She said the County is pretty strict, for example with things such as water heater installations with earthquake straps, and she would hate for the Town to lose its strictness in how these things are done. She asked that the Town remain diligent in adherence to the codes.

General Public Comment:

Dede Tyler, 789 Dills Bluff Rd., expressed concern about coyotes and finding a solution to the problem. She spoke of being attacked by one in her yard but she was able to fight it off. She asked Council to address this problem because of little children.

Ronald Wiggins, 1223 Stonepost Rd., spoke about an experience he had with a coyote. He said one came through a fence in his yard around 5:30 p.m. in June after his pit bull. His wife kicked it and he shot it. He called the former mayor to inquire about coyote sightings on the Island but he was not aware of any sightings. He said residents need to know where they (coyotes) are.

John Peters, 1301 Hampshire Rd., said he spoke in opposition to the Marsh Walk Village development and he is opposed to any development on James Island because of flooding. If we continue to build, this will become worse. He asked Council to stop taking away surfaces that absorb water.

Diana Rogers, 1229 Stonepost Rd., spoke about coyotes and a neighbor from California said there are thousands there. She has a video and offered to show it to Council.

Consent Agenda:

Mayor Lyon made a motion to consider the items under the Consent agenda separately; Councilman Boles seconded and it passed unanimously.

Minutes: November 16, 2023, Regular Town Council Meeting: Councilwoman Mignano moved for the approval of the minutes of the November 16 Town Council Meeting, Councilman Mullinax seconded and it passed unanimously.

2024 Town Meeting Schedule: Mayor Lyon moved to defer the item of the 2024 Town Council meetings to January. She suggested a possible change because some meetings run late and a time/date change may be beneficial to staff and to the public. Councilman Mullinax seconded. After brief discussion, the motion passed to defer this request to the January meeting.

2024 Holiday Schedule: A motion to approve the 2024 Holiday Schedule was made by Councilman Boles, seconded by Councilman Dodson. Councilman Boles asked if staff were able to weigh in on the holiday schedule and Ms. Grimball replied that the holidays are the same every year, and consistent with other government schedules, except that the Good Friday holiday was given in exchange for President's Day several years ago. Passed unanimously.

Pinckney Park Pavilion Facility Use Request: Ms. Grimball requested approval for a youth group to meet in the Pavilion on Monday nights from February-May, 2024 from 6:30 p.m. to 9:00 p.m. Motion was made by Councilman Mullinax, seconded by Councilwoman Mignano. Passed unanimously.

Council Chambers Facility Use Request: Ms. Grimball requested approval for the Coastal Carolina Camila Society to meet in Council Chambers on the 3rd Sunday monthly from 2:30-4:00 p.m. Motion was made by Councilman Mullinax, seconded by Councilwoman Mignano. Passed unanimously.

Information Reports:

Finance Report: Finance Officer, Merrell Roe, presented the Finance Report and informed Council that November was a three (3) payroll month. She encouraged Council to submit questions regarding the report to her via email so she is able to research them.

Administrator's Report: Town Administrator, Niki Grimball, reported that Town offices will be closed for the upcoming holidays beginning on Friday, December 22 and will reopen on Wednesday, December 27. The office will also be closed to observe the New Year holiday on Monday, January 1, and reopen on January 2. Ms. Grimball also reported that the Greenhill-Honey Hill drainage project is finalized. Staff attended the first Camp Road Middle School Career Fair in November and shared information about career opportunities that may be available to the students in the future.

Island Sheriff's Patrol: Lt. James gave the monthly crime report and other incidents that occurred in the Town. Lt. James announced that on Friday, December 22, Councilwoman Mignano, Mayor Lyon, Matt Slonim and Carolyn Ferguson, will host a ham delivery for Christmas. He shared that the Thanksgiving turkey delivery was successful and how these opportunities help others to have a brighter Christmas. Anyone wishing to volunteer should meet at the Fire Station. Mayor Lyon thanked Lt. James and Deputy Chris King for all that they do for the Town.

Requests for Consideration by Staff:

Request to Accept Bids for JIACC Phase 2 Projects (Roof Coating, Exterior Wall Coating and Facia): Ms. Grimball presented for Council's consideration a request for roof coating, exterior wall coating and facia replacement at the James Island Arts & Cultural Center, by Garland/DBS, Inc. at the cost of \$198,082. Ms. Grimball provided an overview of the request. Councilman Boles asked if the roof leaked during the storm on Sunday and Ms. Grimball said yes. Councilman Dodson asked if Charleston County still owns the building and Ms. Grimball said yes but she has spoken to County Councilwoman Honeycutt about the County selling the building to the Town. Councilwoman Mignano asked how much money had been spent on repairs at the Art Center. Ms. Grimball reported that the Phase I expenses and solar panels totaled roughly \$500,000. Mayor Lyon spoke about the product that would be used on the roof and showed a sample of it. After discussion, a motion to approve the request was made by Councilwoman Mignano, seconded by Councilman Mullinax.

Council members asked additional questions about warranty; additional costs after the warranty expires, or if the roof should blow off, among others. Also, whether the facia could be advertised for bid, and how that would affect the overall cost of the request. Ms. Grimball responded that the warranty period would extend for 15 years and that the facia replacement was not a separate line item so therefore that cost could not simply be pulled out from the rest of the bid package. After discussion, Councilwoman Mignano withdrew her original motion, and Councilman Mullinax his second. Councilman Boles moved to defer this request in order to obtain additional bids, seconded by Councilman Mullinax. Passed unanimously.

Thomas & Hutton Construction Phase Assistance Extension (Change Order 1) for Oceanview/Stone Post Drainage Project: Ms. Grimball presented for Council's consideration a request for additional services for the Oceanview/Stone Post Drainage Project for general consulting, construction, and reimbursable expenses at \$6,800; this request is necessary for Thomas & Hutton to continue overseeing the construction and contractors performing the work on the Town's behalf. Motion to approve by Councilman Mullinax, seconded by Councilman Boles. Councilwoman Mignano was informed that there are no additional extensions after this.

Requests for Consideration by Council:

Direction of Council in consideration of Amendments to the Zoning and Land Development Regulations Ordinance Regarding Short-Term Rentals and Accessory Dwelling Units: Mayor Lyon announced that Council will hold a workshop to discuss how the Town would like to move forward in addressing short-term rentals and accessory dwelling units. With this information, new language to the Zoning and Land Development Regulations Ordinance can be prepared and presented to the Planning Commission. Ms. Grimball was asked to schedule the workshop.

Committee Reports:

Land Use Committee: Mayor Lyon reported that the Board of Zoning Appeals met on Tuesday, December 19 and denied a variance request for an increase in maximum building coverage for a single-family residence. She did not attend the hearing because she lives in the neighborhood.

Environment and Beautification Committee: Mayor Lyon announced that meetings will begin in January.

Children's Committee: Councilwoman Mignano looks forward to establishing meetings in January.

Public Safety: Councilman Mullinax announced that the next Neighborhood Council meeting will be held on January 25.

History Committee: No Report.

Rethink Folly Road: No Report.

Drainage Committee: No Report.

Business Development Committee: Councilman Dodson announced that he is looking forward to working with this in January.

Trees Advisory Council: Mayor Lyon announced that Arbor Day celebration was held two weeks ago with a tree planted at Pinckney Park. Also, members of the Trees Advisory Council and staff received a presentation that was made by a professor at the College of Charleston on data that was collected during the Town's Tree Intern Program and plans to utilize the data for further student research and work to be done and later presented to the Town.

James Island Intergovernmental Council: No Report.

Accommodations Tax Committee: Councilman Dodson announced that he is working on forming this committee.

Proclamations and Resolutions:

Interfaith Harmony Month: Motion to approve by Councilman Boles, seconded by Councilwoman Mignano. Passed unanimously.

Resolution #2023-10: Poet Laureate for the Town of James Island: Councilman Mullinax spoke of appointing Mr. Eugene Platt, as the Poet Laureate for the Town. He acknowledged Mr. Platt as a long-time member of the James Island PSD, and a fixture in the Town for many years. Mr. Platt also served as Poet Laureate for the Town in 2002 under the Clark Administration and would be beneficial in providing this service to the Town. Motion to approve by Councilman Mullinax, seconded by Councilman Dodson. After some discussion, it was agreed that additional information was needed for the creation of this appointment. Councilman Boles suggested that the appointment be open for anyone who wants to serve. Councilman Dodson asked that a time be established for how long the person would serve. Councilman Mullinax withdrew his motion, and Councilman Dodson his second. Councilman Boles moved to amend the motion to create the position, seconded by Mayor Lyon, and for term of service as one (1) year. Passed unanimously.

Resolution #2023-11: Amending Composition of Committees of Council: Ms. Grimball presented the amended committees of Council as addressed at the recent Council Workshop. She noted that the committee makeup has been streamlined and combines appropriate committees together based on Council interest and areas of expertise. A new committee was formed for an Accommodations Tax Committee that will be headed by Councilman Dodson. Motion to approve was made by Councilman Boles, seconded by Councilwoman Mignano. Passed unanimously.

Ordinances up for First Reading:

First Reading: Ordinance #2023-09: Amendments to the Zoning and Land Development Regulations Ordinance: Ms. Grimball gave an overview of the ordinance to amend section 153.027 (B) and (C) of the

Board of Zoning Appeals and its functions. Motion to approve First Reading was made by Councilwoman Mignano, seconded by Mayor Lyon. Passed unanimously.

First Reading: Ordinance #2023-10: Amendments to the Flood Damage Prevention Ordinance: Ms. Grimball provided a brief overview of the Ordinance and highlighted the proposed amendments. Motion to approve First Reading was made by Councilman Boles, seconded by Councilman Dodson. Passed unanimously.

First Reading: Ordinance #2023-11: Amendment to the Town Building Regulations Ordinance: An overview of the Ordinance was provided by Ms. Grimball followed by discussion. Councilman Boles made a motion to strike references to Short-Term Rentals (STR) from the ordinance as it may be affected by how the Town handles this type of use. Councilwoman Mignano seconded. Councilman Dodson commented that it would make sense to do this since Council plans to hold a workshop about STR's in January. Motion to strike the definition to Short Term Rentals in Section 150.02, M, Change in Occupancy; passed unanimously. Motion to approve First Reading of Ordinance #2023-11 as amended was made by Councilman Boles, seconded by Mayor Lyon. Passed unanimously.

Ordinances up for Second/Final Reading: None.

Old Business: Mayor Lyon announced a successful "Thanksgiving turkey-giveaway". 48 turkeys were given to our island families. She thanked Councilwoman Mignano, Lt. James, Niki Grimball and her sons for their help in making this a successful event and spreading holiday cheer.

Councilman Boles encouraged everyone to continue to report coyote sightings. Mayor Lyon commented that coyote sightings can be entered into GoGov as well as drainage issues residents may have.

New Business: Mayor Lyon announced that a new year will be starting soon. She shared with Council that the Town is in great shape financially and some funds have been moved to other accounts to earn more interest.

Executive Session: Mayor Lyon asked for a motion to enter into an executive session in accordance with 30-4-70(a) Code of Laws of South Carolina to discuss personnel and/or contractual matters and to discuss the Town Attorney position and contractual matters concerning real estate. The motion was seconded by Councilwoman Mignano. Council entered the executive session at 8:41 p.m.

Return to Regular Session: Council returned to regular session at 9:02 upon a motion by Councilman Mullinax and second by Councilwoman Mignano. Mayor Lyon announced that no votes were taken during the executive session.

Announcements/Closing Comments: All of Council thanked the public for their attendance at the meeting and staff for their hard work and wished all happy holidays.

Mayor Lyon also thanked the residents for coming to the meeting and is hopeful that these meetings could be held at an earlier time. .

Adjournment: There being no further business to come before the body, the meeting adjourned at 9:12 p.m.

Respectfully submitted:



Frances Simmons
Town Clerk