

The Town of James Island held its regularly scheduled meeting on Thursday, August 15, 2024, 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-townmeetings](http://www.jamesislandsc.us/livestream-townmeetings) and was held in accordance with the SC Freedom of Information Act and the requirements of the Town of James Island.

The following members of Council were present: Boles, Dodson, Mignano, Mullinax, and Mayor Lyon who presided. Also, Michael Hemmer, Executive Assistant to the Mayor, Keith LaDeaux, PW Coordinator/Project Manager, Lt. Shawn James, Island Sheriff's Patrol, Brian Quisenberry, Town Attorney, and Frances Simmons, Town Clerk.

Opening Exercises: Mayor Lyon called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

Public Comment:

Chris Mitchell, 1128 Oceanview Rd. spoke to Council regarding the status and condition of the drainage ditches along Oceanview Road. Mr. Mitchell provided pictures of the drainage ditch in front of his home (attached) showing an exposed gas line and erosion occurring behind the rip rap. He mentioned being a firefighter for the Johns Island Fire Department and knows the seriousness of exposed gas lines. He is concerned for his young child and property value. He asked the Town to please make this right because it is unsafe.

Consent Agenda:

Minutes of Town Council Regular Meeting, July 18, 2024  
Minutes of Town Council Special Meeting, August 5, 2024  
Minutes of Town Council Special Meeting, August 9, 2024

Motion to approve the minutes of the July 18, August 5, and August 9 meetings was made by Councilman Mullinax, seconded by Councilwoman Mignano and passed unanimously.

Information Reports:

Finance Report: Mayor Lyon announced that the Town's Finance Officer, Becky Heath, suffered a loss in her family and is absent tonight. The Finance Report was included in Council's meeting packet and Mayor Lyon availed herself to answer questions.

Councilwoman Mignano asked about the County's Contract under Building Services for \$30,000. Mayor Lyon explained that we are planning to reallocate this expenditure in the budget amendment. This item was allocated for a County staff person that is no longer needed with the hire of Melissa Flick. Mayor Lyon noted that this could possibly be used to help pay for new Town vehicles if approved by Council. The budget report also highlighted items in "blue" for Council's information and "yellow" for potential budget amendments to be presented to Council in September.

Island Sheriff's Patrol Report: Lt. James gave the crime report and said that a vandalism occurred at Pinckney Park where graffiti was sprayed on walls in the restrooms. He said security will be stepped up to help prevent this from happening again. School has reopened and this was a good summer.

Public Works Report: Public Works Coordinator/Project Manager, Keith LaDeaux, provided an overview of the Public works Report that included projects and activities for Quail Run, Woodhaven, and the Oceanview projects.

Request for Consideration by Staff: None.

Request for Consideration by Council:

Thomas & Hutton: Additional Services Agreement for Piping of Oceanview Ditches: Mayor Lyon informed Council that this project is combined with the Landscape Pavers Oceanview Road Drainage Ditch Enclosure Project. She said Thomas & Hutton will provide the engineering services and Landscape Pavers will install the ditch piping. Mayor Lyon said this was the best and quickest way to handle the change order by using the same engineer and contractors. Rick Karkowski and Laura Cabiness (Town Engineer) is present to answer questions. She referred to the public comment expressed earlier that she and Council have seen the drainage along Oceanview Road and it is a dangerous situation in her opinion; the ditches are deep, extremely wide, and not able to stabilize. Mayor Lyon called for a motion to combine the two agenda items. Councilman Dodson moved, seconded by Councilman Mullinax. The motion to combine the items passed unanimously.

A motion to approve the Thomas & Hutton additional services agreement for piping and Landscape Pavers for the drainage ditch enclosure on Oceanview Road was brought forth for discussion by Councilwoman Mignano and seconded by Councilman Dodson. Mayor Lyon explained there are two estimates that need to be broken out if it is decided to move forward. However, she believes we may want to take the recommendations of the engineers about which option is best to choose.

Councilman Boles asked the difference between each piping method; and what would each option would give us; i.e., durability/desirability. Mr. Karkowski explained that HDPE is a plastic pipe and the other more expensive option is a reinforced concrete pipe, which is more durable. He said this is a yard application, not a road, so it is appropriate to go with a little less durable or stronger pipe. The HDPE could be installed but requires more care on the contractor's part to make sure it is embedded and compacted correctly; cars typically will not drive over it or constant traffic. He said if a dump truck pulled over it that would be an issue. Councilwoman Mignano asked the life span of both options and Mr. Karkowski said 75 years on both options. Councilman Dodson asked if the HDPE could be connected to the current concrete and he confirmed and also that a dewatering process would be done. Councilman Dodson asked if elevation was done on all pipes under homeowners' driveway and is there enough fall, to which Mr. Karkowski answered yes, there are 24, 30 and 36 inch pipes. Mayor Lyon discussed additional piping of drainage ditch by maintenance road next to home would require Army Corp of Engineer permit.

Councilwoman Mignano spoke about making the best decision even if that means a \$50,000 price increase. She asked Mr. Karkowski what he recommended and he replied the concrete option. Councilwoman Mignano commented about having the pipes installed correctly the first time so that in two or three years after the warranty expires we are not back where we started by saving \$50,000 and spending \$200,000 later.

After further discussion and with questions answered, Councilwoman Mignano withdrew her motion and Councilman Dodson withdrew his second. A new motion came forth to approve the Thomas & Hutton Additional Services Agreement for Piping of Oceanview Ditches and Landscape Pavers to install concrete ditch piping was made by Councilwoman Mignano, seconded by Councilman Boles.

Vote:

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

Request to Consider Purchase of New Town Vehicles: Mayor Lyon reported that we were down three of our four vehicles. Two of the Town's vehicles is 10 years old and the Equinox and the 4x4 Chevy truck need to have expensive repairs if we are to continue to drive them. The cost to repair the Equinox is in excess of \$1,000 and the Chevy is over \$700 but could be more expensive once the gas tank is pulled and analyzed. Mayor Lyon said staff has been checking into costs to determine what can be done because these two vehicles are at least ten years old and have been ridden hard and are not in good condition. The request before Council is to purchase two new vehicles. Marchant Chevrolet (Ravenel) has two used fleet vehicles from U-Haul that has low mileage and new vehicles from Fleet Sales (Columbia). Mayor Lyon said Marchant had priced a new Equinox for the same price as the 1500 used Silverado's. Mayor Lyon said if we wanted to get another new car we could and a used truck for roughly the same price from Marchant. The Fleet Sales (Columbia) did not have any used ones but we priced four-wheel drives with 6 ½ foot bed, an Equinox, two-wheel drive with a 6.5 foot bed and a four-wheel drive with an 8ft. bed. The other two dealerships called did not have any vehicles to offer. Marchant is the only dealership that came to us with a trade yet. Mayor Lyon said in her opinion the car and the truck are in terrible shape and it appears they were not taken care of. Marchant has not seen our vehicles and she hopes the trade would still be offered if we decide to purchase from them. A quote that came later for a trade on the Equinox at \$4,000 and \$12,500 for the truck.

Councilman Dodson made a motion to consider the purchase of new Town vehicles, seconded by Councilwoman Mignano.

Councilman Boles asked if there are maintenance records on the vehicles. Mayor Lyon did not know of any and explained that the vehicles are “banged up” and they do not drive well. Mayor Lyon asked Keith LaDeaux to speak to the condition of the vehicles. Councilman Boles asked how many vehicles does the Town have and Mayor Lyon answered there are four; 2017 Nissan, 2023 Silverado, 2014; 4x4 Chevy Silverado; and the 2014 Equinox.

Councilwoman Mignano asked who drives the Equinox and Mayor Lyon informed her the Code Enforcement Officer and Planner. She also asked the if staff could use their personal vehicles and get reimbursed for mileage. Councilman Boles expressed concern that if the motion passes to purchase these vehicles we would have spent a quarter of a million dollars tonight. He would like to have more financial insight before a decision is made. Mayor Lyon confirmed that at least \$68,000 is in the budget due to not needing various items. She commented that we could wait if Council would like to but there is no air condition in Equinox and safety concerns of driving the Chevy Truck. Discussion continued with Council expressing their thoughts about the type of vehicles to purchase and how many. One comment was to purchase a four-wheel drive vehicle from Allen Jay for under \$40,000; also there was an option that the Town could rent a truck for a month or so to allow more time to investigate the financial options. Councilman Boles noted that the PW staff knows more than he does, but he expressed that we be good stewards of Town monies. Councilman Dodson thought a new 4-wheel drive with a trade-in and a small inexpensive Sedan would be good to purchase with certified warranties. Based on discussion and feedback, Mayor Lyon asked that the motion on the floor be withdrawn and a new motion offered. Councilman Dodson withdrew his motion and Councilwoman Mignano her second. After discussion of the pros and cons of purchasing new Town vehicles along with the financial aspects, Councilman Boles moved for the Mayor to direct staff to secure good estimates for a certified new Four-wheel drive Truck and Sedan. Motion passed unanimously.

Committee Reports:

Land Use Committee: Mayor Lyon announced that every other year appointments or reappointments are made to the Planning Commission and Board of Zoning Appeals and presented the following reappointments.

Planning Commission:

Deborah Bidwell – appointed by Councilman Dodson  
Patrick Broderick – appointed by Councilwoman Mignano  
Kelly Hall – appointed by Councilman Mullinax

Board of Zoning Appeals:

David Savage – appointed by Mayor Lyon  
Massey Yannitelli – appointed by Councilman Boles  
Joshua Hayes – appointed by Councilman Mullinax

Motion to approve the reappointments to the Planning Commission and Board of Zoning Appeals was made by Councilman Mullinax, seconded by Councilman Boles and passed unanimously. These terms will expire August, 2028.

Environment and Beautification Committee: Councilwoman Mignano announced that James Island Pride will meet on Wednesday, August 21 at 6:30 p.m.

Children’s Committee: No Report.

Public Safety Committee/Neighborhood Council: Councilman Boles announced the next meeting on Thursday, August 22 at 6:00 p.m. and looks forward to seeing everyone there.

Appointment to Neighborhood Council: Mayor Lyon asked for a motion to amend the agenda to add Michelle Howard from Fort Johnson Estates to the Neighborhood Council. Motion was made by Councilman Boles, seconded by Councilman Mullinax and passed unanimously.

Lindsey Henderson, representing Affirmation Oaks, and Michelle Howard, Fort Johnson Estates were appointed to the Neighborhood Council upon a motion by Councilman Boles, and second by Councilman Mullinax. Passed unanimously.

History Committee: No Report. Next meeting scheduled for September 10 at 6:00 p.m.

ReThink Folly Road: No Report.

Drainage Committee: Councilman Mullinax announced a very productive Supplemental Stormwater and Drainage Workshop held August 14 and the Town’s plans for future hurricanes and storms. He thanked Laura Cabiness and everyone that participated.

Business Development: No Report.

Trees Advisory Committee: Mayor Lyon announced that the Trees Advisory Committee met on Tuesday and have big plans for a tree give-away at the Town’s Christmas Market in December and another one in May.

James Island Intergovernmental Council: Councilwoman Mignano announced that the Council met on July 31 and gave an overview of discussion held at the meeting that included citizens requesting the status of sidewalks on Nabors Drive; job openings at the JIPSD, JIPSD’s new ladder truck and updates on sewer from Harbor View to Plum Island, Adopt a Highway will be held on September 5, and the Town’s receipt of a \$12,000 grant for an audio driving tour.

Accommodations Tax Committee: No Report.

Proclamations and Resolutions: None.

Ordinances up for First Reading:

Ordinance #2024-07: An Ordinance Amending the Town of James Island Existing Supplemental Stormwater Design Standards: Included in the packets were Exhibits “A” and “B”: Mayor Lyon reported that this subject was addressed last evening by Laura Cabiness in the workshop. She called for a motion to approve and a second for discussion. Councilman Mullinax moved for approval, seconded by Councilwoman Mignano. Councilman Boles mentioned that staff and Laura Cabiness work with the Board of Zoning Appeals for guidance for decisions of the ordinance to determine why a variance may or may not be granted so if it is ever reviewed by a judge it will have a foundation for their decisions.

Vote

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

Ordinances up for Second/Final Reading: None.

Old Business: None.

New Business:

Mayor Lyon announced the next Town Market on Friday, September 6 and invited everyone to attend. She shared that one of the vendors at the Market, Brigmon Farms suffered great loss during tropical storm Debby.

Executive Session: Mayor Lyon asked for a motion to enter into an Executive Session in accordance with Code of Laws of South Carolina 30-4-70(A) (2) regarding discussion of proposed contractual matters and the proposed purchase of the Mill Point property, TMS#428-010-0048, and the receipt of legal advice regarding litigation matters, including KEBO vs. Town of James Island & Charleston County and KT Properties, LLC vs. Town of James Island. Upon return to Open Session the Council may act on matters discussed in the Executive Session.

Council entered into the Executive Session upon a motion by Councilman Boles, and a second by Councilwoman Mignano at 8:14 p.m.

Return to Regular Session: Mayor Lyon asked for a motion to return to regular session at 9:28 p.m. She announced that no votes were taken during the Executive Session. Councilman Mullinax moved and Councilman Boles seconded to return to regular session.

Councilman Dodson moved that Council accept the landscaping maintenance and additional lighting costs at the Fort Johnson/Camp Road round-about, Councilman Mullinax seconded and passed unanimously.

Announcements/Closing Comments:

Councilmembers Boles, Dodson, Mullinax, Mignano and Mayor Lyon thanked everyone for their hard work during Tropical Storm Debby. Councilman Mullinax also thanked Councilman Boles and Mayor Lyon for working the sandbag operation during the storm.

Adjournment: There being no further business to come before the body, the meeting adjourned at 9:31 p.m.

Respectfully submitted:

Frances Simmons  
Town Clerk