

The Town of James Island held its regularly scheduled meeting on Thursday, August 21, 2025 at 7:00 p.m. in person 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.livestream-townmeetings and was held in accordance with the S.C. Freedom of Information Act and the requirements of the Town of James Island.

The following members of Council were present: Dan Boles, Cynthia Mignano, Darren "Troy" Mullinax, Lewis Dodson, and Mayor Brook Lyon, who presided. Also present: Town Attorney Brian Quisenberry, Mike Hemmer, Finance Director, Melissa Flick, Permitting and Licensing Manager, 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. Members of Town Council, Town Attorney, staff, Commander Terrance Hoffman, VFW Post 445, and members of the public were introduced and welcomed. Councilman Boles offered a Moment of Silence, followed by the Pledge of Allegiance.

Mayor Lyon announced that notice of this meeting was published and posted in accordance with the SC Freedom of Information Act and the requirements of the Town of James Island. The Town encourages the public to provide comments prior to Town Council meetings by emailing to: info@jamesislandsc.us , mail, or place in the drop box at the Town Hall.

Presentation by Gullah Swim Academy: Ms. Nicole Ashby presented to Town Council that she is the owner and operator of Gullah Swim Academy, located in downtown Charleston. She is a native Charlestonian and operates Gullah Swim Academy with her siblings, son and daughter. Ms. Ashby mentioned that she has over 30 years of aquatic experience in Charleston and Indiana. She has experience in lifeguarding, swimming instruction, certified pool operation and in water aerobics. The Gullah Swim Academy not only serves James Island, but also downtown Charleston, North Charleston, Holly Hill and private lessons. The mission of Gullah Swim Academy is to help people of all ages build a safe and nurturing relationship with water to decrease the staggering statistics of drownings in our community; especially among minority communities.

Ms. Ashby shared how the partnership came about between Pastor William German, the Town, and the Gullah Swim Academy. She said Pastor German reached out to her this past spring to partner to teach children how to swim and they reached out to Mayor Lyon at the Town. The partnership was formed in less than two-and-a-half weeks after approval by Town Council. 55 swimmers were registered and participated in swim lessons for a 4-week period. Lessons were held at the City Recreation Department on Fridays from 9-12 and children were able to have 45 minutes in the water. Children were paired according to age: 4-18, and she and her children served as the instructors.

For the future, Ms. Ashby would like to focus on offering in-person registrations to encourage the participation of more children. The goal for 2026-27 is to help reduce the stigma of water and prevent drownings.

As a token of appreciation, Ms. Ashby presented pictures to Pastor German and Town Council showing the children that participated in Gullah Swim Academy. A photo session followed with Ms. Ashby, Pastor German, Mayor Lyon and the members of Town Council.

The members of Council thanked Ms. Ashby for her partnership with the Town and helping to support water safety.

Public Comments: No member of the public spoke.

Consent Agenda:

Minutes of Town Council Regular Meeting, July 17, 2025: Motion to approve the minutes of July 17, 2025 was made by Councilman Boles, seconded by Councilman Dodson. No discussion. Passed unanimously.

Information Reports:

Finance Report: Finance Director, Mike Hemmer, presented the July 2025 Finance Report and it was accepted as information. Mayor Lyon thanked Mr. Hemmer for doing an excellent job.

Island Sheriff's Patrol Report. Lt. James presented the Island Sheriff's Patrol Report and gave an update on crimes and infractions that took place in the Town during the month. He also gave an overview of recent scams and encouraged everyone to be aware and not be victimized by scammers.

Lt. James presented to Town Council that for the first time in 15 years the Sheriff's Office is fully staffed. He gives credit to a new administration and with more recruiting efforts. He said responses are greatly improved as they went from 14 officers covering and are now covered by 22. He said, however, he struggles with having manpower for weekends and late night coverage for Town and explained how the schedule is developed for clarification. The deputies working for the Town volunteer hours when they are off -duty. These deputies are hand-picked by him because they know the Town and the people they serve. Lt. James made a request for \$7,000 per month for an additional 27 hours week for coverage between the hours of 3 a.m. - 6 a.m. to fill the gaps during these times. He said there are now new officers willing to work these hours but we would lose the dedicated deputies that we have had for a long time who are willing to work.

Councilman Boles asked when this request needed to be done; if it could be placed on September's agenda. He asked if the additional \$7,000 would change the contract with the Sheriff's office. Mayor Lyon said the contract would not change; it would require a budget amendment. She explained that money could be moved from other sources; i.e., the vehicle recently purchased was less than budgeted and she plans to present a quarterly updated budget to Council. We could just handle through an amended budget.

Requests for Consideration by Staff: None.

Request for Consideration by Council:

Dedication of Flagpole Site on Folly Road: Commander Terrence Hoffman gave an overview of Post 445, that it is the first Post in the State of SC. The VFW was established in 1898 to help veterans returning home from foreign wars, which distinguishes them from the American Legion. Over the years they have been working under the same model, but now there are a lot of younger veterans that has different needs. The VFW provides housing (up to a year) for needy veterans and their families, and makes contributions to the Veterans Hospital, as well as involvement in the community. There are 393,000 veterans in the state of SC and hundreds of homeless veterans in our area alone and thousands throughout the state. Commander Hoffman said that this is his first year as Commander of the VFW (served in Desert Storm and a member of the VFW for 33 years). When he saw the flagpole go up, the Post had a meeting and voted on how they could assist the Town in this area. He said the VFW will make sure that the grass is kept up and eventually they would like to present to Council to have flowerbeds and planting of flowers. His idea down the road is to come together and erect some sort of monument under the flagpole and dedicate it to all men and women that have served in the armed services including those from James Island. They will make sure the flags are in good condition and lowered at various timeframes throughout year when required. He said it is an honor for the VFW to be able to do this for the Town and he is grateful for this opportunity.

Councilman Mullinax thanked Commander Hoffman for all that he is doing and that they both seem to have the same vision and ultimate goals. He has always thought about having flowerbeds and a monument. He

said there has always been a challenge with the placement of the flags and making sure they are lowered when needed. He appreciates the VFW for stepping up to do this. Councilwoman Mignano thanked Commander for his service.

Mayor Lyon called for a motion to allow VFW Post 445 to take over the maintenance of the flagpole site on Folly Road. The motion was made by Councilman Mullinax, seconded by Councilwoman Mignano. Discussion included Councilman Boles saying that his is a good idea and Councilwoman Mignano said this will be a good partnership.

Mayor Lyon said both could work together for ideas on signage. She commented that at one time there was a "Welcome to the Town of James Island" sign and discussion was had about having a monument. She looks forward to discussing this more at a later date.

Vote

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

Use of Pinckney Park Pavilion and Town Hall: Information on dates and times were provided to Town Council in their meeting packets:

Mayor Lyon announced that many groups have submitted their fall schedules. We have been utilizing Town Hall, large conference room, and Pinckney Park Pavilion. She asked Council if they would like to approve individually or as a group.

Councilman Dodson moved to approve all of the requests as a group, seconded by Councilman Mullinax. No discussion. Passed unanimously.

Councilwoman Mignano moved for the approval of the following groups/classes, seconded by Councilman Dodson:

James Island Learning Co-op:
Kids Art Classes
Watercolor Classes
Girl Scouts Troop #851
Cub Scouts, Pack 50
Unanimous

Committee Reports:

Land Use Committee: Mayor Lyon announced that the Board of Zoning Appeals did not meet this month. The Planning Commission met on August 14 for a training session. All of the Planning Commissioners were present along with herself, Town Attorney, Brian Quisenberry, Planning Director, Kristen Crane, and Secretary to the Planning Commission, Frances Simmons. The Commission participated in mock cases and reviewed important aspects of running an effective meeting as well as being provided with handouts and links to videos to watch.

Environment and Beautification Committee: Councilwoman Mignano reported that James Island Pride did not meet this month. The next meeting is scheduled for September 17 at 6:00 p.m.

Children's Committee: Councilwoman Mignano reported that someone has emailed her with an interest in serving on the Children's Committee and hopes to have a nomination at next month's meeting.

Neighborhood Council: Councilman Boles reported that the Neighborhood Council will meet on Thursday, August 28 at 6:00 p.m. Lt. Colonel Dean White will give a discussion on Cybersecurity. Councilman Boles encouraged everyone to attend whether or not they serve on the Neighborhood Council.

- Appointment: Councilman Boles moved to add George Temple to the Neighborhood Council to represent Bayfront; seconded by Councilman Mullinax. No discussion. Unanimous.

History Committee: Mayor Lyon reported that the History Council met on August 13 and discussed the installation of the Grimball Skirmish marker on Friday, September 5 at 12:00 noon. The event will be held on Grimball Road at St. James Foundation property (in front of St. James Cemetery; between Gresham Meggett and the elementary school). On Saturday, November 15, a celebration will be held at Pinckney Park to unveil the replica of Simeon Pinckney's monument. The Town Market will be held on Friday, September 5. The History Council will have a booth at the market.

Rethink Folly Road: Mayor Lyon reported that the next meeting will be held on Wednesday, September 17, at 3:00 p.m. at the Town Hall.

Drainage Committee: Councilman Mullinax reported on Saturday's, event from 9:30-11:30 a.m. Honor students from the James Island Charter High School will participate by filling sandbags in preparation for the upcoming hurricane season. Councilman Mullinax will man a tent and distribute hurricane literature and materials. Everyone is encouraged to come out and participate in the event.

Business Development Committee: No Report.

- Appointment: Councilman Dodson moved for the appointment of Julia Draytonn-Crumblin to serve on the Business Development Committee, seconded by Mayor Lyon. No discussion. Unanimous. Councilman Dodson will schedule a meeting in September now that the committee is fully formed.

Trees Advisory Committee: No Report.

James Island Intergovernmental Council: Councilwoman Mignano reported that the Council met on Wednesday, July 30 where topics discussed included: Camp Road Middle School, traffic and crossing issues. She has reached out to Superintendent Huggins to look into this for relief in this area. Philip Sexton gave a great presentation on flooding updates and discussion was had about on the stop light at George Griffiths Blvd. and a mile of sidewalks for Sol Legare. The next meeting will be held on Wednesday, October 29 at 7:00 p.m.

Accommodations Tax Committee: No Report.

James Island Arts Council: No Report.

- Appointment: Mayor Lyon moved for the appointment of Victor Crouch to serve on the James Island Arts Council, seconded by Councilman Boles. No discussion. Unanimous.

Proclamations and Resolutions

Resolution #2025-10: Resolution to Add Standing Committee Named Veterans Affairs: Councilman Mullinax spoke in favor of the Resolution that it is a way for the American Legion and the VFW to be a direct conduit to the Town in working together. He would love to see events put on for Veterans on Memorial Day. He said this request is to add a standing committee for Veteran Affairs to include a liaison, the Commander of the American Legion and the Commander of the VFW. He explained how this idea came about and he and Mayor Lyon bounced the idea around to also include some citizens and veterans that want to serve. This is a good way to have a better conduit for community and to connect to that segment in the Town. He said the Town can help those units with what they need and they can help us.

Councilman Mullinax moved to approve Resolution 2025-10, seconded by Councilman Boles for discussion.

Councilman Boles said he thought that we could start with Councilman Mullinax as the liaison for the Town and the commanders of the American Legion and the VFW and let it grow from there. He said Councilman Mullinax could serve as the nucleus and the commanders could tell him what they need and what their vision is from the community. Councilman Boles said he is thinking about amending the resolution (if Councilman Mullinax is open to it) and appoint him as Council Liaison. Councilman Mullinax was in agreement with amending the Resolution noting the desire for good two-way discussions.

Councilman Mullinax shared that this request came about when he met with Mayor Lyon at the American Legion and the Commander talk about wanting more coordination with the Town. Commander Hoffman expressed the same by volunteering to maintain the flagpole site on Folly Road. Councilman Boles suggested that Councilman Mullinax serve as liaison so he could find out what the commanders need and report that to Council. Again, Councilman Mullinax was in agreement and would like to include citizen participation eventually because there are four to five citizens he could think of wanting to serve. Mayor Lyon shared protocol for the motion to move forward by asking Councilman Mullinax to withdraw his motion and Councilman Boles to withdraw his second which was granted without objection.

The Motion to amend Resolution #2025-10 came forth by Councilman Boles, seconded by Councilman Dodson. No discussion.

Vote

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

Motion to amend Resolution #2025-10 to appoint Councilman Mullinax to serve as the Town's liaison to the VFW and American Legion was made by Councilman Boles, seconded by Councilman Dodson.

Councilman Dodson added this is a great way to reach out to the commanders and find out what their needs are also for Veterans and for Memorial Day events. Councilman Mullinax said he was unaware of all of the needs that the American Legion has until he spoke with the new commander there. Both commanders are new and have good ideas and would like the Town involved in their plans. Councilwoman Mignano added that this is a great start.

Vote

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

Ordinances up for First Reading: None.

Ordinances up for Second/Final Reading:

Ordinance #2025-07: Proposed Amendments to the Town of James island Zoning and Land Development Regulations (ZLDR) §Signs: (153.014) Adding Wording to Allow for Animated Signs with Restrictions: Mayor Lyon announced that a request was made to table this Second Reading. Council was given a copy of the email from the applicant that stated having a massive termite infestation in his building and would like to table a decision until they have a clear path forward for a month or two. The email will become a part of the record. Mayor Lyon called for a motion to table Ordinance #2025-07. The motion was made by Councilwoman Mignano, seconded by Councilman Dodson. No discussion.

Vote

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

Old Business: Mayor Lyon reported meeting with the on-call contractor, Josh Evans and Melissa Flick yesterday with a group of four from OCRM at Mill Point to review the mitigation work that the AmeriCorps volunteers worked on and then was completed by Josh Evans. OCRM was pleased with the work that was done and our mitigation efforts. OCRM has requested we mitigate a little more and then hopefully they will sign off.

New Business: Mayor Lyon announced that the filing period for the General Election for two Town Council seats is open and we will have two new Council members. The filling period ends on Monday, August 25 at 12:00 noon.

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 contract negotiations regarding the build and design contract for the new Art and Community Center and receipt of legal advice for the litigation matter of 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. Councilman Dodson moved, seconded by Councilman Boles.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye

Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Return to Regular Session: Mayor Lyon asked for a motion to return to Open Session at 9:06 p.m. Motion was made by Councilman Boles, seconded by Councilwoman Mignano and passed unanimously. Mayor Lyon announced that no votes were taken during the Executive Session.

MOTION: Councilwoman Mignano moved to authorize the Mayor to finalize and execute the contract with Ferrara Buist Contractors to design and build the Art and Community Center as presented in executive session and made a part of the record for this meeting. Councilman Boles seconded.

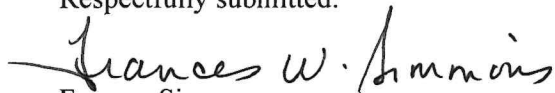
Vote

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

Announcements/Closing Comments: All members of Council thanked staff for the work that they do, the Gullah Swim Academy for seeing the need for swimming in the community and for reaching out to the Town in partnership and the Island Sheriff's Patrol for the work they do in the Town. Mayor Lyon reminded everyone about the Town Market on Friday, September 5.

Adjournment: There being no further business to come before the body, the meeting adjourned at 9:09 p.m.

Respectfully submitted:


Frances Simmons
Town Clerk