

The Town of James Island held its regularly scheduled meeting on Thursday, December 18, 2025, at 7:00 p.m. at the Town Hall, 1122 Dills Bluff Road, James Island, SC. This meeting was also live streamed on the Town's website at www.jamesislandsc.uslivestream-townmeetings and was held in accordance with the S.C. Freedom of Information Act and the requirements of the Town of James Island.

The following members of Council were present: Dan Boles, Lewis Dodson, Cynthia Mignano, Darren "Troy" Mullinax, and Mayor Brook Lyon, who presided. Also present, Town Attorney, Brian Quisenberry, Finance Director, Mike Hemmer, Public Works and Licensing Manager, Melissa Flick, Code Enforcement and Facilities, Parker Richardson, Island Sheriff's Patrol, Captain Shawn James, and Town Clerk, Frances Simmons.

Mayor Lyon called the meeting to order at 7:00 p.m. She announced that the Town encourages the public to provide comments prior to its Town Council meetings. Residents wishing to address the Council are limited to three (3) minutes and must sign in to speak. Comments may also be sent ahead by emailing to: info@jamesislandsc.us, mail, or place in the drop box at the Town Hall.

Mayor Lyon introduced herself as Mayor, members of Town Council, staff, attorney, and dignitaries present.

Opening Exercises: Councilwoman Mignano led the Council in prayer and followed with the Pledge of Allegiance.

Public Comment: Mayor Lyon asked those addressing the Council to please speak into the microphone and state their name and address for the record. The following persons spoke:

Victor L. Crouch, 1149 Mariner Drive: Mr. Crouch stated that years ago his colleague had an adorable daughter and that he wrote a poem honoring her birth. The poem titled "*This Baby*" was read into the record and is attached.

Jesse Davis, 1173 Wyndam Road: Mr. Davis spoke to Council about issues that he is having with law enforcement in his neighborhood. He stated that some vehicles are ticketed for parking in certain neighborhoods while others are not. Also, cars with tinted windows are pulled over and questioned why. Mayor Lyon asked Mr. Davis to speak to her about his concerns after the meeting.

Consent Agenda:

Minutes of Town Council Regular Meeting, November 20, 2025: Mayor Lyon called for a motion to approve the minutes of the November 20, 2025, meeting. Motion was made by Councilman Dodson, seconded by Councilman Boles. No discussion. Passed unanimously.

Town Council Meeting Schedule, 2026: Motion to approve the 2026 Town Council meeting schedule was made by Councilman Mullinax, seconded by Councilman Boles. No discussion. Passed unanimously.

Town Holiday Schedule, 2026: Motion to approve the 2026 Town Holiday Schedule was made by Councilman Boles, seconded by Councilwoman Mignano. No discussion. Passed unanimously.

Information Reports:

Mayor's Report:

Meeting with Dominion: Mayor Lyon reported that she and Mike Hemmer met with Dominion who is finishing the distribution line trimmings. These are the lower lines that go into people's homes. The

estimated completion is either the end of December or early January. Transmission line trimmings (upper lines) mainly along Folly Road and Fort Johnson/ The estimated start is February and end in April. The Town Market held last week was a huge success. Many thanks to Parker Richardson and Mike Hemmer, Town Market Managers. Over 500 people were in attendance; the vendors did well and everyone had a good time.

Update on Community Business Academy: Mayor Lyon gave an update of the graduation held on December 5. Due to the Town Market being rescheduled she was able to attend. She said it was an honor to do so. Jacquie Berger, Executive Director, of Lowcountry Local First, is present and will share the next steps in the program. Mayor said one of the graduates (the creator of the Ranch Dressing) had a booth at the Town Market and did very well. Julia Drayton-Crumblin, one of our new Councilmembers, is a recent graduate and is opening a daycare facility.

The Town ended up sponsoring one student. Last month it was reported that we had three students. Two did not complete the program and we only pay for students that completed the program. Our cost was \$4,850 of the potential \$29,800 we had approved. The Community Business Academy spring Session for 2026 will be a Hispanic class but there will be a food and beverage class in the fall we may want to sponsor.

Update on Art and Community Center at the Hillman Lot: meetings continue with the team. Permitting has been submitted for stormwater which is moving ahead of schedule and permitting with Charleston Water. Mayor Lyon said she is putting together fund-raising packets and Victor Crouch has joined the team and has ideas for brick and other naming opportunities.

Grace Triangle Park: Mayor Lyon announced that a great meeting was held on December 1. 146 surveys have been collected to date from citizens sharing their ideas and excitement about the park.

Pet Helpers: A vaccine clinic was held on December 5. Inclement weather was a factor for low turnout. However, the service was great and 25 vaccines and microchips were performed. The Town Hall serves as a central location, and we are pleased to be able to provide a space for them to provide this service here.

James Island Outreach: a senior food box distribution event was held on December 12. A line of cars was backed up on Camp Road before the distribution started and it had to open early. All boxes were distributed in less than an hour. The distribution was available to any senior.

Met with New City Councilwoman, Leslie Skardon: Mayor Lyon met with City Councilwoman Skardon who will be taking office at the time as our new Councilmembers and discussed some joint city and town projects; i.e., Nabors Drive Sidewalk and others. She is looking forward to working with Leslie and Mayor Cogswell.

Mayor Lyon then highlighted many of the accomplishments we have achieved this year (2025)

- Approval and progress of the Arts and Community Center
- Opening of Mill Point Park
- Flagpole Display on Folly Road
- Plans for Grace Triangle Park
- Renaming Pinckney Park to Simeon Pinckney Park and erecting replica of his headstone
- Cleaned up all Town Parks
- Hugely successful Town Market
- Town Hall organization
- Completed many deferred maintenance and drainage work
- Repaired failing pipes

- Completed long-term drainage projects
- Cecil Project Repaired
- Conducted successful Fall Festival and Turkey distribution for Thanksgiving
- Neighborhood Council is well attended and far reaching
- Business Development and Accommodations Tax Committees formed and active
- Website updated
- New Tourist website being added
- Attentiveness to Citizen responses
- Improved CRS rating of 25% discount
- Drainage improvements line item. Councilman Mullinax appointed as liaison to veterans
- Town is participating in many more community events
- Tree canopy awards given; Active Tree Council
- History Commission participation at Town Market and Historic markers

Councilman Boles thanked Mayor Lyon for acknowledging the work of each Councilmember and also for the time, effort, and energy she puts into getting all of the projects accomplished for the Town. It shows and he appreciates it very much.

Councilwoman Mignano concurred with all of the things Mayor Lyon has accomplished this year. She spends a lot of time at the Town Hall, and she is happy to serve on Council with her. She could not have done community outreach and turkey food drives without the help of the Mayor, Captain James, Henrietta Martin, the deputies, Jeri Chavis and many other generous people who donated food, gave money, and offered services to make those events successful. She thanked Council for their commitment and dedication by reading Council materials and coming to the meetings prepared to ask questions. She appreciates the services of everyone on Council.

Finance Report: The Finance Report was presented by Finance Director, Mike Hemmer. A copy of the report was provided to Council in their meeting packets. He added there may be some items that need to be addressed with another amendment. The report was accepted as information.

Island Sheriff's Patrol Report: Mayor Lyon announced "bittersweet" news that Deputy Chris King has taken a new position. She thanked Deputy King for his service for the last five years. His new position will involve gang investigations (i.e., human trafficking) and we are sad to lose him, but this is a great opportunity to advance his career, and we are very excited for him. We will be welcoming a new replacement.

Captain James gave the monthly Island Sheriff's Patrol Report and infractions that occurred in the Town during the month. He shared that Deputy King had an opportunity to advance his career in the Crime Reduction Unit and will be targeting gangs and violent crimes. He complimented Deputy King for his experience and bilingual abilities which made him sought after for this position. Deputy Taryn Booth will be the new replacement. She worked with Captain James for ten months and was handpicked by him and Mayor Lyon. Deputy Booth also serves as a Sargeant in the US Army. She will be a wonderful addition to the staff and will serve the community well. Councilman Boles thanked Captain James for his service and that the brevity of his reports speaks to preventative efforts that are being done.

Public Works Report: Public Works and Licensing Manager, Melissa Flick, provided an update from the Public Works Report. A copy of the report was provided to Council in their meeting packets. The report was accepted as information.

Code Enforcement Report: Code Enforcement Report provided to Council in their meeting packets. Mayor Lyon introduced Parker Richardson, Code Enforcement Officer, who replaced James Hackett (retired after 12 years) Mayor Lyon stated that Ms. Richardson worked part-time in Code Enforcement and is now full-

time. Mayor Lyon gave a brief overview of the cases that Ms. Richardson closed and complimented her hard work. Councilwoman Mignano thanked her for taking on the position and look forward to hearing more in the future. Councilman Boles said he looks forward to Ms. Richardson's report next month.

Requests for Consideration by Staff: None.

Use of Council Chambers for Coastal Carolina Camelia Society (2026): The Coastal Carolina Camelia Society has requested the use of Council Chambers for meetings the following dates in 2026: Jan. 18, Feb. 15, Mar. 15, Apr. 19, Aug. 16, Sept. 20, Oct. 18, Nov. 15, Dec 6. Motion to approve by Councilman Dodson, seconded by Councilman Boles. No discussion. Passed unanimously.

Use of Council Chambers for Society of Financial Awareness (SOFA) (2026): The Society of Financial Awareness has requested the use of Council Chambers for meetings the following dates in 2026: Jan. 27, 29; Mar. 5,7; May 7,9. Mayor Lyon stated that there is no charge as this is a non-profit organization. Motion to approve by Councilwoman Mignano, seconded by Councilman Mullinax. No discussion. Passed unanimously.

Town Hall Deck and Shutters Replacement: Mayor Lyon referred to the packet provided to Council. She thanked Councilman Dodson for his knowledge of construction and his help with this project. She said Councilman Dodson has worked with Rogers American Construction and TNF Renovations. Charles Blanchard is the company that built Town Hall. She mentions this because we know something about each of these companies. She has interacted with Charles Blanchard who bid on the Art and Community Center and Town staff worked with him during the construction of the Town Hall. Councilman Dodson has worked in the community with the other two companies. Mayor Lyon stated the reason for this request on a building that is only eight years old is as follows: she said when the original deck was constructed, it was with a material called Garapa that is supposed to be treated with a certain type of product and the subcontractor did not treat it with that material. She said the deck began to peel after the previous administration had signed off on everything. That is her understanding from Charles Blanchard. She explained that Charles Blanchard came and cleaned what was peeling and tried to seal with the proper product, but it would not absorb. She further stated that over the past years and this hot summer the deck has deteriorated badly in some areas (compounded by lack of gutters) and is discolored throughout. In addition, some boards have warped and popped up. We had a slip and fall a few months ago where the woman ended up going to the doctor. We are grateful she was not hurt. Mayor Lyon added because of the lack of gutters, she has gotten three bids all under \$10,000. She plans to get the gutters as soon as possible for safety reasons.

Rogers American Construction was the only company that gave a price to repair the deck, but it is very expensive and there is no guarantee that there will be no additional rot to make the price higher. They can do a complete replacement with a composite material. Rogers also priced going back to using Grappa, but she prefers staying away from that after our experience and it is more than their composite price. *Samples were passed around samples for Council to view.*

TNF originally priced the ipe deck material, which is a hardwood and also gave composite estimate which was less. Charles Blanchard Construction provided a full replacement only with composite for \$83,000. TNF was \$85,000 for ipe and \$80,000 for composite. Mayor Lyon said her preference the deck and shutters one at a time if Council agrees.

Mayor Lyon said she will call for a motion to approve Option #2: Replacement with Composite material \$60,100, Rogers American Construction for complete replacement. She said this was the least expensive and work can begin in a few weeks. Mayor Lyon said funds are available in the budget and asked Mr. Hemmer to give an overview. Mr. Hemmer confirmed that funds are available in the Capital Improvements budget for Town Hall. That line item includes shutters and decks, computer equipment, and phones. Audio

visual equipment is budgeted also under another line item. He added that it might be best to delay some of these things until we have the Arts and Community Center. Mayor Lyon added there are some other areas where monies could be pulled from, but she wanted to assure Council that the funds are available for this expenditure.

Mayor Lyon called for a motion for Option #2 with Rogers American Construction and a second for discussion. The motion was made by Councilman Boles and seconded by Councilwoman Mignano. Councilman Boles stated for those who are hearing about this for the first time, if we are beyond any recourse or warranty related to defective installation for the construction. Mayor Lyon stated that she had explored that option many months ago and there is no other way around this.

Councilman Dodson answered questions from Councilwoman about the product and Councilman Boles about construction

Councilman Boles asked for the Town Engineer involvement with this to double check on what is being done as far as keeping it off of the ground away from the dirt. To do this once and to make sure there are mistakes. That we are not paying for it. If we get our engineer involved, we will have her eyes on it too as well as the contractor and the \$60,000 will be well spent.

Councilman Dodson asked Town Attorney Quisenberry if he should recuse himself since he works with this company. Attorney Quisenberry said he did not have to; however, Councilman Dodson elected to do so. After discussion, the roll was called and votes were taken as follows:

Vote

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

Passed 4 ayes; 1 recusal

Shutters Replacement: Mayor Lyon gave an overview of having to replace the shutters at the Town Hall. She stated that the shutters are warped and have deteriorated because the company that installed them did not use cedar or epay when it was done. The three companies that submitted bids on the deck are also bidding on the shutters. Rogers American Construction has offered two bids. One for composite and the other for cedar. The cedar would require painting and long-term maintenance. These prices are for the six shutters, \$19,000 on the side of the building where the sun has beaten on them. She said the problem was the type of wood that was used, the shutters do not close properly, and some wood has rotted.

Charles Blanchard and TNF both proposes the epay and Rogers American proposes the cedar or composite. Mayor Lyon said to be thrifty she would recommend Option #1, with composite because it is the least expensive. This is important not only for aesthetics, but also for safety because the shutters close over the windows during hurricanes and protect the building.

Mayor Lyon called for a motion to approve Option #1 for \$19,000 and a second for discussion. The motion was made by Councilman Boles, seconded by Councilwoman Mignano.

Councilman Boles restated his previous question asking if there is no recourse or another way to get this paid by the previous contractor. Mayor Lyon said everything was signed off and the five-year warranty had expired. She answered Councilwoman Mignano's question that the height of the shutters is from the ceiling

to the floor with the hardware. Councilwoman Mignano said she thought composite would be the way to go since the shutters sits on the decking and wood will eventually rot.

Vote

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

Passed 4 ayes; 1 recusal

Mayor Lyon thanked Councilman Dodson for his input. She also thanked all of the companies that offered bids and is excited to have a Town Hall building that is safe and looks good.

Community Business Academy – Spring Session: Jacquie Berger, Executive Director, Lowcountry Local First, thanked the Council for allowing the academy to host the fall classes at the Town Hall. Three students from James Island were enrolled in the program and one graduated, which is a win. She indicated that often times when someone attends the program and realizes that are not ready to be entrepreneurs they can come back and complete it; the door is open for them to return. She is happy that Mayor Lyon was able to attend the graduation and made remarks.

Ms. Berger gave an overview of the Town's membership: Town paid the tuition for one student to complete the program; one year of membership; and is an economic ambassador (along with Mt. Pleasant, City of Goose Creek, and Charleston County). The Town is included in quarterly campaigns that include ways to promote local economy and offer small business strategies. The Town was not invoiced for the people who did not graduate the program and Lowcountry Local First will continue to promote classes, and she hopes this will be a lasting relationship. The Spring 2026 will be a non-English class and Fall 2026 will offer Food and Beverage classes along with Trident Tech. She hopes people from James Island will participate and the Town will sponsor their participation. She is grateful for the Town's partnership, and because she lives on the island, she is happy to support local businesses here and find new ways to engage them.

Committee Reports:

Land Use Committee: Mayor Lyon reported that the Planning Commission did not meet. The BZA approved the removal of two grand trees on Folly Road (at old Ropes Course) for a Roper Free Standing Emergency Room. There were a number of citizen complaints from those that live along Highland Avenue. A sidewalk and a 10 ft. on Folly Road will be installed which hopefully will be a silver-lining for them. Council will do a Resolution for a traffic light at Santee Street and no median along the Town of James Island's business corridor on Folly.

Environmental and Beautification: Councilwoman Mignano reported that James Island Pride did not meet. The next meeting will be January 21.

Children's Committee: No Report.

Neighborhood Council: Councilman Boles announced that Neighborhood Council did not meet in November or December because of the holidays but will meet in January for its regularly scheduled meeting. He has been putting feelers out for community input related to the Folly Road medians that the SCDOT seems determined to install. He asked anyone interested to please attend the January meeting or speak with him.

History Committee: Mayor Lyon reported that the History Council hosted a booth at the Town Market on the History of the Town. Bill Lyon put together panels of the old town and its history (Mayors Sooy, Clark, Woolsey, and Lyon) Free James Island, purchase of Mill Point and other historic articles. The January 9 Town Market will be on the Revolutionary War. A Historical Marker for Three Trees has been ordered which will be installed along Fort Johnson Road near the electrical station but in a private citizen's property.

Appointment of Mike Corbo: Mayor Lyon announced that Mike Corbo previously served on the committee and she is glad to have him serve again. Mr. Corbo works at the library. Mayor Lyon moved to appoint Mike Corbo to the History Council, seconded by Councilman Mullinax. No discussion. Passed unanimously.

ReThink Folly Road: Mayor Lyon announced that the next meeting is January 14 at 3:00 p.m.

Drainage Committee: No Report.

Business Development Committee: Councilman Dodson reported that the Committee met on November 24 and elected the Chair and Vice chair. The Committee is working on putting together a Welcome Packet for those opening a business in the Town. The packet will include material on how to obtain a business license and other information. The Committee is also working on setting up the website "visitjamesisland.com" to increase that search engine's optimization and create content. The Business License fee changes were discussed and the Committee voted to support the increase recommended by staff; 6-1. Brainstorm of ideas for the SCOT median issue were also had. He will reach out to the Neighborhood Council to get input from Centerville and Bayfront and Shawn Salley will come before Council. He hopes the SCOT will listen to us. The next meeting of the Business Development Committee is January 5 or 16 depending on the members schedules.

Trees Advisory Committee: Mayor Lyon reported on the Arbor Day celebration at Simeon Pinckney Park on December 5 in partnership with the Riverland Terrace Garden Club. Two maple trees and six black gum trees were planted. It was a huge success despite inclement weather.

James Island Intergovernmental Council: Councilwoman Mignano announced the next meeting on January 28, 2026, at the Town Hall.

Accommodations Tax Committee: No Report.

James Island Arts Council: Mayor Lyon announced that the Council plans to have regular meetings on the first Tuesday or second of the month; the time will be determined. We are still trying to reach a consensus on schedules.

Parks and Gardens Council:

Appointments: Mayor Lyon gave a brief overview of Jennifer Tyrell, and Danielle Osfalg to serve on the Parks and Gardens Council and moved for their appointment, seconded by Councilman Dodson. No discussion. Passed unanimously.

Proclamations and Resolutions:

Resolution 2025-17: Resolution to Appoint Victor Crouch, Poet Laureate: Mayor Lyon thanked Henrietta Martin for sending a letter of nomination for the appointment of Victor Crouch as Poet Laureate. The Town has not had a Poet Laureate since Eugene was appointed and served his term. Mayor Lyon shared that Victor is an accomplished poet and has great plans including a James Island Poet Map, community anthropology to reflect voices of James Island and host three seasonal events: music and yoga at James

Island Parks and poetry readings. Motion to appoint Victor Crouch, Poet Laureate for the Town for a one-year term was made by Councilman Boles, seconded by Councilman Mullinax. No discussion.

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 #2025-08: An Ordinance Amending the Business License Ordinance of the Town James Island to Update the Class Schedule as Required by Act 176 of 2020: Motion to approve was made by Councilman Dodson, seconded by Councilman Boles. Councilman Boles stated that he kept pushing back on this to have those who opposes it to speak up and he has not heard anything.

Vote

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

Old Business: None.

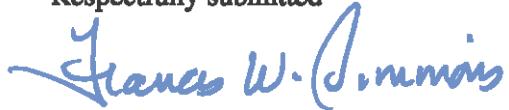
New Business: None.

Executive Session: Not needed.

Announcements/Closing Comments: Mayor Lyon and all of Council thanked the staff for their hard work and wished everyone a Merry Christmas.

Adjournment: There being no further business to come before the body the meeting adjourned.

Respectfully submitted



Frances Simmons
Town Clerk

Town of James Island

RECUSAL STATEMENT



Member Name: Councilman Lewis Dodson

Meeting Date: December 18, 2025

Agenda Item: Section: #6 Number: #3

Topic: Town Hall Deck and Shutters Replacement

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37). A written statement describing the matter requiring action and the nature of potential conflict of interest is required.

Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: Work TOGETHER SOMETIMES

Date: 12/18/2025 Member: Lewis Dodson Lewis Dodson

Approved by Parliamentarian: Frances W. Jamison

Town Clerk