

The Town of James Island held its regularly scheduled meeting on Thursday, June 18, 2026, 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.us/livestream-townmeetings and was held in compliance 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, Julia Drayton-Crumblin, Dr. Cynthia Mignano, Darren "Troy" Mullinax, and Mayor Brook Lyon, who presided. Absent: Michael O. Williams (gave notice). A quorum was present to conduct business. Also present: Town Attorney, Brian Quisenberry, Finance Director, Mike Hemmer, Permitting and Licensing Manager, Melissa Flick, Town Engineer, Laura Cabiness, Island Sheriffs Patrol, Captain Shawn James, and Town Clerk, Frances Simmons.

Mayor Lyon called the meeting to order at 7:00 p.m. and introduced herself as the Mayor and the members of Town Council.

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 public participation and welcomes comments prior to its Town Council meetings. Residents wishing to address Council are limited to three (3) minutes and must sign in prior to speaking. Written comments may also be submitted in advance by emailing to info@jamesislandsc.us by mail, or by placing comments in the drop box at the Town Hall.

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

Public Hearing: Ordinance #2026-08: Request to Rezone Real Property located at 1123 Fort Johnson Road (TMS #428-06-00-069) from Low-density Suburban Residential (RSL) Zoning District to Agricultural Preservation (AG-5) Zoning District.

Mayor Lyon read Ordinance #2026-08 by title and opened the Public Hearing for comments. No one signed in to speak.

Public Comments:

Casey Hoffman, 845 Mikell Dr: Stated that she emailed the Mayor and Council concerns in her community. While flooding on Mikell Drive remains a broader issue, she emphasized pedestrian safety, particularly due to the presence of a fire station and school on Mikell Drive. She noted that parents and children face unsafe conditions traveling to and from the school each day and said she would like to learn more about what can be done and what is already being done.

Julia Turner, 1849 S. Grimball Rd: Ms. Turner asked about the agenda item concerning the property at 1123 Fort Johnson Road. Mayor Lyon explained that this portion of the meeting was not for questions and answers and noted that her questions would be addressed when the item came up on the agenda.

Consent Agenda:

Minutes of Town Council Meeting, May 21, 2026: Mayor Lyon asked if there were corrections to the minutes. Councilwoman Mignano requested that the minutes under the *rezoning request at 1114 Jeffrey Lane* be revised to include her comment opposing rezonings in the middle of a neighborhood. No further corrections.

Councilman Boles moved to approve the minutes as corrected. Councilman Dodson seconded the motion, and it was approved.

Information Reports:

Mayor's Report: Update on the Art and Community Center: Mayor Lyon reported that significant work is continuing behind the scenes. Ferrara Buist is coordinating subcontractors, finalizing pricing, and completing stormwater drainage permits. Additional site work is expected within the next few weeks.

Building Department Update: Mayor Lyon announced that it has been busy at the Town Hall. We have processed 129 permits; 160 total. Regular weekly meetings with Safebuilt will begin on Monday. Overall, operations are going well as we continue to refine our processes to better serve our residents.

Town Hall Repairs: Paintings and other repairs at the Town Hall is completed. Council was encouraged to look at the improvements that were made. Council was also informed of recent air-conditioning issues. The unit in Council Chambers failed on Election Day and was repaired the following day. The runoff will be held at Town Hall on Tuesday.

Opioid Grant Update: The Town is hosting monthly Narcan trainings with one held last night. Mayor Lyon referred to the request on the agenda for meeting space for recovery classes at the Pinckney Park Pavilion. She said the Surfrider program will take place on Folly Beach once it is permitted later this summer to help with recovery efforts.

Walmart Hurricane Expo and other Preparations: Mayor Lyon announced that she and most staff members attended last weekend's Hurricane Expo at Walmart. The event was informative and well attended by citizens, organizations, and other entities. It also helped prepare the community for the upcoming hurricane season.

Mayor Lyon stated that as the Fourth of July approaches many veterans and pet owners remain concerned about fireworks in the Town. This is an issue that prompted significant discussion after last year's Fourth of July and New Year's celebrations. Council had suggested preparing a fireworks brochure for legally permitted fireworks stands and ask vendors to include it with purchases to encourage safe and respectful use. Brochures will also be distributed to businesses and other high-traffic areas in Town. Mayor Lyon thanked Parker Richardson for preparing the brochure, which turned out well.

The Town received a nice thank you note from Forrest Neely, 3rd Class Petty Officer, whom we recognized last month for his 103 birthday.

Upcoming Events:

Narcan Training: The next training will be held on July 15.

Juneteenth Event: An event celebrating Juneteenth will be held on Sunday, June 21, at Town Hall. Father's Day recognition will be included as part of the celebration in honor of Father's Day. The event will be held from 12-4 p.m.

Town Market: There will be no Town Markets in July and August due to the extreme summer heat. The Market will resume in September.

Poetry Reading and Open Mic: The next Poetry Reading and Open Mic with the Town's Poet Laureate, Victor Crouch is June 24 at 7:00 p.m. Everyone was invited to attend.

Finance Report: Finance Director, Mike Hemmer presented the monthly budget report through May 31 putting us at 11 months through the Fiscal year (91%). The report also considers the amended budget that was introduced to Council last month and is up for second reading tonight. Report accepted as information.

Island Sheriff's Patrol Report: Captain James reported on crime and infractions that occurred during the month. He also included stats on vehicle break-ins and robberies that occurred, both pending and resolved.

Public Works Report: Permitting and Licensing Manager, Melissa Flick provided the Public Works Report.

Councilwoman Mignano stated that she submitted a request to SC Department of Transportation (SCDOT) regarding Greenhill Road because the drainage issue remains unresolved. The ditch is full and not draining. The residents were told months ago that the problem would be addressed. She asked Ms. Flick whether she had heard from the SCDOT. Ms. Flick said that Mayor Lyon mentioned the matter to her the day after the request was entered. Councilwoman Mignano said she also submitted requests for Foxcroft and Stillwater because there is ponding water in those areas. Ms. Flick noted that those areas are next. Regarding Greenhill, the last update was the water, or sewer line had not been moved because of a utility conflict that has to be resolved before the ditch can be cleared. Mayor Lyon added that this was discovered after they all met at the site. She noted that requests were submitted to Philip Sexton and the SCDOT concerning this. Ms. Flick said an estimate was sent in for Foxcroft, and a meeting would be scheduled to determine a feasible solution. Councilwoman Mignano stated for the record that she lives across from the area, and she is not raising the issue for herself. Her neighbor has a severe mosquito problem due to chronic standing water. She added that taxpayer dollars are being spent on the intersection and the longer water remains on the asphalt, the more likely it is to deteriorate. Ms. Flick stated that a County representative has reviewed the issue and a meeting will be scheduled at the site to determine what assistance may be available. Councilwoman Mignano asked whether Greenhill has a higher priority and Ms. Flick answered yes because it involves another agency working with DOT to have CPW address the waterline.

Code Enforcement Report: Mayor Lyon announced Code Enforcement Officer Richardson's absence and that the report was provided to Council in their meeting packet.

Request for Consideration by Staff: None.

Request for Consideration by Council:

Request to Use Pinckney Park Pavilion (Cody Hendricks, Wake Up Carolina): Mayor Lyon announced recovery meetings for Wake-Up Carolina at the Pinckney Park Pavilion on Tuesdays beginning in July through September. She called for a motion and a second for discussion. Councilwoman Mignano moved, seconded by Councilman Boles. No discussion. Passed unanimously.

Committee Reports:

Land Use Committee: Appointment of Steve Griffin to Board of Zoning Appeals (BZA) to fill the unexpired term of Joshua Hayes: Mayor Lyon announced that Joshua Hayes (Councilman Mullinax appointment) has moved out of the Town and his seat is vacant.

Councilman Mullinax moved in favor of appointing Steve Griffin to fill the unexpired term of Joshua Hayes on the BZA to August 2028; Councilman Boles seconded. No discussion. Passed unanimously.

James Island Pride/Making our Island Beautiful: Councilwoman Drayton-Crumblin announced that James Island Pride/Making our Island Beautiful did not meet this month. The next meeting is set for July 16, at 6:00 p.m. at the Town Hall.

Children's Committee: No Report.

Neighborhood Council: Councilman Mullinax announced that the May 28 Candidate Forum was well attended by candidates for the State House and Charleston County Council. He thanked everyone involved in planning the event, as well as Dr. Shapiro for serving as moderator. The Neighborhood Council will not meet in June or July and will resume in August.

Councilman Mullinax moved for the appointment of: Eric Lundgren, representing Terrabrook; Bart Mullins, representing Fort Johnson Estates; Erin Gifford, representing Clarks Point and Robert Dunlap, representing Stono Shores to serve on the Neighborhood Council Committee. Councilman Boles seconded and it passed unanimously for all to serve.

History Committee: Mayor Lyon reported for Councilman Willilams that the History Council had a booth at the Town Market that focused on historical houses. The Richardson house that Bishop Gadsden purchased a few years ago (Camp Road) was featured as well as the Marshland House at the Department of Natural Resources (DNR). Mayor Lyon, Mike Hemmer, and Bill Lyon met with Payne Church (Camp Road) last week to determine where to place their marker. The marker was order several months ago and is scheduled to arrive in August, so we are excited to have an installation once it comes in.

ReThink Folly Road: Councilwoman Drayton-Crumblin announced that ReThink Folly will meet on July 8at 3:00 p.m. at the Town Hall.

Drainage Committee: No Report.

Business Development Committee: No Report.

Trees Advisory Committee: No Report. Mayor Lyon said the committee will not meet in June or July. Next meeting will be held in August.

James Island Intergovernmental Council: Mayor Lyon announced the next meeting on July 29 at 7:00 p.m. at the Town Hall. Mike Saia with Charleston Water System will make a presentation at the meeting. She noted that the Intergovernmental Council is a good way to bring municipalities together. Meetings are open to the public.

Accommodations Tax Committee: Councilman Dodson reported that a date has not been scheduled for the annual meeting. The grant application packet is being put together to apply for grants. A meeting will be scheduled for September.

James Island Arts Council: Mayor Lyon announced that the Arts Council will meet Tuesday, June 23 at 7:00 p.m. at the Town Hall. She referenced the artwork of artist Pat Hiott Mason displayed in the lobby at Town Hall and paintings are available for purchase. Fund-raising efforts are underway as well as plans for a Fall Gala tentatively scheduled for October 25.

Parks and Gardens Council: Mayor Lyon announced that the Parks and Gardens Council is taking it easy during the summer heat, focusing primarily on watering existing plants and preparing for fall plantings.

Proclamations and Resolutions: None.

Ordinances up for First Reading:

First Reading: Ordinance #2026-11: Amend Ordinance #2012-11; §50.01 Electric Meters Number Restricted: Mayor Lyon introduced the Ordinance on First Reading by title. She noted that Planning Director Kristen Crane was unable to attend the meeting. She explained that the amended Ordinance would allow only one electric meter per parcel in single-family residential districts unless an additional electric meter is installed on a structure with an approved residential zoning permit for a separate dwelling unit. She provided examples of situations in which an additional meter could be permitted, including when a residence requires an upgrade from 200-amp to 400-amp electrical service. In such cases, installing a second meter may be necessary rather than upgrading the entire home's electrical system. Requests of this nature would require approval by the Zoning Administrator.

Mayor Lyon then asked Town Attorney Brian Quisenberry to provide additional clarification. Attorney Quisenberry explained that under the existing ordinance, only one electric meter was permitted per parcel regardless of the size of the property or the presence of multiple residential units. The proposed amendment would allow a second electric meter on qualifying properties with two standalone residential units, subject to approval by the Zoning Administrator. He noted that this change would accommodate larger properties capable of supporting multiple residential units while providing a safer electrical configuration. He further clarified that accessory dwelling units (ADUs) would not be permitted to have a separate electric meter.

Mayor Lyon called for a motion to approve the Ordinance on First Reading and a second for discussion. Councilman Boles made the motion, which was seconded by Councilman Dodson.

During Council discussion, Attorney Quisenberry responded to questions from Councilwoman Drayton-Crumblin by providing additional explanation of the proposed ordinance. He also addressed a question regarding whether a contractor or homeowner constructing a tiny house could install a second electric meter, explaining that such requests would be considered on a case-by-case basis and would require approval by the Zoning Administrator.

Councilman Dodson asked whether properties that currently have two electric meters would be grandfathered. Attorney Quisenberry responded that eventually we would want to bring those into compliance.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Ordinances up for Second/Final Reading:

Second Reading: Ordinance #2026-05: Fiscal Year 2026-2027 Annual Operating Budget: Mayor Lyon introduced Ordinance #2026-05 by title and called for a motion and second for discussion. Councilman Dodson made the motion, and Councilwoman Drayton-Crumblin seconded. Finance Director Mike Hemmer was commended for his work preparing the budget.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Second Reading: Ordinance #2026-06: Amend Ordinance #2025-09: Fiscal Year 2025-2026 Annual Operating Budget: Mayor Lyon introduced the Ordinance by title. This is an amendment to the budget that will be completed in the next few weeks. Mayor Lyon called for a motion to approve and a second for discussion. The motion was made by Councilwoman Mignano and seconded by Councilman Boles. No discussion.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Second Reading: Ordinance #2026:08: Request to Rezone Real Property located at 1123 Fort Johnson Road (TMS #428-06-00-069) from Low-Density Suburban Residential (RSL) Zoning to Agricultural Preservation (AG-5) Zoning District: Mayor Lyon recognized the applicant, Blake Smith, who was present to answer questions from Council regarding the rezoning request. She called for a motion to approve the request and a second for discussion. The motion was made by Councilman Dodson and seconded by Councilman Mullinax.

Mayor Lyon explained that the request was to downzone the approximately 2.25-acre property to the Agricultural (AG-5) zoning district. She noted that the request would not increase residential density but would still require a minimum lot size of one-third acre while preserving the lower-density character permitted within the agricultural district.

Councilwoman Drayton-Crumblin asked Mr. Smith to explain the purpose of the downzoning request. Mr. Smith stated that, due to the amount of development occurring on James Island, he preferred to preserve the property rather than allow six or seven homes to be constructed. He explained that although the land is valuable, he has a passion for agriculture and operates a landscaping business.

Councilwoman Drayton-Crumblin also asked whether the property at 1123 Fort Johnson Road would be used in connection with his landscaping business. Mr. Smith confirmed that it would and explained that his business includes lawn maintenance, tree planting, and other related landscaping services.

Councilman Boles asked whether landscape materials, such as stone, would be sold from the property. Mr. Smith replied that it was a possibility but stated that any materials would be screened from public view with landscaping and fencing to maintain an attractive appearance. Councilman Boles also asked whether Mr. Smith intended to live on the property or use it solely for business purposes. Mr. Smith responded that he

may eventually build a house on the property. Councilman Boles asked whether livestock, such as hogs, would be kept on the property, Mr. Smith stated that this was not part of his plans.

Councilwoman Mignano commented that she passes the property, as well as the nearby parcel on Camp Road, several times each day and appreciates the existing green space and wooded character. She asked whether Mr. Smith intended to preserve those features. Mr. Smith responded that he planned to maintain the property's appearance through landscaping, screening, and fencing. In response to Councilwoman Mignano's question regarding the maintenance of large equipment on the property, including activities such as oil changes, Mr. Smith stated that no equipment maintenance would occur directly on the ground and that any such work would take place on a concrete slab. He also referenced an email previously sent to Planning Director Kristen Crane outlining his plans, noting that the proposed fence would be installed inside the existing vegetation.

Mayor Lyon relayed a question from a resident in attendance regarding the property's location. Mr. Smith stated that the approximately 2.25-acre parcel is located on Oceanview Road near the fire station.

Councilwoman Drayton-Crumblin stated that Councilwoman Mignano had mentioned Mr. Smith owns another property and asked where it was located. Mr. Smith responded that the property is located at 1131 Reppert Road, behind the fire station. Councilwoman Drayton-Crumblin expressed concerns about locating a business of this type in the Fort Johnson area, citing its proximity to the school, park, neighborhoods, and the volume of pedestrian and neighborhood traffic, including children, golf carts, and e-bikes. She stated that she was concerned about large pieces of equipment being brought into the area. Mr. Smith responded that he would not be operating that type of equipment at the site. He added that he supports the Town and works with the school district, Parks and Recreation, and other local municipalities through various contracts.

Councilwoman Drayton-Crumblin reiterated her concerns about the property's location directly off Fort Johnson Road and the potential traffic impacts associated with operating a business and residence at the site. She asked whether access to the property would be directly from Fort Johnson Road. Mr. Smith confirmed that Fort Johnson Road would be the property's only access.

Councilwoman Mignano commented that Mr. Smith currently operates his business on a small lot on Camp Road near Dills Bluff Road, across from the church and shopping center, where dump trucks, Christmas tree sales, and other business activities already occur in an area with significantly more traffic. Councilwoman Drayton-Crumblin acknowledged that this was the location Councilwoman Mignano had been referencing.

Councilwoman Drayton-Crumblin asked whether Mr. Smith intended to relocate his business from the Camp Road property to the Fort Johnson Road property or operate both locations. Mr. Smith stated that he would relocate his business to the new location and give up the Camp Road property.

Councilman Dodson commented that permitting one house on the property was preferable to the six houses that could potentially be developed under the current zoning. He stated that the Town is trying to reduce residential density and overdevelopment, noting that AG-5 zoning would result in less lot coverage than R-4 zoning and could reduce stormwater runoff. While he acknowledged some concern about locating a business in a residential area near a park and fire station, he stated that the planned roundabout at Camp and Fort Johnson Roads should improve traffic flow to and from the property. He also noted that no members of the public had come forward to oppose the proposed business despite having the opportunity to do so. He concluded that he viewed the proposed use as less intensive than denser residential development.

Councilwoman Drayton-Crumblin echoed Councilman Dodson's comments stating that no one opposed the rezoning request because they were unaware that a commercial business would operate on the property. She is not opposed to downzoning but reiterated her concerns about children that regularly travel along the road and emphasized that, although the proposed fence would screen the equipment from view and the planned roundabout could improve traffic flow, she is concerned about equipment in the access area.

Councilman Boles said he got "*slapped*" with the Wag Factory zoning requests a while back and regret that they did not let the applicants do what they wanted to do at the time; because we were philosophically opposed to hotels. Looking at it now he think the original plan would have been better and what our applicant has put forward has its ups and downs, but no one is here asking us not to. What he counts the most is the people from the neighborhood. He recalled the pottery request that a couple wanted, and he thought was fine, but the neighborhood came out against it, and it was voted down and he has not heard any of that for this rezoning. Mayor Lyon said the sidewalks are on the other side of the street if that makes a difference. Councilman Boles spoke about balance and did not see a reason to not approve the request.

Councilman Dodson recalled that Councilwoman Drayton-Crumblin lives in that neighborhood. Councilwoman Drayton-Crumblin stated that no one spoke in opposition to the request because no one knew a business would be operating on the property. She said simply stating the property would be rezoned from RSL to AG-5 did not indicate that it would be used for a commercial business. She noted that many people could reasonably assume the property would remain residential, perhaps with a large home and farmland for a family. She said she did not believe it was fair to suggest that the absence of opposition indicated public support.

In addressing Mr. Smith, Councilwoman Drayton-Crumblin said she was glad that he was present and did not want him to feel singled out because he had not attended the previous month's meeting. However, she emphasized that no one was aware that he intended to relocate his business from one heavily trafficked intersection to another with its own traffic issues. She expressed concern about the property's location across from a park and near a high school, creating significant daily traffic. She spoke about the additional traffic generated by construction vehicles and trailers maneuvering into and out of the property. She reiterated that she did not think it was fair to say that no one opposed the request simply because no one had been aware of the proposed business use, adding, "*Now that people know about this, ask them.*"

Councilman Dodson asked Planning Director Kristen Crane, who was participating by phone, about the property's linear frontage and whether the applicant would be permitted to have multiple entrances or a horseshoe driveway.

Councilwoman Mignano asked whether the business would involve bringing in or hauling trailers. Mr. Smith responded from the audience, but his response was inaudible. Ms. Crane stated that the property has approximately 200 feet of frontage, allowing up to two entrances. She added that trailers would still need to be backed into the site.

Councilwoman Drayton-Crumblin stressed that if the request were approved, she wanted to ensure that the integrity of the neighborhood is maintained. She urged the applicant to preserve the area's appearance by keeping equipment screened, avoiding visible piles of dirt or materials, and constructing a fence to shield equipment from public view. Ms. Crane added that the property includes a 50-foot buffer and a Dominion Energy easement where no improvements can be made. Councilwoman Drayton-Crumblin acknowledged that the applicant's current Camp Road/Dills Bluff Road location is constrained by its smaller lot size. She said that if the business were relocated, she wanted to ensure Mr. Smith would be able to accomplish the improvements he had been unable to make at the current site. Ms. Crane further explained that, because of the Dominion Energy easement and the Fort Johnson Scenic Byway designation, the business operations would not be visible from the road.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Second Reading: Ordinance #2026-09: Amend Ordinance #2013-07, Exhibit A Definitions, Section 153.013 Animal Services, Section 153.152, and Use Table 153.110: Mayor Lyon introduced Ordinance #2026-09 by title and called for a motion to approve and second for discussion. Councilman Boles made the motion seconded by Councilwoman Mignano. No discussion.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Second Reading: Ordinance #2026-10: Amendments to Ordinance #2023-10, Chapter 150, Town Building Regulations Ordinance of the Town of James Island Code of Ordinances: Mayor Lyon introduced Ordinance #2026-10 by title and called for a motion to approve and second for discussion. Councilwoman Mignano made the motion seconded by Councilman Dodson. No discussion.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Old Business: None.

New Business:

Demolition of Property at 1128 Hillman Road: Mayor Lyon announced that three (3) bids were secured to demolish the house at 1128 Hillman Road.

Rogers American Construction - \$48,000.00
Express Maintenance, Inc. \$31,000.00
J. Evans Services, LLC - \$28,200.00

Mayor Lyon called for a motion to approve one of the bids and a second for discussion. Councilman Boles motion to award the bid to J. Evans Services, LLC, seconded by Councilwoman Drayton Crumblin.

Councilman Boles spoke in favor of awarding the contract to J. Evans Services in the amount of \$28,200, the low bidder.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

RFP for Radar Signal Signs at Dills Bluff Road: Mayor Lyon reported that this project has been in progress for some time. After receiving approval from SCDOT and securing the necessary equipment, the Town initially received only one bid for the project from Walker Brothers, Inc. in the amount of \$12,974.00. In accordance with the Town's procurement policy, which requires more than one bid, the project was re-advertised. A second bid was received from Fast Signs in the amount of \$10,342.84.

Mayor Lyon stated that she had consulted with Town Engineer Laura Cabiness regarding the project, and Ms. Cabiness recommended accepting the proposal from Fast Signs. She noted one caveat: because the Dills Bluff Road sidewalk project is moving forward, the Town hopes to install one sign on the pump station side of the road and the second sign on the sidewalk side once that project is completed.

Mayor Lyon called for a motion to approve and a second for discussion to accept the estimate from Fast Signs. Councilman Mullinax made the motion, and Councilman Boles seconded it. During discussion, Councilwoman Drayton-Crumblin requested additional information and was provided with an overview and explanation of the project and the recommendation to accept the Fast Signs estimate.

Vote:

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Drayton-Crumblin	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Executive Session: The Town Council may enter an Executive Session in accordance with Code of Laws of South Carolina, Section 30-4-70 (A) (2) for the receipt of legal advice regarding litigation matters regarding KT Properties, LLC vs. the Town of James island and contractual matters. Upon returning to open session the Council may act on matters discussed in the Executive Session. *Note: Mayor Lyon explained the purpose of entering into an Executive Session for those who were newly attending a Town Council meeting.*

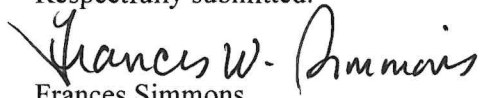
Mayor Lyon called for a motion and a second to enter into the Executive Session. The motion was made by Councilman Boles, seconded by Councilwoman Drayton-Crumblin. No discussion. Passed unanimously and Council entered at 8:12 p.m.

Return to Regular Session: Mayor Lyon called for a motion to return to regular session at 8:46 p.m. The motion was made by Councilman Boles, seconded by Councilman Dodson, and passed unanimously. Mayor Lyon announced that no votes were taken during the Executive Session.

Announcements/Closing Comment: All members of Council wished everyone a good evening, good Juneteenth celebration, and a Happy 4th of July.

Adjournment: There being no further business to come before the body, the meeting adjourned at 8:48 p.m.

Respectfully submitted:


Frances Simmons
Town Clerk

**ROGERS AMERICAN CONSTRUCTION**

22 WINDERMERE BLVD SUITE C
CHARLESTON, SC 29407-7492
843-296-7438
curt@rogersamerican.com

ADDRESS

Town of James Island
1122 Dills Bluff Rd.
James Island, South Carolina
29412 United States

Estimate 25001-37**DATE 06/12/2026**

DESCRIPTION	AMOUNT
06/12/2026	
1128 Hillman Street Demolition for Parking Lot- Remove contents of the house, remove house, concrete, accessory structures, and all vegetation/undergrowth on the property. Provide and spread 30 tons of fill dirt when complete.	
It is our opinion that, given the structure's proximity to the adjacent house, removing the remaining contents should be done by hand. This is to limit the airborne debris that will impact surrounding homes. The debris inside the home is approximately three 30-yard containers/dumpsters. After removing all trash in the house we will section out the house and dispose of it with minimum airborne debris.	
Request that Town of James Island assumes responsibility for removal of all utilities.	
Request that Town of James Island provide temporary water supply in the event watering down of materials is necessary. .	
Contractor to supply temporary power pole and request Town of James Island provide the power.	
TOTAL COST	48,000.00
CONTRACT TO BE PREPARED AFTER ACCEPTANCE OF BID	
THANK YOU FOR LETTING US BID THIS PROJECT.	

TOTAL**\$48,000.00**

Accepted By

Accepted Date

Express Maintenance INC

895 Robert E Lee Blvd
Charleston, SC 29412

Estimate

Date	Estimate #
5/29/2026	329

Name / Address
Town of James Island 1128 Hillman Street 29412

			Project
Description	Qty	Rate	Total
Complete house demo including driveway, footings, shed, tires, miscellaneous trash and debris. Haul off site.		31,000.00	31,000.00
		Total	\$31,000.00

J. Evans Services, LLC.

655 Schooner Rd.
Charleston, SC 29412
Josh Evans (843)-452-0204

Proposal Number: 607

Date: 5/25/2026

To: TOJI

Location: 1128 Hillman St.
Charleston, SC 29412

Proposed Work To Include The Following:

- Demolition, Loading and Hauling of the following:
 - All landscaping and bedding debris (no large trees)
 - Entire house structure, including footings, foundation and driveway (asphalt apron to remain)
 - All trash, lumber piles, debris, overgrowth, sheds, tires, etc...throughout backyard
 - Scraping of entire lot of built up debris and surface growth
 - Purchase, pick up, deliver and spread 2 loads of fill dirt to fill footing/ foundation area.
 - Final "rough" grading of all disturbed areas
- Clean up and remove all job-related debris

Total Proposed Amount (Material and Labor) -\$28,200.00

JOB SPECIFIC NOTES

- Area to be closed during work taking place
- Confirmation of power/ gas/water disconnection by owner prior to work beginning
- Does not include altering septic system. Any existing exposed pipes, we will cap and leave flagged for future location placement
- Permit (if necessary), to be pulled by owner or if by contractor, costs to be reimbursed

GENERAL NOTES

- Utilities to be called in and marked by J. Evans Services prior to work being started
- Any damage to irrigation, drainage, or unforeseen/ unmarked utilities will be additional cost to repair if damaged
- On site power and water may be used
- Due to unforeseen weather, future care, and air/ soil temperatures, there are no warranties provided for installation of living plants, grass, etc...
- Any additional work to be performed, other than details listed above will be submitted and approved prior to completion
- In certain cases, a 50% down payment is required for work to begin
- Total amount due upon completion of work

Signature for Approval of Work Itemized and Proposed _____