

The Town of James Island held a Special Town Council meeting on Wednesday, March 6, 2024 at 5:32 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 at: www.jamesislandsc.us/livestream-townmeetings.

The following members of Council were present: Boles, Dodson, Mignano, Mullinax, and Mayor Lyon, who presided. Also, Michael Hemmer, Town Administrator, and Frances Simmons, Town Clerk. Attorney David Pagliarini, Pagliarini Law Firm.

Call to Order: Mayor Lyon called the meeting to order at 5:32 p.m. She led the Pledge of Allegiance and asked those who wished to join in prayer.

Mayor Lyon welcomed new Town Administrator, Michael Hemmer.

Request for Consideration by Council:

Mayor Lyon stated the purpose of tonight's meeting is to receive consideration from Council to correct the damage done to citizens' yards from the Quail Run drainage project. She noted the complaints from citizens' and did not think the repairs should wait to approve at our next meeting. The Town is responsible to make things right.

Mayor Lyon reviewed two bids that were received for sod estimates that was not a part of the contractor's original cost:

She said Pleasant Places, Inc. (Mt. Pleasant) was recommended by the contractor performing the drainage project. The price is \$16,835; (\$19,921/additional square footage). Mayor Lyon said the cost is for the Town to manage the project (she and staff Melissa Flick) to make sure it is done correctly.

J. Evans Services, LLC (James Island) bid of \$23,690 is slightly higher. Mayor Lyon noted there were some discrepancies in the square footage. She, Councilwoman Mignano, Melissa Flick, and her spouse, Bill Lyon, measured the properties when J. Evans did their assessment. The additional square footage was factored in to compare it with Pleasant Places bid.

Councilman Dodson moved to approve the bid from Pleasant Places for sod replacement, seconded by Councilman Mullinax.

Councilwoman Mignano asked who recommended Pleasant Places and Mayor Lyon replied IPW, the Quail Run contractor. Councilwoman Mignano shared her thoughts about the company performing the job, (and not doing a good one), leaving the Town with "a mess" and offering a recommendation. She is sure that Pleasant Places is a fine company but she would rather go with a local company. She added that J. Evans Services is located on James Island in Lighthouse Point; Mr. Evans is responsible and has an excellent business reputation and is not attached to the contractor that has caused these issues. Councilwoman Mignano said she personally walked Quail Run and commented on the issues there, such as the large sinkholes covered with rotted wood with rusty nails sticking out of it. She also mentioned an 8ft diameter, 6ft deep sinkhole having only a caution tape around it. She stated that Pleasant Places is not a reference that she is comfortable with and would rather recommend J. Evans Services.

Mayor Lyon commented that she is all about saving the Town money but reiterated the comments made by Councilwoman Mignano. She said another factor for Council's consideration is one of the

other yards in question involves the next bid for the outfall. She recapped meetings held with the engineer who indicated that the outfall was dug back too far and has created extreme erosion. She mentioned that no rip rap repairs were included in the contract so the Town is responsible for paying to replace this. J. Evans Services is able to provide an estimate and can get the job done quickly. She briefly shared an incident where a small child apparently fell in and fortunately was not hurt. Mayor Lyon stated her opinion is to award the bid to J. Evans Services as he is someone with whom we are familiar. Councilman Dodson expressed his support for local James Island businesses and awarding the bid to J. Evans Services works for him. He then withdrew his motion to award the bid to Pleasant Places, Inc. for \$19,921 for sod replacement; Councilman Mullinax withdrew his second.

Councilwoman Mignano moved to award the bid for sod replacement to J. Evans Services, LLC for \$23,690, Councilman Mullinax seconded. Councilman Boles, was delayed in traffic and upon arriving was given a recap of the discussion on the floor.

Vote

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

Passed unanimously.

Outfall:

J. Evans Services, LLC @ 1233 Chuka Court, \$3,400: Mayor Lyon said the damage to the Terelak's yard was enhanced because the contractor dug back too far when installing the drainpipe. She commented that the erosion was bad, and reiterated a small child had fallen into the side of the drainpipe as it was not properly covered or protected and is a big concern. The cost is not included in the contract so the Town is responsible for paying for the repairs. The contractor has agreed to put in the marsh grass necessary to restore the area. Motion to award repair of the outfall at 1233 Chuka Court to J. Evans Services, LLC @ \$3,400 was made by Councilman Boles, seconded by Councilwoman Mignano.

Vote

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

Passed unanimously.

Driveway and Pipe Replacement:

J. Evans Services, LLC, \$5,450
Charleston County Public Works, \$13,601.25

Mayor Lyon reported that a resident called the Town Hall to report that her driveway pipe is crushed and the driveway is a huge mess. Mayor Lyon spoke with the resident personally and she is concerned about safety issues as well as insurance. The resident was told in October last year this would be completed. It was marked for utilities but the repair did not take place. When the resident called to

inquire and staff researched, the request had been closed by a former staff member. Charleston County has provided an estimate of \$13,601.25 that is high and the other bid was received from J. Evans Services, LLC @ \$5,450 and can perform the work quickly. Charleston County's timeline is a month out. Mayor Lyon stated that that she would like to save the Town money and also wants to get this repair done. Councilman Dodson moved to approve J. Evans Services, LLC @ 5,450 for the driveway and pipe replacements, seconded by Councilman Boles.

Vote

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

Passed unanimously.

Executive Session: The Town Council entered into an Executive Session in accordance with 30-4-70(A) (2) Code of Laws of South Carolina for discussions of proposed contractual matters, and proposed purchase of property.

Councilman Boles moved to enter the Executive Session at 5:48 p.m., Councilman Dodson seconded and passed unanimously.

Return to Regular Session: Council returned to regular session at 6:48 p.m. upon motion by Councilwoman Mignano and a second by Councilman Mullinax. Mayor Lyon announced that no votes were taken during the Executive Session.

Adjourn: There being no further business to come before the body, the special meeting of Town Council adjourned at 4:50 p.m.

Respectfully submitted:


Frances Simmons
Town Clerk