

The Town of James Island held its regularly scheduled meeting on Thursday, September 21, 2023 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 YouTube Channel.

The following members of Council were present: Boles, Mignano, Milliken, Mullinax, and Mayor Woolsey, who presided. Also, Niki Grimball, Town Administrator, Mark Johnson, Public Works Director, Kristen Crane, Planning Director, Bonum Wilson, Town Attorney, Lt. Shawn James, Island Sheriff's Patrol, and Frances Simmons, Town Clerk. A quorum was present to conduct business. This meeting was held in accordance with the SC Freedom of Information Act and the requirements of the Town of James Island. Notification was provided to the public.

Opening Exercises: Mayor Woolsey called the meeting to order at 7:00 p.m., leading Council in prayer and followed with the Pledge of Allegiance.

Presentation: Opportunity Calls For Everyone Summer 2023 Program Overview: Denise Ladson Johnson, Opportunity Calls for Everyone, presented an overview of the Summer 2023 Program. Ms. Johnson, a native of James Island, founded this non-profit in 2015 for youths in all grade levels on James Island and in the greater Charleston area to mentor and provide recreation and educational opportunities they might not have otherwise. Ms. Ladson-Johnson thanked the Town for its great support in partnering with her to help accomplish those goals and assist children in need. This year's camp was held at the Camp Road Middle School with 34 students. She said many field trips were attended and that were beneficial to the students. Field trips to the County Park, International African American Museum, James Island Arts & Cultural Center, The Holiness Wellness Center (a facility that focuses on self-love), Greenheart Project, tutoring and financial counseling. The Camp sponsored a "Back-to-School Bookbag Giveaway" and had an end of Summer Camp Ceremony rounding out the year. Ms. Ladson-Johnson said when she grew up, "people were a village". She would like to see more participation and visibility from the community to enhance opportunities for children. Opportunity Calls for Everyone has sponsored camps for the last four summers.

Ms. Johnson shared that in 2024 she will host a weekly radio broadcast with youths every Tuesday at 10:00 a.m. She again thanked the Town for sponsoring her with the needed funding, her dedicated volunteers, and the community for their support. She asked everyone to continue to think about our youth and the OCE Program.

Public Hearing: Ordinance #2023-07: Proposed Zoning Map Amendment from RSL (TMS#425-12-00-185) and CC District (TMS#425-12-00-298) to the Marsh Walk Village Planned Development (PD 201): Mayor Woolsey opened the Public Hearing at 7:14 p.m.

The following persons commented **IN OPPOSITION:**

- Judy Upton, 1540 Clark Sound Circle/email
- Melanie Millar, 731 Clipper Street
- Ruby Kvestad, 1277 Hampshire Road
- John Peters, 1301 Hampshire Road/email
- Ken Godwin, 950 Valley Forge Drive
- Matt Slonim, 643 Harbor View Road
- James Luby, 1330 Whitehouse Boulevard/petition
- Casey Buchanan, 1022 Yorktown Drive
- Frank Freeman, 1270 Hampshire Road
- Catherine Moore, 1059 Quail Drive
- Sandrine Camporro, 1267 Hampshire Road

Jenne Servilla, 1270 Hampshire Road/email
Wendy Teal, 1290 Hampshire Road
Alberta Chavis, 1287 Hampshire Road
Fred Brown, 2084 Wappoo Hall Road/email

Emails Received IN OPPOSITION:

Ali Paquette
Teri Lynn Herbert
Valerie Simson
Martha Quick
Gini Steele

The following person commented IN SUPPORT:

Tamara Robinson, Assistant Manager, James Island PSD; spoke in support and submitted email from Comm'r. Marilyn Clifford.

Emails Received IN SUPPORT:

Justin Moffit
Jessica Smith

Opinions expressed during public hearing recorded on Town's YouTube:
<https://www.youtube.com/channel/UCm9sFR-ivmaAT3wyHdAYZqw>

General Public Comments:

Brook Lyon, stated that she has lived at 669 Port Circle for the last 27 years and announced her candidacy for Mayor of the Town of James Island. She stated that over 11 years ago that she and the residents voted to have a Town to have a say in our own government. She loves James Island and that is why she was involved with Free James Island to get our Town back and has been involved with the Town in some capacity ever since. She said the residents' opinions mattered then and they matter now. She believes in government for the people and that is her reason for running for Mayor. She asked the Mayor and Council to listen to the people. They are the reason we have our Town today and we should not lose sight of that.

Consent Agenda:

Minutes of August 17, 2023, Regular Town Council Meeting: Councilman Milliken moved to approve the August 17, 2023 meeting minutes, Councilman Mullinax seconded. Passed unanimously.

Information Reports:

Finance Report: Niki Grimbball, Town Administrator, reported for Finance Officer, Merrell Roe. Ms. Grimbball explained that a few amendments were made to the report due to accruals changing from one fiscal year to the next. A revised copy of the Budget Report was placed at each Council seat with notes explaining the amendments. Ms. Grimbball availed herself to answer questions from Council.

Councilwoman Mignano asked for clarification on the following expenses: IT Services (\$5791) Ms. Grimbball said that is the Town's regular monthly contract amount that covers each seat and for security services.

Councilwoman Mignano asked what the Town uses the square for (under revenue). Ms. Grimbball answered that the square is a credit card processor that is used for collecting business licensing and zoning permit fees in the office or over telephone for customers.

Public Works expenditure for Groundskeeping (\$5233): Ms. Grimball said that is for the regular landscape maintenance contract for various locations, and that the difference between July and August is that some items billed for July were paid in August.

Park Maintenance (\$528): Ms. Grimball was not able to recall what that expenditure was for and will report back.

James Island Creek Basin. This payment is for the Study and a draft copy had just been received by staff for review.

Administrator's Report: Ms. Grimball reported that the filing period for the Town's election ended on September 7. Three candidates have filed for Mayor and seven for the four Council seats. The election ballot will include a Referendum to increase the Town Council seats from four to six.

This year's Community Assistance Grant Application process is now open for non-profit organizations to apply. Requestors will be given the opportunity to present their request at the October Town Council meeting.

Ms. Grimball recalled that a year ago Town Council approved that the Town act as a Municipal Agent Representative for a National Park Service Grant for the Battleground Preservation Trust to obtain land at Fort Johnson. The grant has been approved through the efforts of the Battleground Preservation Trust and awarded \$1,772,000. The Town will continue to be involved by providing ongoing grant reporting as required by the agreement to accept funds.

The Town continues to make strides in establishing its Building Services Department. The goal is to have this done by year end.

Various bids have been posted and recommendations for awards will come before Council at the October meeting. Some projects are: exterior and roof work at the JI Arts & Cultural Center, Traffic Calming Projects, On-Call Engineering Services, Brantley Park Dock Repairs and additional quotes have been requested for a flagpole and new Town sign at Ellis Creek Bridge.

Ms. Grimball reported that the SCDOT approved the Camp Road Tree Preservation Project and Natural Directions will begin work in the next several weeks.

The Town and the Sheriff's Office will host the Annual Trunk or Treat event on Monday, October 9, 6-8 p.m. at the Town Hall.

The Town has been awarded a PARD Grant for the dock repair and ADA improvements to the dock at Brantley Park for \$7,000.

Councilman Milliken asked about the Town's continuing involvement with the National Park Service grant. Ms. Grimball answered that after the project is completed we will be required to report every five years that it is still undeveloped.

Public Works Report: Mark Johnson, Public Works Director reviewed the Public Works Report including: staff's participation in National Night Out; virtual meeting of the small cities and rural communities committee for the National American Public Works Assn. (APWA); hosted the low country branch of the SC APWA; attended meeting for the James Island Creek Basin Study; participated in finalizing the County Hazard Mitigation Plan; prepared for Hurricane Idalia by providing sandbag operations. Septic Tank inspections: five new inspections; one failed, total to 83 with 13 failed and 131 remaining.

Island Sheriff's Patrol Report: Lt. James provided the crime report and other incidents that occurred during the month. He also shared activities for the upcoming Trunk or Treat event on October 9, 6-8 p.m. and encourage everyone to attend. Lt. James announced that he has been promoted to the Major Metro Narcotics and the K-9 Unit.

Requests for Consideration by Staff:

Request to Approve Traffic Calming Recommendations for Seaside Lane: Laura Cabiness, P.E., Johnson, Laschober & Associates (JLA) provided an overview of the Traffic Calming Plan for Seaside Lane. Seaside Lanes lies between Fort Johnson and Dills Bluff Roads, next to the James Island High School. The road is approximately 0.64 miles long with no sidewalks and is primarily residential. She stated that JLA looks at evaluating the number of vehicles, and traffic counts over a period of time, the average daily volume, and records high speeds. The data she is presenting was taken in February 2023 between the 9th and 24th. The speed limit on the road is 25 mph and the highest speed calculated was over 80 mph. The 80th percentile is considered the speed that most people feel comfortable driving on a road at (31 mph). For this project JLA looked at speed humps. The road has no intersections except at the beginning and end so the DOT does not typically have issue with placing speed humps on this type of road configuration. She showed a photo of the speed humps that are proposed for Seaside Lane. She explained that near the intersection of Ft. Johnson Road, there is a turn which tends to slow people down starting out and then they gain speed as they go down the street. JLA is proposing two (2) speed humps in that area roughly 1,000 ft. apart, which appears to be good spacing (similar to what was proposed on Pauline Drive). Ms. Cabiness showed details of the property lines and the addresses where the speed humps are being proposed.

Mayor Woolsey made a correction that there is a sidewalk along Seaside Lane. Councilman Milliken asked if the community had been engaged and are onboard with the speed humps. Ms. Cabiness said JLA has not reached out to the community yet, and Ms. Grimball added that if Council approves this request tonight, the next step would be gathering public input, then bid for construction. Councilman Milliken moved to approve the traffic calming recommendations proposed for Seaside Lane, seconded by Councilman Mullinax.

Councilman Boles asked if the residents were polled and Ms. Grimball answered that the next step is Council's approval to move forward with the recommendations then the community's input. Mayor Woolsey asked how did this request come about. Ms. Grimball said a number of residents reached out about speeding concerns in the neighborhood. The Sheriff's Office has also been stationed in neighborhoods and at the High School to pull over speeders. Councilman Milliken added that speeding has been a concern for the students at the High School. Motion passed unanimously.

Request to Reserve Pinckney Park Pavilion for Weekly Bear Scouts Troop #50 Use, (Sept.-May): Ms. Grimball requested approval for the Bear Scouts, Troop #50, to use the Pavilion at Pinckney Park weekly from September through May. The group is led by Den Leader, Sarah Young, with 10 scouts and parents. (Specific dates were provided in Council Packets). The Scouts are requesting extended hours on May 18 for an Awards Banquet. Motion to approve by Councilman Milliken, seconded by Councilwoman Mignano and passed unanimously.

Request to Reserve Pinckney Park for Weekly Cub Scouts Den (Weblos) Use (Sept.-April): Ms. Grimball requested approval for Cub Scout Den #3 (Weblos) for weekly use of Pinckney Park led by Den Leader, Scott Drescher. (Specific dates provided in Council Packets). Motion to approve by Councilwoman Mignano, seconded by Councilman Mullinax and passed unanimously.

Request to Approve Water Service Connection at Brantley Park: Ms. Grimball requested approval for the water connection service at Brantley Park for irrigation (and water fountain, if needed in the future) @ \$4,250. Motion to approve was made by Councilman Milliken, seconded by Councilman Mullinax Motion passed; Councilman Boles voted 'no.

Town Hall Feasibility Study – Fee Proposal to add Hillman Property to Scope of Work: Ms. Grimball reported that when the original feasibility study was brought before Council, Councilman Milliken requested to find out what the cost would be to add-on for potential development. The add-on cost would be in addition to what was previously approved by Council, @ \$16,770. Motion to approve by Councilman Milliken, seconded by Councilman Mullinax. Councilman Milliken spoke on the scope and planning process moving forward and what that could be in 5-10 years. He shared the importance of investing in a plan that has flexibility, particularly as it pertains to Public Works. Councilwoman Mignano asked why the add-on, and Ms. Grimball explained that when the original feasibility study was proposed, it looked primarily at the feasibility of reconfiguring the offices in Town Hall, and this request was to look at including potential development of the Hillman property. She noted that Liollo, (the architecture firm for Town Hall), had already been aware during the original design phase that the addition of a second floor and other modifications would be needed in the future. Motion failed. Councilmembers Milliken and Mullinax voted 'yes. Councilmembers Boles, Mignano, and Mayor Woolsey voted 'no.

Committee Reports:

Land Use Committee: Councilwoman Mignano reported that the Planning Commission approved the recommendations of the Planning staff 4-1 for the Marsh Walk Development.

Appointment to Planning Commission: Councilman Mullinax moved for the appointment of Kelly Hall to serve in place of Bill Lyon on the Planning Commission. He has known Ms. Hall for quite some time and believes she will do an excellent job. Councilwoman Mignano seconded. Passed unanimously.

Environment and Beautification Committee: Councilman Milliken announced that James Island Pride hosted an Adopt-A-Highway Litter Pickup on Saturday, September 9 and removed 7 bags of litter from our island roadways. The next pickup will be held with the City of Charleston and Surf Riders to clean the James Island Connector, Saturday, October 21. Please meet at Town Hall at 9:00 a.m. and enjoy a pizza lunch afterwards. Stan Kozikowski, Chair of Helping Hands Committee, next volunteer event is Saturday, September 30. Those interested in volunteering should contact Robin Sanders, Town Hall, (843) 795-4141 to sign up.

Children's Committee: No Report.

Public Safety Committee: Councilman Mullinax moved for the nomination of Leigh Hinson, to represent the Harbor Woods neighborhood, seconded by Councilman Boles. Passed unanimously. The Neighborhood Committee meeting will be held on Thursday, September 28 @ 7:00 p.m.

History Committee: Mayor Woolsey announced that the History Committee met on September 12 and discussed plans for the upcoming First Shot Commemoration on Sunday, October 29 at Ft. Johnson.

Rethink Folly Road: Ms. Grimball announced that the next meeting is Wednesday, October 25 @3:30 p.m.

Drainage Committee: No Report.

Business Development Committee: No Report.

Trees Advisory Committee: Councilman Milliken announced that the Trees Advisory Committee met on Tuesday, September 12 and discussed plans for the upcoming year as well as plans for an Arbor Day celebration in December.

James Island Intergovernmental Council: Next meeting, Wednesday, October 25 @ 7:00 p.m.

Proclamations and Resolutions

Breast Cancer Awareness Month, 2023: Councilman Milliken read the Proclamation recognizing Breast Cancer Awareness in October. Motion to approve by Councilman Boles, seconded by Councilman Mullinax. Passed unanimously.

Resolution #2023-09: Adopting the 2023-2024 Charleston Regional Hazard Mitigation Plan: Ms. Grimball reported that FEMA requires all jurisdictions to adopt a Hazard Mitigation Plan every 5 years for eligibility for disaster assistance. The Town participates in the Charleston Regional Hazard Mitigation that is administered by Charleston County. The summary provided in the Council packet has a list of updates and new additions for 2023. Motion to accept was made by Councilman Milliken, seconded by Councilwoman Mignano. Passed unanimously.

Ordinances up for First Reading:

Ordinance #2023-06: Amend Business License #2021-09 to Update Class Schedule: Ms. Grimball presented amendments to the current Business License Ordinance (#2021-09) to adopt the latest Standardized Business License Class Schedule as required by the Standardization Act 176 of 2020. There are no fee schedule changes. Motion to approve by Councilman Mullinax, seconded by Councilman Milliken. Passed unanimously.

Ordinance #2023-07: Proposed Zoning Map Amendment from RSL (TMS #425-12-00-185 and CC District (TMS #425-12-00-298 to the Marsh Walk Village Planned Development (PD-201): Kristen Crane, Planning Director, provided an overview of the 6.52 acre Marsh Walk Village Planned Development. She reviewed existing Planned Developments in the Town; Oyster Point, Goodwill, The Preserve at Dills Bluff, and Harbor Creek Condos. She reviewed the nine (9) steps required for a Planned Development and provided an overview staff's recommendations that were presented to the Planning Commission. Ms. Crane stated that the Planning Commission at its September 14th meeting recommended approval of the request based upon four (4) conditions recommended by staff and the Planning Commission added a fifth (5th) condition:

- 1) The applicant must provide an updated Letter of Coordination from DHEC-OCRM as part of land disturbance permitting before any zoning permits can be issued;
- 2) The applicant must provide a Letter of Coordinator from the South Carolina Department of Transportation;
- 3) Remove allowance for beer, wine, and alcohol sales without the need for a Special Exception from the BZA;
- 4) Remove sentence that allows slab on grade construction. Prohibit slab on grade construction in the Residential Area;
- 5) Remove allowance for "Workforce Residential" to keep maximum density at 20 attached traditional residential dwell units.

Mayor Woolsey made a motion to approve Ordinance #2023-07: Proposed Zoning Map Amendment from RSL (TMS #425-12-00-185 and CC District (TMS #425-12-00-298 to the Marsh Walk Village Planned Development (PD-201) as recommended by the Planning Commission; no second was offered and the motion died lacking a second.

Ordinances up for Second/Final Reading: None.

Old Business: None.

New Business:

Request to Approve Purchase and Installation of Flagpole near Ellis Creek Bridge (cost not to exceed \$10,000 if two qualified bids are received; approved cost may be increased up to \$12,000 if a third quote is obtained): Councilman Mullinax spoke that one quote was received and staff would seek additional quotes. Ms. Grimball explained because the one quote received being close to the \$10,000 threshold (as outlined in the Town's Procurement Ordinance), additional quotes are required for costs between \$5,000-10,000 (two bids); costs between \$10,000-25,000 requires three quotes. She explained by having Council approve a maximum price that they are willing to spend, she could enter into an agreement to begin the process without having to bring the quotes back to Council at the next meeting.

Motion to approve by Councilman Mullinax, seconded by Councilman Milliken. Councilman Milliken asked if lighting would be part of the price and Ms. Grimball said that would be an additional cost. He said if a solar option is available that it would bring the cost down. Motion passed; Mayor Woolsey voted 'no.

Executive Session: Not required.

Announcements/Closing Comments:

Councilman Boles stated that the motion for the First Reading of the Ordinance (Marsh Walk Development) was not seconded so it did not move forward. He asked everyone in the room to take a deep breath as he felt tense shoulders in the audience. He said it's not over. What Kyle Taylor put together is a proposal, and it's not a bad one he has to say. He listened to what people says and votes for what they tell him to vote for as long as it is not illegal. But, if Kyle Taylor Properties does not develop this, the PSD still has it up for sale; the Town is not the deciders of that; we are the janitors in this issue. If the people want to see it covered in trees in perpetuity, they need to go talk to the Public Service District, not us and they need to tell them that they don't want them to sell it, or they need to buy it and sit on it. Someone's going to build on that property and it may not be this, but right now someone else can come and can buy it and put whatever they want with the permitted uses that are allowed tomorrow. So, we can all rest easy for tonight. No vote took place, but this property is not done and as much as he loves seeing everyone here, this was a goal line denial. Basically if they want to keep it from getting this far, they need to keep up with the owners of the property, not just us (Town). He commended Kyle Taylor Properties and thought they did a lot of work and put together a good presentation. If later somebody purchases this property and puts something on it that they don't like, just remember this is not a done deal.

Elections are coming up on November 7th and he is running for reelection; Councilwoman Mignano is running for reelection, Councilman Mullinax is running for reelection and Warren Sloane, in the back of the room is running. We have a Referendum on the ballot to add two more seats. If that passes, we can add two more seats in a couple of years. But right now there is always a potential that we could have a turnover of the entire dais. The Mayor is not running again so someone else is going to be sitting where he is; Garrett is not running again. He appreciates everybody coming and getting with us on a hot ticket issue and encouraged everyone to investigate who is running, what are they saying, and look at the other government entities such as the Public Service District that has a lot of control over these kinds of issues. Pay attention, not only to us, but to them. He said civic involvement is cool, but most of the time it's really, really, boring and tedious. If you want to have a say in the outcome of your homes, like everyone who got up and spoke, start early. You (the people) got lucky tonight; you got what you wanted, and if you're disappointed, who could've predicted what was going to happen. If you really want to steer this island, you have to get ahead of these things and look at what could be there and think about what you're willing to accept because he would be dumb-struck if that property is not covered in something in the next two or three years. He appreciates everyone's involvement with this and looks forward to everyone coming out to the polls on

November 7th. He told everyone to have a good night and to remember that we are all neighbors; let's all be nice. Thank you.

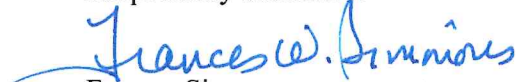
Councilwoman Mignano: thanked everyone for showing up; and noted that Kyle (Taylor) had worked really hard. She recommended that while these properties are in the Town of James Island, it's important to pay attention to other jurisdictions that are on James Island and keep your eyes open about what's going on.

Councilman Milliken: Said that the Town has Greenbelt Funds and it may be possible for the two entities to work out a deal to have a nice park, greenspace, or a recreational center in that location. He complimented Kyle Taylor for preparing a great plan but the density was high and the detention ponds were the issues he had. He think we've come to a good decision and appreciates the input of everyone here. Participation in politics isn't easy but it should be done, and for citizens it's a part of their obligation. He is glad that they participated.

Councilman Mullinax: Thanked Bill Lyon for 11½ years of service to the Town and serving on the Planning Commission. He will be missed.

Adjournment: There being no further business to come before the body, the meeting adjourned at 8:49 p.m.

Respectfully submitted:



Frances Simmons
Town Clerk