

The Town of James Island held its regularly scheduled meeting on Thursday, May 15, 2025, at 7:00 p.m. in person at the Town Hall, 1122 Dills Bluff Road, James Island, SC. This meeting was also live-streamed on the Town's website: www.jamesislandsc.com/livestream-townmeetings and was held in accordance with the SC 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, Troy Mullinax, and Mayor Brook Lyon, who presided. Also present: Brian Quisenberry, Town Attorney, Mike Hemmer, Executive Assistant to the Mayor, Melissa Flick, Permitting and Licensing Manager, Lt. James, Island Sheriff's Patrol, and Frances Simmons, Town Clerk.

Opening Exercises: Mayor Lyon called the meeting to order at 7:00 p.m. and asked the public to silence their phones. She introduced the members of Town Council, Town Attorney, and staff. Councilman Dodson led Council in prayer and followed with the Pledge of Allegiance.

Mayor Lyon announced that the Town encourages the public to provide comments prior to Town Council meetings. Residents wishing to address Council are limited to three minutes to speak and must sign in. Comments may also be sent ahead of the meeting by emailing them to info@jamesislandsc.us, mail to P.O. Box 12240, Charleston, SC, or placed inside the drop box outside of the Town Hall.

Public Hearing: Ordinance #2025-04 Adopting the FY 2025-2026 Budget for the Town of James Island: Mayor Lyon opened the Public Hearing for comments. No one signed in to speak.

Public Comment: The following persons addressed the Town Council:

Pastor William German, 3052 Nantuckett Avenue, President of the James Island Interfaith Committee, spoke in support of the Town's partnership with the Gullah Swim Academy for children's swimming lessons this summer. He appreciates this because it will help make our community a better one for all people and James Island as one.

Edward Greene, 1115 Seaside Lane, spoke that he is embarrassed by the condition of Highway 30 coming onto Folly Road. James Island is supposed to be a beautiful island but it is not because of the overgrowth there. He said as members of Town Council they should look into this. He has also spoken to the County Council about this.

Consent Agenda:

Minutes of Town Council Regular Meeting, April 17, 2025: Motion to approve the minutes was made by Councilman Dodson, seconded by Councilman Boles and passed unanimously.

Finance Report: In the absence of Finance Officer, Becky Heath, Mayor Lyon availed herself and offered Mike Hemmer to answer questions. There were no questions. Report accepted as information.

Island Sheriff's Patrol Report: Lt. James reported that the last few weeks were quiet. He gave an update on recent car break-ins, pending crimes, and other infractions that took place in the Town.

Public Works Report: Melissa Flick gave an update of the written report. She added hearing from the SC Department of Transportation (SCDOT) regarding the drainage ditches at the intersection of Fort Johnson and Folly Roads. SCDOT has ordered a root cutter that will be attached to a vac truck because the pipes in that area are clogged with roots. An estimated date for delivery of the equipment has not been determined but they are hopeful this will resolve the problems there. Ms. Flick announced that a vac truck demo will be held at the Town Hall on Monday, May 19 at 11:00 a.m. and demos will be done in a few areas of the Town.

Requests for Consideration by Staff:

Dill Avenue Easement Excavation Quotes: Mayor Lyon announced that we received two estimates for this project. One was received from J. Evans Services LLC. and the other from Charleston County. Mayor Lyon noted that the quote from Charleston County is less. She called upon Ms. Flick to give an overview of the project and the necessity of having it done.

Ms. Flick reported that Dill Avenue begins at Chandler and dead ends where the homes at the end backs up to Camp Road. She said in that particular area (and many others) there is repeated flooding. Some new homes were built at the end that does not allow equipment to access the drainage areas easily. This is where the large collection box (under Camp Road) is located and heads towards Epworth Church to the outfall. Charleston County has suggested hydro excavation in that area. This issue has been on the radar with the JI Intergovernmental Council and some other municipal entities in discussing what could be done. The ditches were maintained in August of 2024 and our on call contractor and SCDOT utilized a vac truck for clearance to the ditches. The area between the homes is where the specialized process needs to be done.

Councilman Dodson spoke that this is needed because flooding on Dill Avenue is often waist deep. Councilman Boles talked about the difference in the cost between J. Evans Service and Charleston County that it is almost twice as much. Mayor Lyon explained that the County owns their equipment and J. Evans Services would have to rent equipment and partner with someone for the work. Ms. Flick answered that the County has staff and equipment and J. Evans Services LLC. would have to hire a sub to assist with the project. Councilman Boles asked what is the staff's recommendation and Ms. Flick said Charleston County because of our involvement with other governmental agencies and needed traffic control would be handled by the County. Ms. Flick answered Councilman Dodson's question that no excavation is needed on Camp Road. Councilman Dodson asked if this would be added to the maintenance schedule and Mayor Lyon said funding would come from the Stormwater fund.

Motion by Councilwoman Mignano to accept the quote from Charleston County, \$16,420.25, seconded by Councilman Dodson.

Vote

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

Unanimous

Requests for Consideration by Council:

Gullah Swim Academy Swimming Lessons: Mayor Lyon thanked Bishop German for coming out to speak in support of this request. She said Bishop German approached her a few weeks ago that a number of churches were concerned about youths on the island not knowing how to swim and that we are surrounded by water in many areas on the island. Mayor Lyon has also spoken with Nicole Ashby; Gullah Swim Academy owner/founder, who has offered the Town reduced rates for lessons at the pool. Ms. Ashby is a lifeguard and teaches at the pool so she was able to help make this happen. The cost is \$75 per participant and includes: lane rentals, insurance, instruction, swim cap and goggles. This number of participants will be capped to 60 persons for up to \$4,500. Mayor Lyon said we have \$11,500 remaining in the grant fund and this expenditure, if approved by Council, would be paid out before the end of this fiscal year. Mayor Lyon moved to approve the partnership with the Gullah Swim Academy for swimming lessons up to \$4,500; seconded by Councilman Mullinax. No discussion.

Vote

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

Unanimous

Committee Reports:

Land Use Committee: Mayor Lyon reported that the Planning Commission met on Thursday, May 8 and unanimously approved Ordinance #2025-05 (Planning and Zoning Fee Scheduled) up for first reading on tonight's agenda. The Board of Zoning Appeals (BZA) will meet on Tuesday, May 20 for a setback variance for a shed.

Environment and Beautification Committee: Councilwoman Mignano deferred to Stan Kozikowski to report. Mr. Kozikowski reported that James Island Pride met and all of the supplies and memorabilia have arrived. An Adopt-A-Highway litter pickup is scheduled for this Saturday and next week Helping Hands will projects will get underway.

Children's Committee: No Report.

Neighborhood Council: Councilman Boles reported that the Neighborhood Council in lieu of meeting this month invites everyone to attend the SCDOT Safety meeting on May 22 @ 5:00 p.m. at the Camp Road Middle School. The guest speaker at the June 26 meeting will be Mrs. Eva Heins. Mrs. Heins will share her experience growing up in Austria as a child and the 80th Anniversary of WWII. Councilman Boles invited everyone to attend.

History Committee: Mayor Lyon announced that the History Committee met on May 13. Bill (Cubby) Wilder and members of the Sea Shore Farmers Lodge have decided to place the historical marker on the property so no encroachment permits are needed. Members of the History Committee will assist with the installation the first week in June and the unveiling of the marker and a celebration will be held June 7 at the Lodge. Invitations will be sent to Town Council and promoted on social media. The History Council has manned a booth at the Town Market for the past few months and this month they plan to highlight sweetgrass. We will have a sweetgrass basket vendor who will likely join the market in June.

ReThink Folly Road: Mayor Lyon reported that ReThink met on Wednesday, May 14 and it was very well attended. She gave an overview of the meeting that participants included: Shawn Salley, SCDOT, who gave an update on the Folly Road Safety Study. Chris Bizelli, (City of Folly Beach) spoke about the plans for Central Park Road starting in September that involves a huge drainage project on Folly Road extended. From September to May there will be traffic disruptions at Folly Road. The Town will help to advertise this information to the public. John Prorock (Charleston County) is the Managing Engineer for the Central Park Drainage Project that will begin in June on the island; Central Park Road will be closed June to October. That will not only affect Folly Road, but all traffic patterns on the island. Mayor Lyon encouraged everyone to avoid the area as best they can. Notices will be made available to the public. Also discussed was bus stops and the carpool line at the middle school which affects Folly Road. This will be discussed in July to see if we are able to get the school to partner with the JI Intergovernmental Council.

Drainage Committee: Councilman Mullinax reported that a good meeting of the Drainage Committee was had on Wednesday, April 30. Approximately 10-12 persons attended to discuss depth drainage issues. Representatives included all aspects of the government and answered the people's questions. He has received subsequent emails from individuals thanking him for having this meeting and that they gained

knowledge from participating. Councilman Mullinax thanked everyone who attended and staff for organizing the meeting.

Business Development Committee: Councilman Dodson motioned for the appointment of the following members to the Business Development Committee: Ben Levitt, Trey Sedalik, Pamela Terelak and George Hyams. Councilman Boles seconded and the motion passed unanimously for their appointment. Councilman Dodson announced that a meeting will be scheduled in July.

Trees Advisory Committee: Mayor Lyon announced that the Trees Advisory meeting was not held this month as the Chair is out of town. She moved for the appointment of the following members to the Trees Advisory Committee: Valerie Henshaw and Sam English. Councilman Mullinax seconded and the motion passed unanimously.

James Island Intergovernmental Council: Councilwoman Mignano announced that a good meeting was held in April among participation with those in attendance. The next meeting is scheduled for July 30 at 7:00 p.m. at the Town Hall.

Accommodations Tax Committee: No Report.

James Island Arts Council: Mayor Lyon announced that the James Island Arts Council is continuing to be reformed. Mayor Lyon moved for the appointment of Joan Dromey. Joan is the President of the SC Pastel Society and also serves on the Accommodations Tax Committee. Councilman Dodson seconded the motion and it passed unanimously.

Proclamations and Resolutions:

Proclamation in Support of National Safe Boating Week: Mayor Lyon announced that Michael Pascale, US Coast Guard Auxiliary Flotilla 12-6 East Cooper sent regrets that he was unable to attend tonight's meeting for the presentation of National Safe Boating Week. The Proclamation was accepted as information.

Resolution #2025-07: Naming the Intersection of Kentwood Circle and Secessionville Road "Gabriel Seagraves" and Approval of Application: Mayor Lyon announced that she and Councilman Mullinax met with Gabriel's mother, Kim Smith, a week after the last Town Council meeting. They walked the road where Gabriel was killed and his mother is very much onboard with this resolution. She also reached out to Pastor Henderson on Wednesday and he is in support of the resolution naming this intersection. Mayor Lyon explained that this is the intersection where Gabriel was killed and gave the background and history of how the accident occurred. She thinks this will provide comfort to the family as well as to the community. Councilman Mullinax spoke that this is something that is long overdue. He said that we missed the legislative deadline because it ended early but he hopes that we could get this to the Transportation Commission by the July meeting of the Commission. Representative Wetmore will get a majority of the Legislative Delegation to vote and we could get this done before January. He said the 10th anniversary of the accident is coming quickly and Gabriel would have been 25 on September 10.

Motion to approve the resolution and application was made by Councilman Mullinax, seconded by Mayor Lyon. No discussion.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye

Mayor Lyon
Unanimous

Aye

Resolution #2025-08: Authorizing the Mayor to Request for the Transfer of Ownership and Maintenance of SCDOT Secondary Route S-10-2232 (Hillman Road) to the Town of James Island: Mayor Lyon said the reason for wanting to do this is to allow more flexibility for access and parking at the new James Island Arts and Community Center and would help reduce the overall footprint. We would like to have a crosswalk between the Town Hall building and the new building. She said if the Town owns the road it would be less “red” tape with the permitting process. Hillman Road is short and has limited traffic and would require minimal maintenance. Mayor Lyon has spoken with Laura Cabiness, the Town’s Engineer, who has confirmed this information.

Mayor Lyon called for a motion to authorize the Mayor to request transfer of ownership and maintenance of the SCDOT secondary route S-10-2232 to the Town of James Island. Motion in favor was made by Councilman Boles, seconded by Councilwoman Mignano.

Councilwoman Mignano asked and Mayor Lyon confirmed that Hillman is paved. Councilwoman Mignano asked what kind of maintenance would be required if this request is approved. Mayor Lyon said potentially resurfacing; however, that would be in a long time because of minimal traffic. The Town repairs potholes and there are less than a dozen homes in the area. Councilwoman Mignano mentioned that the Arts and Community Center would attract more people and traffic and Mayor Lyon agreed but did not think that would create large expenses.

Vote

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

Unanimous

Ordinances up for First Reading:

Ordinance #2025-04: An Ordinance Adopting FY 2025-2026 Budget for the Town of James Island: Mayor Lyon introduced the Ordinance and announced that Mr. Hemmer is prepared to do a refresher if it is needed and answer questions. Councilwoman Mignano asked about the addition of dog waste stations and Mr. Hemmer explained that maintenance had not been included in the past budget and now many need repair.

Motion to approve first reading of the Ordinance #2025-04 adopting the 2025-2026 FY Budget for the Town of James Island was made by Councilman Dodson, seconded by Councilman Boles.

Vote

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

Unanimous

Ordinance #2025-05: Planning and Zoning Fee Schedule: Mayor Lyon introduced Ordinance #2025-05 and explained that the proposed change is to remove the authority from the Planning Commission that sets fees for permitting and applications (in the Zoning and Land Development Regulations) to Town Council to

determine the fee schedule by Resolution. Motion to approve by Councilman Dodson, seconded by Councilman Boles. No discussion.

Vote

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

Unanimous

Old Business: None.

New Business: Mayor Lyon reminded everyone of the First Friday Town Market on June 6. No markets will be held in July and August due to the summer's heat. SCDOT's Safety Meeting on Thursday, May 22 from 5-7 p.m. at the Camp Rod Middle School.

Executive Session: Mayor Lyon announced that the Town Council may enter into an Executive Session in accordance with Code of Laws of South Carolina 30-4-70 (A) (2) the receipt of legal advice for the litigation matter KT properties, LLC vs. Town of James Island. Upon returning to Open Session the Council may act on matters discussed in the Executive Session.

Mayor Lyon moved to enter into the Executive Session at 7:47 p.m. seconded by Councilman Dodson.

Vote

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

Unanimous

Return to Regular Session: Mayor Lyon asked for a motion to return to open session at 8:58 p.m. Motion made by Councilwoman Mignano, seconded by Councilman Dodson. Mayor Lyon announced that no votes were taken during the Executive Session.

Announcements/Closing Comments:

All members of Council thanked staff and wished everyone a good weekend.

Adjournment: There being no further business to come before the body, the meeting adjourned at 8:59 p.m.

Respectfully submitted:
Frances Simmons
Town Clerk