



Town of James Island, Regular Town Council Meeting
April 21, 2016; 7:00 PM; 1238-B Camp Road, James Island, SC 29412

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.

Members of the public addressing Council during the Public Comment period must sign in. Comments should be directed to Council and not the audience. Please limit comments to three (3) minutes.

1. Opening Exercises
2. Public Hearing: Proposed 2% Hospitality Tax
Public Hearing: Proposed Fiscal Year 2016-2017 Annual Budget
3. Public Comments
4. Consent Agenda
 - a. Minutes: March 17, 2016 Regular Town Council Meeting
 - b. Proclamation: Fair Housing Month
5. Information Reports
 - a. Finance Report
 - b. Administrator's Report
 - c. Public Works Report
 - d. Island Sheriffs' Patrol Report
6. Requests for Approval
7. Committee Reports
 - Land Use Committee
 - Environment and Beautification Committee:
 - Children's Commission
 - Public Safety Committee
 - History Commission
8. Resolutions:
 - a. Resolution #2016-05: Island Sheriffs' Patrol Officer of the First Quarter
9. Ordinances up for Second Reading:
 - a. Ordinance #2016-01: An Ordinance Amending the Town of James Island Zoning and Land Development Regulations Ordinance, Number 2013-07; Sections: 153.231; 153.177; 153.110; 153.334 and Appendix A, Private Road Standards
10. Ordinances up for First Reading:
 - a. Ordinance #2016-02: An Ordinance Amending the Municipal Code of the Town of James Island to Provide for a New Subchapter to be Known as "Hospitality Tax"

- b. Ordinance #2016-03: Proposed Fiscal Year 2016-2017 Annual Budget
- c. Ordinance #2016-04: Authorization of Lease Purchase Financing for Town Hall
- d. Ordinance #2016-05: Amendment of Town of James Island Zoning and Land Development Regulations Ordinance, Sections 153.110 and 153.52

11. New Business

12. Executive Session: The Town Council may/will enter into an Executive Session in accordance with 30-4-70(a) Code of Laws of South Carolina

13. Return to Regular Session

14. Adjournment

The Town of James Island held its regularly scheduled meeting at 7:00 p.m. in Council Chambers, 1238-B Camp Road, James Island, SC on Thursday, March 17, 2016: The following members of Council were present: Mayor Pro-Tem Leonard Blank, Garrett Milliken, Darren “Troy” Mullinax, Joshua P. Stokes, and Mayor, Bill Woolsey, who presided. A quorum was present to conduct business. Also present: Ashley Kellahan, Town Administrator, Bonum S. Wilson, Town Attorney, Merrell Roe, Senior Finance Clerk, Mark Johnson, Public Works Director, Kristen Crane, Planning Director, and Frances Simmons, Town Clerk.

Opening Exercises: Mayor Woolsey called the meeting to order. He opened in prayer and followed with the Pledge to the Flag. FOIA: This meeting was published and posted in accordance with the Freedom of Information Act and the requirements of the Town of James Island.

Public Hearing: Mayor Woolsey opened the Public Hearing at 7:00 p.m. on proposed amendments to the Town of James Island’s Zoning and Land Development Regulations (ZLDR) Ordinance: 1) Temporary Sales; 2) Specialized Manufacturing; 3) Manufacturing and Production; 4) Tree Protection and Preservation- Tree Removal; 5) Tree Protection and Preservation- Measurement and Definition); and 6) Private Road Standards.

Chris Gilbert, 674 Marsh Point Drive: 13 year resident on James Island commented that this issue came up two years ago and it was defeated; that the Planning Commission voted 3-2 not to increase the tree size. He asked why we continue to put this question forth; it seems to open the doors for developers to have much greater impact than necessary. He believes the onus should be placed on developers to work around the existing rules of our existing structures that are in place.

Public Comments:

William Goad, 741 Canopy Cove: President, Carolina East Home Owners Association, talked about the Town maintenance of Canopy Cove road. This is a new road owned by the homeowners. They pay HOA fees for lights and grass cuttings, etc. He expressed concern because the road is new now, but ten years from now sinkholes and other destruction will occur. He doesn’t think the homeowners should have to pay for road maintenance.

Consent Agenda:

- a. Minutes of February 18, 2016 Regular Town Council Meeting: Councilman Blank moved to approve; Councilman Stokes seconded. Passed unanimously.

Information Reports:

- a. Finance Report: (Provided) Senior Finance Clerk, Merrell Roe, reviewed several items in the Finance Report: Crime watch signs - \$1,892; Camera - \$23,000; Franchise fees: Comcast, \$38,000; and Bellsouth, \$29,000.
- b. Administrator’s Report: (Provided) Town Administrator, Ashley Kellahan reminded Council that the grand opening for the Camp and Folly Road intersection project is Friday, March 18th, 12:30 p.m. at Epworth United Methodist Church. James Island Intergovernmental Council meeting is April 11, 7:00 p.m., at Town Hall. Mrs. Kellahan provided an update on the MUSC/Fort Johnson project. She said MUSC is holding off on taking any action to demolish the historical buildings on the site. They will come to the Board of Zoning Appeals for procedure. Charleston County will give a presentation to Town Council at its April meeting on the proposed Stormwater fees. The public will have opportunity for input.

Public Works Report: (Provided) Public Works Director, Mark Johnson reported that permanent repairs to the pipe culvert under the sidewalk on Camp Road and S. Anderson was completed in February. He and Building Inspector, Berry Rudisill completed the FEMA Homeland Security for disaster Management. Both received certificates. Mayor Woolsey asked the status of Canopy Cove Road; Mr. Johnson answered that he will reach out to the HOA for information; specifically information they may have regarding an engineering study. Staff and consultant, Scott Cave, participated in an earthquake drill on March 15th. This was a statewide drill and staff interacted with the County and PSD as if an actual earthquake had occurred. Mrs. Kellahan said the exercise went well and it was good practice.

Councilman Milliken asked about the purchase of the three properties for Town Hall. Mrs. Kellahan answered that we hope to close on the White property soon. We have received final subdivision approval from the City and currently waiting on the TMS numbers for the parcels. Plans are moving forward to acquire the Brown property. Councilman Milliken thanked Mrs. Kellahan for having the vines removed from the trees at the entrance to Lighthouse Point.

- c. Island Sheriffs' Patrol Report: (Provided) Mrs. Kellahan reported that 536 traffic stops were made and 496 warnings were issued.

Requests for Approval:

- RFQ 1-2016: Professional Design/Consultant Engineering Services for Public Works Projects: Mayor Woolsey asked for a motion in favor. Councilman Milliken moved, Councilman Stokes seconded. Mrs. Kellahan announced that 11 firms responded to our RFQ for professional design and consultant engineering services for public works projects. Staff recommends award to four firms: E.M. Seabrook; Forsberg Engineering and Surveying, Inc.; Johnson, Laschober & Associates, and Stantec. Mrs. Kellahan answered Councilman Stokes' question that all of the firms offer full service and we will be able to work on multiple projects simultaneously. Passed unanimously.

Committee Reports

- Land Use Committee: No report.

Councilman Milliken asked about an article in the Messenger on the proposed development on Folly Road "the Lively". He said the article indicated that the councilmembers and officials that attended the meeting were successful in getting the project put off. Councilman Blank explained that the meeting was about the 300 apartments and two major garages. As discussion ensued, Mrs. Crane was asked if she knew what the plans were. She noted her understanding to be a Planned Development with 330 units. Mayor Woolsey said a request for rezoning would need to go before County Council.

- Environment and Beautification Committee: Councilman Milliken announced that President Obama did not approve off-shore drilling on the Carolina Coast. He attributed this success to many municipalities that passed ordinances to oppose it. He thanked the Town and others that helped to make this possible The Third Annual Silent Auction held on February 27th raised \$3,000 for James Island Art Teachers for art supplies. Katherine Williams and the James Island Arts Committee were thanked for making the auction a success; as well as Ashley Kellahan, Merrell Roe, Mark Johnson, and Berry Rudisill. James Island Pride's "Great American Clean-up" will be held on Saturday, April 9th from 9-12 noon. Recognition were given to Grant Scurry, DeAnne Grayson, Mary Beth Berry, Pat Hiott-Mason, Delia Washington, Stanley Kozikowski, Cathy Moore, Inez Brown-

Crouch, June Murray, Amy Ball, Henrietta Martin, and Katherine Williams for being central to the activities of James Island Pride.

- Children's Commission: No report.
- Public Safety Committee: Councilman Mullinax thanked everyone that participated in last month's field trip to the Sheriffs' Office, hosted by Sergeant James. The next meeting of the Neighborhood Council is Thursday, March 24th at 7:00 p.m.
- History Commission: Mayor Woolsey reported that the History Commission voted to purchase a two volume set of books for \$192.00 in the new budget year. History Commission is pursuing a Historical Marker for Simeon Pinckney; more information to follow. Ashley Welsh has resigned from the Commission and thanked her for her service.

Presentation of Draft Fiscal Year 2016-2017 Annual Budget: (Provided). Mrs. Kellahan reported that Council held a Budget Workshop on March 3rd and no changes have been made to this draft. The budget includes a 1% cost of living increase; 2% hospitality tax; and a capital improvement plan was added to better prepare for future public works projects. A public hearing on the budget and the hospitality tax will be held at the April 21st Council meeting.

Resolutions:

- a. Mayoral Proclamation for Sexual Assault Awareness Month: Mayor Woolsey asked for a motion in favor. Councilman Stokes moved, and Councilman Mullinax seconded. Passed unanimously.

Ordinances up for First Reading:

Ordinance #2016-01: Proposed Amendments to Town of James Island Zoning and Land Development Regulations (ZLDR) Ordinance: Mayor Woolsey asked for a motion in favor. Councilman Blank moved, and Councilman Stokes seconded.

Councilman Milliken moved with a counter motion to consider the amendments separately; Councilman Mullinax seconded. Passed unanimously.

§153.231 TEMPORARY SALES

- (A) Auctions or garage sales of second-hand merchandise which has been used on the premises may be conducted on a zoning lot where permitted as an accessory use elsewhere in these regulations. Such sales may be conducted **twice** in a calendar year from the same zoning lot.

Mayor Woolsey asked for a motion in favor. Councilman Stokes moved, seconded by Councilman Milliken. No discussion. Passed unanimously.

§153.177 SPECIALIZED MANUFACTURING

- (A) In zoning districts subject to condition (C), a structure or structures used for specialized manufacturing shall have a maximum floor area of 2,000 square feet and shall have no more than five non-resident employees.
- (B) All activities related to the specialized manufacturing use shall be confined to a structure that is entirely enclosed.
- (C) All specialized manufacturing uses shall comply with the site plan review requirements of this chapter

Mayor Woolsey asked for a motion in favor. Councilman Stokes moved, seconded by Councilman Mullinax. No discussion. Passed unanimously

Table 153.110: MANUFACTURING AND PRODUCTION

Beverage or related products manufacturing, including alcoholic beverages. (*Add an "S" in "CC" box*)

Mayor Woolsey asked for a motion in favor. Councilman Stokes moved, seconded by Councilman Blank, No discussion. Passed unanimously.

§153.334 TREE PROTECTION AND PRESERVATION

(E) *Tree removal*

- (1) *Generally.* Permits for tree removal may be approved where one or more of the following conditions are deemed to exist by the Zoning Administrator:
 - (a) Trees are not required to be retained by the provisions of this section.
 - (b) Trees are diseased, dead, or dying (as determined by the Zoning Administrator or a qualified arborist);
 - (c) Trees pose *a safety hazard* to nearby buildings or pedestrian or vehicular traffic (as determined by the Zoning Administrator or a qualified arborist); and/or
 - (d) Removal of required trees has been approved by the Board of Zoning Appeals.

Mayor Woolsey asked for a motion in favor. Councilman Blank moved, seconded by Councilman Stokes. No discussion. Passed unanimously.

§153.334 TREE PROTECTION AND PRESERVATION

(A) *General*

(4) *Measurements and definitions.*

GRAND TREE. Any species of tree measuring *24 inches or greater* diameter breast height (DBH) except Pine and Sweet Gum. All GRAND TREES are prohibited from removal unless a grand tree removal permit is issued.

Mayor Woolsey asked for a motion in favor. Councilman Stokes moved, Councilman Blank seconded. Councilman Milliken motioned to add under item (A) (4), a definition for a type of tree, called a Significant Tree. He explained a Significant Tree would be defined as any species of tree measuring 18-23.9 inches in diameter breast height (dbh) except for Pine and Sweet Gum. All Significant Trees would be prohibited from removal unless a Significant Tree Removal Permit is issued. Councilman Mullinax seconded the motion.

Mayor Woolsey said that is not an amendment, it is a proposal to add language and asked Councilman Milliken to present that to the Planning Commission. Mayor Woolsey said whether the Planning Commission approves or disapproves, it will come to Town Council for consideration. Councilman Blank said if the tree size is amended it needs to go to the Planning Commission for reconsideration. Councilman Milliken said the 24 inch tree definition should go back to the Planning Commission because they denied it.

Councilman Stokes said he see the additional language as a label change, and if this ordinance passes, a Grand Tree would be 24 inches. He said if we had grand trees that are 18-23.9 inches, we would go through the same process as a tree that is 24 inches and above and what we have done is label Grand Trees and

Significant Trees but there is no difference in how they are handled. Councilman Stokes said he did not agree with that, but he does not necessarily oppose it depending on what the circumstances would be for different treatment for trees greater than 24 inches; trees less than 24 inches; and trees less than 18 inches. He said there needs to be some difference in how they are handled, otherwise we have extra language in an ordinance which does nothing but label one tree as a Grand Tree and another as a Significant Tree. Councilman Milliken responded that by changing the definition to 24 inches, we are eliminating a lot of protection for trees that probably need to be saved. He said the 24 inch change will essentially only protect Oak Trees because we have eliminated the other trees that has the potential of getting that size, such as Pine and Sweet Gum. Councilman Milliken said he loves oak trees but they do not represent the diversity of all trees on the sea island and many other species will not get to be 24 inches which is his rationale for an 18 inch tree ordinance. He feels it is important to have that kind of diversity; and it is important to preserve younger, vibrant trees, not only the older trees. Other communities around us do not look like James Island because the predecessors that formed the Planning Commission in those communities did not pay attention to preserve trees like our predecessors did. He said when the Town was first incorporated, the tree size was a 12 inch dba limit on tree circumference and that saved a lot of trees and diversity of trees on James Island. If more trees are preserved, the island will continue to look like James Island; not like Mount Pleasant, West Ashley, or the City of Charleston. Councilman Milliken said he does not think there is confusion about where people live; and if so, that can be rectified. He thinks it would be easy to streamline the permitting process and educate residents about trees and the importance of preserving them. He does not think summarily changing the tree size to 24 inches is a good idea, rather it seems arbitrary. He noted that other municipalities around us have ordinances that are far more protective than 18 inches. He thinks 18 inches is a good diameter to keep and he see no reason to raise it to 24. We will be doing a tremendous service to future generations on the island by protecting our trees at 18 inches.

Councilman Blank said the tree size in the first incorporation in 1992 was 24 inches. He said the Town used Charleston County's Land Use Ordinance and did not develop a Land Use Ordinance until 2003. At that time the trees went to 16 inches which lasted for a year-and-a half. It went back to 24 inches and stayed that size until a few years ago when it changed to 18 inches. He said the majority of the time, grand trees were protected at 24 inches. Councilman Stokes said if language is added, it is essentially a 'no' vote to the 24 inch tree. He addressed Councilman Milliken stating that is fine if he wants to vote 'no' but he does not see the point of adding language to a statute that functions as a 'no' vote. He did not think the language is a bad idea if it is flushed out; but it is not there at this point and time. Councilman Milliken said he would rather have the 'no' vote, but he is proposing what might be considered a way of working through it with other types of mitigation. Mayor Woolsey said for almost 10 years the definition of a grand tree in the Town was 24 inches and in 2013 it was changed to 18 inches on a close 3-2 vote. In his view this was a mistake because it places a great burden on homeowners in the Town. He said the benefit is insignificant and we hear talk that it will influence developers and they need to work around what we have. He said our Town is built out with very little undeveloped land and we have a definition of protected trees of 8 inches that applies to most types of new development. He believes that should be applied to residential development; but it does not at this time; and we will look into it. Mayor Woolsey said he does not think defining down grand trees from 24 inches to 18 inches is wise; nor does he think creating significant trees and treating them the same as grand trees is the right move and he will vote against the amendment. No further discussion. Mayor Woolsey called for the vote on the amendment to create a definition for a Significant Tree.

Roll call:

Councilman Blank	No
Councilman Milliken	Yes
Councilman Mullinax	Yes
Councilman Stokes	No
Mayor Woolsey	No

Amendment failed 3-2.

Councilman Mullinax moved for an amendment that “All trees, exempting those from the invasive species list, remain at 18 inches dba on the lot of an existing single-family detached residence or individually sited manufactured home within twenty-five (25) feet from any public right-of-way”. He has researched tree sizes in other municipalities and his amendment is patterned after the City of Hanahan Ordinance. Councilman Milliken seconded. Mayor Woolsey said the best way to pursue this is to present it to the Planning Commission - whether they approve or disapprove, a recommendation will come to Town Council. After discussion, Councilman Mullinax motioned to table his amendment and he will bring it forward to the Planning Commission. Councilman Stokes seconded. Motion to table passed.

Main Motion: GRAND TREE. Any species of tree measuring **24 inches** or greater diameter breast height (DBH) except Pine and Sweet Gum. All GRAND TREES are prohibited from removal unless a Grand Tree removal permit is issued.

Roll call:

Councilman Blank	Yes
Councilman Milliken	No
Councilman Mullinax	No
Councilman Stokes	Yes
Mayor Woolsey	Yes

Motion passed 3-2.

Appendix A (Ordinance 2012-06, Attachment C) PRIVATE ROAD STANDARDS

§A.2.2 Ingress/Egress Easement (**Maximum of 4 Lots**)

ADDITIONAL LANDOWNER/DEVELOPER RESPONSIBILITIES: The landowner/developer shall determine the location of easement(s) and the type of access to be provided. The location of the easement(s) shall be clearly depicted and labeled on submitted plats or plans.

Mayor Woolsey asked for a motion in favor. Councilman Stokes moved, seconded by Mayor Woolsey. No discussion. Passed unanimously.

Adjournment: There being no further business to come before the body, the meeting adjourned at 7:46 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk

Fair Housing Month Proclamation

April 2016



WHEREAS, April marks the anniversary of the passage of the Fair Housing Act of 1968, which sought to eliminate discrimination in housing opportunities and to affirmatively further housing choices for all Americans; and

WHEREAS, the ongoing struggle for dignity and housing opportunity for all is not the sole responsibility of the Federal government; and

WHEREAS, vigorous local efforts to combat discrimination can be as effective as Federal efforts; and

WHEREAS, illegal barriers to equal opportunity in housing, no matter how subtle, diminish the rights of all;

NOW, THEREFORE, BE IT RESOLVED, that the Town of James Island, SC do hereby join in the national efforts by proclaiming APRIL, 2016 as FAIR HOUSING MONTH and encourage all agencies, institutions and individuals, public and private, in the Town of James Island to abide by the letter and the spirit of the Fair Housing Law.

Signed and sealed this 21st day of April, 2016.

Bill Woolsey
Mayor

ATTEST

Frances Simmons
Town Clerk

Town of James Island

% FY Complete 75%

Monthly Budget Report

Fiscal Year 2015 / 2016

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May	June		
GENERAL FUND REVENUE														
Franchise Fees	165,901	-	-	6,607	66,282	-	6,860	66,872	-	-	-	-	312,523	420,000
Brokers & Insurance Tax	-	-	25	-	-	48	-	-	-	-	-	-	73	375,000
Local Option Sales Tax (rev)	-	32,331	-	29,241	27,382	32,235	27,443	27,917	61,103	-	-	-	237,653	327,080
State Aid to Subdivisions	-	-	-	-	73,112	-	-	58,497	-	-	-	-	131,609	256,060
Business Licenses	-	4,636	-	-	-	10,790	3,342	84,932	83,789	-	-	-	187,489	190,000
Telecommunications	-	-	-	-	-	25	-	-	42,874	-	-	-	42,899	27,500
Liquor Licenses	-	-	-	2,000	-	-	-	-	-	-	-	-	2,000	16,500
Building Permit Fees	-	503	440	1,063	425	1,350	617	856	715	-	-	-	5,970	10,000
Accommodations Tax	-	-	-	-	-	-	-	420	-	-	-	-	420	-
Planning & Zoning Fees	800	1,201	975	1,325	625	1,300	1,070	475	1,100	-	-	-	8,871	10,000
Miscellaneous	-	-	-	-	26	-	-	751	200	-	-	-	977	1,000
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	225
Transfer Funds Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	483,582
		38,671	1,440	40,237	167,853	45,748	39,332	240,720	189,781				930,483	2,116,947
													% of Budget	44%

ADMINISTRATION														
Salaries	15,867	15,875	15,749	24,021	16,507	19,667	16,367	16,418	25,074	-	-	-	165,545	205,200
Fringe Benefits	5,336	5,471	5,044	7,560	5,129	5,349	5,875	5,855	8,595	-	-	-	54,214	74,000
Copier	351	334	360	374	364	354	319	322	67	-	-	-	2,846	5,300
Supplies	976	223	359	852	301	959	280	383	712	-	-	-	5,045	13,000
Postage	223	355	(55)	257	-	300	465	41	-	-	-	-	1,585	6,700
IT	2,346	2,741	1,693	4,778	3,779	2,469	2,673	3,081	3,058	-	-	-	26,616	35,000
MASC Membership	-	-	-	-	5,341	-	-	-	-	-	-	-	5,341	5,500
Insurance	-	11,023	-	166	6,860	-	-	-	3,644	-	-	-	21,692	19,200
Legal Services	2,225	-	5,364	-	7,865	-	6,484	900	-	-	-	-	22,837	60,000
Town Codification	-	-	5,168	739	-	-	555	-	-	-	-	-	6,461	1,500
Advertising	128	-	606	460	467	228	298	384	263	-	-	-	2,833	5,000
Audit	-	-	-	-	-	12,500	-	-	-	-	-	-	12,500	12,000
Elections	-	-	-	-	-	-	-	-	-	-	-	-	-	500
Mileage Reimbursement	-	56	302	29	60	27	28	26	26	-	-	-	554	800
Bonding	-	-	70	-	-	-	700	-	-	-	-	-	770	1,750
Employee Training / Screening	-	-	-	-	-	-	-	-	-	-	-	-	-	850
Dues and Subscriptions	35	-	110	174	-	-	225	-	525	-	-	-	1,069	1,060
Training & Travel	378	-	22	-	-	20	-	-	65	-	-	-	485	2,460
Mobile Devices	35	35	402	(36)	70	70	70	71	52	-	-	-	771	660
Children's Commission	-	-	-	190	146	-	-	-	-	-	-	-	337	1,000
Business Development Council	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
History Commission	-	-	-	-	-	-	250	-	-	-	-	-	250	1,000
Employee Appreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	500
Bank Charges	61	60	133	52	42	130	76	73	74	-	-	-	701	500
		36,174	35,325	39,616	46,932	42,073	34,664	27,554	42,155				332,453	454,480
													% of Budget	73%

Town of James Island

% FY Complete 75%

Monthly Budget Report

Fiscal Year 2015 / 2016

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May	June		
ELECTED OFFICIALS														
Salaries	3,769	3,769	3,769	5,654	3,769	3,769	3,769	3,769	5,654	-	-	-	37,692	50,000
Fringe Benefits	2,129	2,129	2,129	3,198	2,138	2,095	2,185	2,185	3,270	-	-	-	21,458	17,000
Mayor Expense	551	-	-	200	-	-	-	-	-	-	-	-	751	2,000
Council Expense	-	35	-	129	-	-	105	11	-	-	-	-	280	4,000
Mobile Devices	114	114	114	114	114	114	114	114	114	-	-	-	1,026	1,410
		6,047	6,012	9,295	6,022	5,978	6,173	6,079	9,038					
													Total	61,208
													% of Budget	82%
GENERAL OPERATIONS														
Salaries	15,698	14,942	14,774	22,161	14,774	16,399	14,774	14,774	22,698	-	-	-	150,996	216,200
Fringe Benefits	5,271	5,021	5,156	7,714	5,142	5,308	5,856	5,856	8,858	-	-	-	54,183	73,500
		19,964	19,931	29,875	19,917	21,707	20,631	20,631	31,556				Total	205,179
													% of Budget	71%
PLANNING														
Supplies	-	-	42	-	-	25	290	-	-	-	-	-	357	500
Advertising	128	225	128	-	64	-	-	-	64	-	-	-	609	2,000
Mileage Reimbursement	-	-	-	-	-	-	-	-	-	-	-	-	-	200
Dues and Subscriptions	-	-	-	-	-	-	-	-	-	-	-	-	-	325
Training & Travel	85	-	220	-	-	-	-	-	-	-	-	-	305	1,000
Mobile Devices	35	35	35	(28)	35	35	35	35	26	-	-	-	245	660
Uniform / PPE	-	-	-	-	186	-	-	-	-	-	-	-	186	250
Planning Commission	-	250	200	258	450	200	-	250	-	-	-	-	1,608	4,000
Board of Zoning Appeals	-	-	200	176	200	316	-	-	-	-	-	-	892	4,000
		510	825	406	935	576	325	285	90				Total	4,201
													% of Budget	32%

Town of James Island

% FY Complete 75%

Monthly Budget Report

Fiscal Year 2015 / 2016

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May	June		
BUILDING INSPECTION														
Mileage Reimbursement	-	-	16	45	-	-	-	-	-	-	-	-	61	200
Mobile Devices	35	35	35	(28)	35	35	35	36	26	-	-	-	245	660
Supplies	-	-	210	-	-	-	-	8	-	-	-	-	218	1,000
Equipment / Software	-	-	-	-	-	-	-	-	-	-	-	-	-	1,500
Uniform / PPE	-	-	-	-	-	-	-	-	-	-	-	-	-	250
Dues & Subscriptions	50	-	-	-	-	-	-	-	-	-	-	-	50	800
Travel & Training	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
		35	261	17	35	35	35	43	26				574	5,410
													% of Budget	11%

PUBLIC WORKS														
Mileage Reimbursement	-	-	-	-	-	-	-	-	-	-	-	-	-	300
Training & Travel	-	-	-	189	-	-	-	-	-	-	-	-	189	1,000
Projects	2,135	3,218	7,955	271	8,112	323,675	74,087	-	-	-	-	-	419,452	725,500
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	25,000
Permits	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
Mobile Devices	54	54	54	-	54	54	54	54	54	-	-	-	430	660
Traffic Control Devices	-	-	-	-	-	-	146	-	3,267	-	-	-	3,413	30,000
Uniform / PPE	-	-	-	-	143	-	-	-	-	-	-	-	143	500
Supplies	-	-	156	15	-	-	61	-	201	-	-	-	433	2,000
Emergency Management	-	4,714	-	1,189	796	51	-	-	3,071	-	-	-	9,820	12,000
Groundskeeping	-	180	820	-	3,680	10,590	90	90	974	-	-	-	16,424	30,000
		8,165	8,985	1,664	12,784	334,370	74,438	144	7,566				450,304	827,960
													% of Budget	54%

CODES & SAFETY														
Mobile Devices	54	54	54	-	-	-	-	-	-	-	-	-	161	660
Mileage Reimbursement	-	-	-	-	-	-	-	-	-	-	-	-	-	300
Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
Radio Contract	-	342	-	-	342	-	-	342	-	-	-	-	1,026	2,740
Training	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000
Supplies	-	-	-	-	-	-	-	-	40	-	-	-	40	500
Uniform / PPE	-	-	-	-	183	-	-	-	-	-	-	-	183	250
Sheriff's Office Contract	17,648	13,275	16,438	10,592	11,155	15,360	7,988	35,646	15,466	-	-	-	143,567	165,000
Unsafe Buildings Demolition	-	9,622	325	-	-	-	-	-	-	-	-	-	9,947	7,000
Overgrown Lot Clearing	-	-	-	-	-	-	-	-	-	-	-	-	-	1,200
Crime Watch Materials	-	-	-	-	-	-	-	1,892	-	-	-	-	1,892	500
Neighborhood Council	399	589	-	-	-	-	-	-	-	-	-	-	988	1,500
Teen CERT Program	-	-	-	-	-	-	-	-	-	-	-	-	-	500
		23,882	16,816	10,592	11,680	15,360	7,988	37,880	15,506				157,804	182,150
													% of Budget	87%

Town of James Island

% FY Complete 75%

Monthly Budget Report

Fiscal Year 2015 / 2016

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May	June		
PARKS & RECREATION														
Recreation	400	345	-	54	325	-	500	3,749	-	-	-	5,373	5,000	
Pinckney Park	-	(3,150)	750	1,250	43	-	5,290	3,664	11,302	-	-	19,149	85,000	
Special Events	146	-	-	-	526	2,087	-	100	47	-	-	2,907	12,000	
Youth Sports Program	-	-	-	3,925	-	-	-	2,000	-	-	-	5,925	14,000	
		(2,805)	750	5,175	623	2,412	5,290	6,264	15,098			33,354	116,000	
												% of Budget	29%	
FACILITIES & EQUIPMENT														
Utilities	1,486	1,325	1,372	1,228	961	4,165	1,049	1,031	1,068	-	-	13,684	21,600	
Rent	6,178	6,178	6,461	6,460	6,531	6,531	6,531	6,577	6,556	-	-	58,003	77,700	
Security Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	3,000	
Janitorial	440	477	440	477	465	477	465	477	1,367	-	-	5,087	6,620	
Equipment / Furniture	-	336	-	-	-	27	-	-	-	-	-	364	3,000	
Building Maintenance	65	-	276	220	1,005	32	-	181	225	-	-	2,005	12,000	
Vehicle Purchase	-	-	-	27,118	-	-	-	-	-	-	-	27,118	25,000	
Vehicle Maintenance Expense	65	77	51	163	67	133	91	56	214	-	-	919	5,000	
Generator Maintenance	-	-	195	-	-	-	-	-	-	-	-	195	750	
Street Lights	10,437	10,438	10,437	10,437	10,437	10,435	10,437	10,437	10,437	-	-	93,930	120,000	
Town Hall	400	-	1,750	-	4,330	3,921	-	190	4,005	-	-	14,595	200,000	
Lease Purchase	-	-	-	-	-	-	-	-	-	-	-	-	840,000	
	19,071	18,832	20,982	46,103	23,795	25,721	18,573	18,949	23,872			215,898	1,314,670	
												% of Budget	16%	
COMMUNITY SERVICES														
Repair Care Program	-	-	-	-	-	4,036	-	2,555	4,654	-	-	11,245	30,000	
Community Service Contributions	-	-	-	-	15,500	1,760	-	500	-	-	-	17,760	20,000	
					15,500	5,796		3,055	4,654			29,005	50,000	
												% of Budget	58%	

Town of James Island

% FY Complete 75%

Monthly Budget Report

Fiscal Year 2015 / 2016

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			TOTAL	BUDGET
	July	August	September	October	November	December	January	February	March	April	May	June		
LOCAL OPTION SALES TAX ROLLBACK FUND														
LOST Rollback	-	86,720	-	72,336	67,508	79,138	69,979	72,354	154,236	-	-	-	602,271	841,060
LOST Rollback - Interest Income	96	98	-	57	-	293	215	-	-	-	-	-	759	475
Transfer In from Property Tax Credit Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	198,465
Total													603,030	1,040,000
TREE MITIGATION FUND														
Tree Mitigation revenue	1,480	1,968	1,968	488	2,456	-	-	1,100	-	-	-	-	16,346	8,732
Tree Mitigation expense	-	-	-	-	(150)	(375)	-	(85)	(1,340)	-	-	-	(1,940)	(8,732)
Total	1,480	1,968	1,968	488	2,306	(375)	-	1,015	(1,340)	-	-	-	14,397	-
ART AUCTION														
Art Auction donations	-	-	-	-	11	-	100	215	300	-	-	-	626	-
Art Auction revenue	-	-	-	-	-	-	-	1,382	1,515	-	-	-	2,897	-
					11		100	1,597	1,815				3,523	
Art Auction expense	-	-	-	-	-	-	(82)	-	(24)	-	-	-	(106)	300
					11		18	1,597	1,791				3,417	300
Total													3,417	300
JAMES ISLAND PRIDE														
James Island Pride donations	10	5	20	-	-	-	-	-	10	-	-	-	220	-
Helping Hands donations	-	-	-	-	-	-	-	-	-	-	-	-	426	-
Grant-JIP							1,050						1,050	
Total													1,696	-
James Island Pride expense	(252)	(75)	(58)	(70)	(76)	(50)	-	-	(50)	-	-	-	(631)	2,200
Helping Hands expense	-	-	(250)	(46)	-	-	-	-	-	-	-	-	(296)	-
Grant-JIP-Expense									(797)				(797)	
Total													(927)	2,200

ADMINISTRATOR'S REPORT

Mar-16

ADMIN NOTES

- a. Survey files on Town Hall property sites expected back to Architects on 4/21 so they can start design
- b. New playground equip. has been installed at Dock St Park with proceeds from a PARD grant
- c. Met with Chas County Transportation and area municipalities on beach traffic camera discussion and a path forward
- d. Taste of James Island scheduled for Sat April 30th. Town staff will be participating and everyone is welcome to attend
- e. Pinckney Park steering committee has worked towards a Draft Master Plan which will be presented to the public in May
- f. Intergovernmental Council originally scheduled for 4/11 has been delayed and not yet rescheduled

TOTAL Business Licenses 64

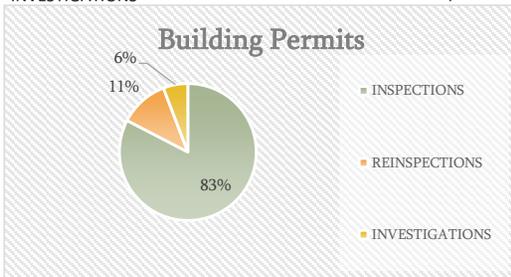
*This number includes 27 processed at TOJI

Code Enforcement Case Thru Jan

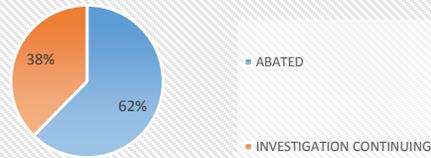
TOTAL CASES	161
ABATED	101
INVESTIGATION CONTINUING	61
RANK VEGETATION / SOLID WASTE	33
NUISANCE PROPERTY	25
TREE CASES	16
INOPERABLE VEHICLE	19

Building Permits

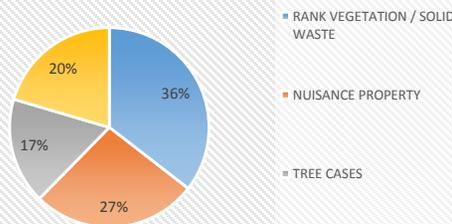
BUILDING PERMITS ISSUED	100
Inspections performed by TOJI:	
INSPECTIONS	57
REINSPECTIONS	8
INVESTIGATIONS	4



Code Enforcement - Case Status



Code Enforcement - Case Type



PERMIT TYPE

ACCESSORY STRUCTURE	Mar-16
CLEARING & GRUBBING	-
DEMOLITION PERMIT	1
EXEMPT PLATS	1
FIREWORK STAND	-
HOME OCCUPATION	-
LSPR	9
NON-EXEMPT PLAT	-
PD AMENDMENT (REZONING)	-
RESIDENTIAL ZONING	10
REZONING	-
SPR	-
SIGN PERMIT	-
SITE PLAN REVIEW	3
SPECIAL EVENT	-
SPECIAL EXCEPTION	-
TEMPORARY ZONING	-
TREE REMOVAL	-
TREE TRIMMING	10
VARIANCE	-
ZONING PERMIT	-
TOTAL	3
	37

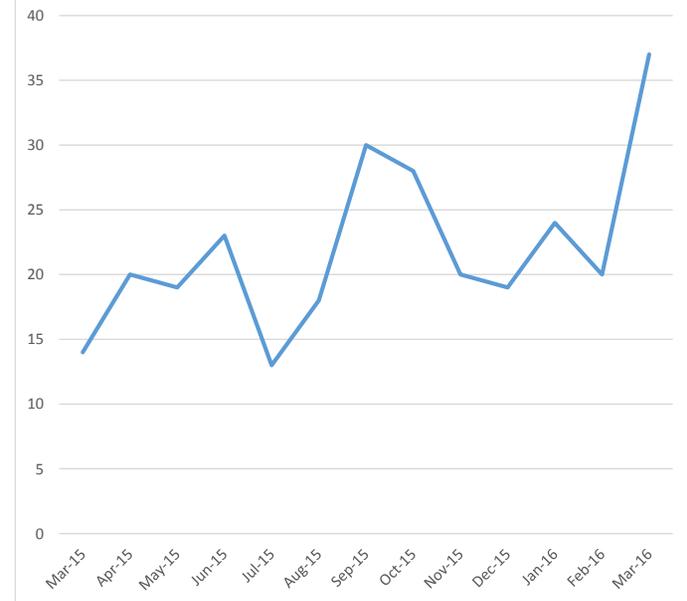
PUBLIC WORKS NOTES

- 1) Contractor for Camp Rd Sidewalk has NTP and expected to begin week of 4/18 or 4/25 - waiting on traffic control plan to be approved by DOT
- 2) 1st Quarter Stormwater Manager's Mtg was held
- 3) Drainage ditches continued to hold water due to the high water table. Charleston County Mosquito Control is aware of the issue and has planned for increased spraying. As Spring brings vegetative growth the ground water is expected to lower, thus allowing the water in the ditches to recede.
- 4) Attended First Quarter SCASM meeting in Columbia where presentations were made about the October flooding in SC.
- 5) Met with Stantec on preliminary Concept work for sidewalk and drainage work along Seaside Dr
- 6) Drainage pipe under Ft Johnson at Lighthouse has been replaced with a larger one and asphalt repaired - more drainage work in that area still to come

Island Sheriff's Patrol

Traffic Stop:	517;	Hours Worked:	429
Tickets:	56;	Warnings:	483
Arrests:	6;	Calls for Service:	73;

ZONING PERMITS - 13 MONTH HISTORY





RESOLUTION 2016-04

A RESOLUTION HONORING ISLAND SHERIFFS' PATROL (ISP) FIRST QUARTER
AWARD WINNER, DEPUTY STANLEY SINGER

WHEREAS, the Town of James Island promotes the protection, safety, and welfare of its citizens by utilizing the services of the Island Sheriffs' Patrol, and

WHEREAS, Deputy Singer has brought honor, and integrity by enforcing the laws in the Town of James Island, and

WHEREAS, Deputy Singer's stats are consistently high, and his presence is known in the Town's neighborhoods; and

WHEREAS, Deputy Singer has been recognized by his supervisors and peers for providing outstanding law enforcement service and being extremely dependable;

NOW THEREFORE, BE IT RESOLVED that the Town of James Island Council does hereby recognize Deputy Stanley Singer as the Island Sheriffs' Patrol, Deputy of the First Quarter, for February 2016 through April, 2016.

Enacted this the 21st day of April 2016

Bill Woolsey
Mayor

ATTEST

Frances Simmons
Town Clerk

ORDINANCE 2016-01

AN ORDINANCE AMENDING THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 2013-07, SECTIONS 153.231 TEMPORARY SALES, 153.177 SPECIALIZED MANUFACTURING, 153.110 MANUFACTURING AND PRODUCTION, 153.334 TREE PROTECTION AND PRESERVATION, AND APPENDIX A PRIVATE ROAD STANDARDS

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Sections 6-29-310, et seq., 6-29-510 et seq., 6-29-710 et seq. and 6-29-110 et seq., of the Code of Laws of South Carolina, 1976, as amended, authorizes the Town of James Island to enact or amend its zoning and land development regulations to guide development in accordance with existing and future needs and in order to protect, promote and improve the public health, safety, and general welfare; and

WHEREAS, the Town of James Island Planning Commission has reviewed the proposed text and map amendments of the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR) in accordance with the procedures established in State law and the ZLDR, and has forwarded their recommendations to the Town of James Island Council regarding the proposed text amendments of the ZLDR as set forth in Sections 153.231 Temporary Sales 153.177 Specialized Manufacturing, 153.110 Manufacturing and Production, 153.334 Tree Protection and Preservation, and Appendix A Private Road Standards, as set forth herein; and

WHEREAS, upon receipt of the recommendations of the Planning Commission, Town Council held at least 1 public hearing and after close of the public hearing, Town Council approves the proposed text amendments based on the Approval Criteria of Section 153.042 (F) of the ZLDR;

WHEREAS, the Town Council has determined the proposed text amendments meet the following criteria:

- (1). The proposed amendments correct an error or inconsistency or meet the challenge of a changing condition;
- (2). The proposed amendments are consistent with the adopted Town of James Island Comprehensive Plan and goals as stated in Section 153.005; and
- (3). The proposed amendments are to further the public welfare in any other regard specified by Town Council.

NOW, THEREFORE, be ordained it, by the Town of James Island Council in meeting duly assembled, as follows:

SECTION I. FINDINGS INCORPORATED

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

SECTION II. TEXT AMENDMENTS OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE

The Town of James Island Zoning and Land Development Regulations Ordinance is hereby amended to include the text amendments of Sections 153.231, 153.177, 153.110, 153.334 and Appendix A, are attached hereto as Exhibit "A" and made a part of this Ordinance by reference.

SECTION III. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately following second reading by the
Town Council.

ADOPTED and APPROVED in meeting duly assembled this 21st day of April, 2016.

TOWN OF JAMES ISLAND COUNCIL

By: _____
Bill Woolsey
Mayor

ATTEST:

By: _____
Frances Simmons
Town Clerk

Public Hearing: March 17, 2016
First Reading: March 17, 2016
Second Reading: April 21, 2016

ORDINANCE 2016-01, EXHIBIT A

§153.231 TEMPORARY SALES

- (A) Auctions or garage sales of second-hand merchandise which has been used on the premises may be conducted on a zoning lot where permitted as an accessory use elsewhere in these regulations. Such sales may be conducted **twice** in a calendar year from the same zoning lot.

§153.177 SPECIALIZED MANUFACTURING

- (A) In zoning districts subject to condition (C), a structure or structures used for specialized manufacturing shall have a maximum floor area of 2,000 square feet and shall have no more than five non-resident employees.
- (B) All activities related to the specialized manufacturing use shall be confined to a structure that is entirely enclosed.
- (C) All specialized manufacturing uses shall comply with the site plan review requirements of this chapter.

Table 153.110: MANUFACTURING AND PRODUCTION

Beverage or related products manufacturing, including alcoholic beverages. (**Add an "S" in "CC" box**)

§153.334 TREE PROTECTION AND PRESERVATION

(E) *Tree removal*

- (1) *Generally.* Permits for tree removal may be approved where one or more of the following conditions are deemed to exist by the Zoning Administrator:
- Trees are not required to be retained by the provisions of this section.
 - Trees are diseased, dead, or dying (as determined by the Zoning Administrator or a qualified arborist);
 - Trees pose **a safety hazard** to nearby buildings or pedestrian or vehicular traffic (as determined by the Zoning Administrator or a qualified arborist); and/or
 - Removal of required trees has been approved by the Board of Zoning Appeals.

§153.334 TREE PROTECTION AND PRESERVATION

(A) General

(4) Measurements and definitions.

GRAND TREE. Any species of tree measuring **24 inches** or greater diameter breast height (DBH) except pine and sweet gum. All GRAND TREES are prohibited from removal unless a grand tree removal permit is issued.

Appendix A (Ordinance 2012-06, Attachment C) PRIVATE ROAD STANDARDS

§A.2.2 Ingress/Egress Easement (**Maximum of 4 Lots**)

ADDITIONAL LANDOWNER/DEVELOPER RESPONSIBILITIES: The landowner/developer shall determine the location of easement(s) and the type of access to be provided. The location of the easement(s) shall be clearly depicted and labeled on submitted plats or plans.

AN ORDINANCE

**AMENDING THE MUNICIPAL CODE OF THE TOWN OF JAMES ISLAND TO
PROVIDE FOR A NEW SUBCHAPTER TO BE
KNOWN AS "HOSPITALITY TAX"**

WHEREAS, ARTICLE 7 OF CHAPTER 1 OF TITLE 6 OF THE SOUTH CAROLINA CODE OF LAWS PROVIDES A MUNICIPALITY WITH THE AUTHORITY TO ESTABLISH A LOCAL HOSPITALITY TAX, NOT TO EXCEED TWO (2) PERCENT OF THE CHARGES FOR PREPARED FOOD AND BEVERAGES; AND

WHEREAS, RELATED TO THE SUCCESS OF THE TOURISM INDUSTRY IS THE CONSTRUCTION AND MAINTENANCE OF SAFE, RELIABLE AND AESTHETICALLY PLEASING ROADWAYS AND OTHER PUBLIC INFRASTRUCTURE, AND THE PROVISION OF A VARIETY OF PARKS AND PUBLIC RECREATIONAL OPPORTUNITIES; AND

WHEREAS, THE COST OF PROVIDING THE SPECIAL SERVICES REQUIRED BY THE TOURISM INDUSTRY SHOULD BE APPORTIONED MORE EQUITABLY BETWEEN THE TOWN'S TAXPAYERS AND THOSE WHO VISIT THE TOWN AND ENJOY THE SPECIAL BENEFITS THE TOWN PROVIDES THEM; AND

WHEREAS, IT HAS BEEN THE POLICY OF TOWN COUNCIL TO MINIMIZE THE BURDEN OF AD VALOREM PROPERTY TAXES ON ITS CITIZENS AND IT IS ONLY REASONABLE AND APPROPRIATE THAT THOSE WHO VISIT THE TOWN AND UTILIZE TOWN INFRASTRUTURE AND PARK AND RECREATIONAL FACILITIES AND SERVICES CONTRIBUTE A PORTION OF THE COSTS REQUIRED TO PROVIDE THE SAME; AND

WHEREAS, JAMES ISLAND TOWN COUNCIL BELIEVES THAT IT IS IN THE BEST INTEREST OF THE TOWN OF JAMES ISLAND TO ESTABLISH A TWO (2) PERCENT HOSPITALITY TAX FOR THE TOWN OF JAMES ISLAND PURSUANT TO THE REFERENCED AUTHORITY; AND

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL, IN COUNCIL ASSEMBLED, THE MUNICIPAL CODE OF THE TOWN OF JAMES ISLAND BE HEREBY AMENDED BY THE ADDITION OF A NEW SUB-SECTION TO BE ENTITLED "HOSPITALITY TAX", WITH SUCH SUB-SECTION TO READ IN ITS ENTIRETY AS FOLLOWS:

Hospitality Tax

Hospitality Tax

- a. There is hereby imposed a tax of two (2%) percent on the gross proceeds of the sale of prepared meals and beverages sold in or by establishments in the Town of James Island, or sales of prepared meals, food and beverages sold in establishments licensed for on-premises consumption of alcoholic beverages, beer or wine, and is imposed on every person engaged in the business of furnishing food and beverage services, whether dine in or take out, within the Town of James Island.
- b. The local hospitality tax shall be imposed on all food and beverages prepared or modified by restaurants, food trucks, convenience stores, fast food outlets, grocery stores, catered services, or other establishments within the Town of James Island.
- c. The local hospitality tax does not apply to organizations exempt from paying state sales tax.
- d. The tax imposed by this ordinance shall be collected from any patron when he tenders payment for his meal or beverage and shall be held in trust for the benefit of the Town until the same is paid to Charleston County as herein after provided. Every establishment subject to this hospitality tax shall, on the date or within the time period hereinafter prescribed, make a return to Charleston County on forms provided by the office delineating gross proceeds of sales of prepared meals, food, and beverages for the previous month, and the amount of the tax due by virtue of this chapter.
- c. At the time the return is filed, the full amount of any tax due hereunder shall be remitted. Taxes and required reports shall be submitted to Charleston County by the twentieth (20th) day of the month and shall cover sales of the previous month. Any taxes not timely remitted and late from one to thirty days shall be subject to a penalty of five (5) percent. Any taxes not timely remitted and late for more than thirty days shall be subject to a penalty of (25%) percent. The failure to collect from patrons the tax imposed by this ordinance shall not relieve any establishment subject to this ordinance from making the required remittance.
- d. There is hereby established a special account, to be known as the hospitality tax account, into which all monies remitted to the Town under this ordinance shall be deposited. Any and all funds in the hospitality tax account, including any interest as may accrue thereon, shall be used only for the purposes as set forth in Section 6-1-730 of the South Carolina Code of Laws, as the same may from time to time be amended.
- e. For the purpose of enforcing the provisions of this Chapter, the Business License Official, Code Enforcement Officer, or other authorized agent of the Town is empowered to enter upon the premises of any person or entity

subject to this chapter and to make inspections, and examine and audit books and records. It shall be unlawful for any person or entity to fail or refuse to make available the necessary books and records during normal business hours upon 24 hours written notice. In the event an audit reveals that false information has been filed by the remitter, the cost of the audit shall be added to the correct amount of fees determined to be due. The Business License Official, Code Enforcement Officer, or other authorized agent of the Town may make systematic inspections of all establishments within the Town to ensure compliance with this Chapter. Records of inspections shall not be deemed public records. The Business License Official shall administer the provisions of this Chapter and make reasonable regulations relating to its administration.

- f. The failure of an establishment subject to this ordinance to remit to the Town the taxes required by this ordinance, as and when due, shall constitute a misdemeanor, punishable by a fine of not more than \$500 or imprisonment of up to thirty (30) days, or both. A separate offense shall be deemed committed on each day that a violation occurs or continues. Notwithstanding the foregoing, any misrepresentation of the information required by returns as set forth in subsection hereof or the failure to collect or timely remit to the County the taxes imposed by this section may result in the suspension and/or revocation of the business license of the offending establishment, as may be determined, after a hearing by the James Island Town Council. Appeals shall be governed by the requirements of Section 110 of the Town of James Island Business License Ordinance.
- g. If any provisions of this ordinance or application thereof to any circumstance are held to be invalid, such invalidity shall not affect other provisions of this ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this ordinance are severable.
- h. Effective Date: The taxes established by this ordinance shall be imposed on all applicable meals and/or beverages sold on or after July 1, 2016.

Town of James Island Council

By: _____
Bill Woolsey, Mayor

ATTEST

By: _____
Frances Simmons, Town Clerk

Public Hearing: April 21, 2016
First Reading: April 21, 2016
Second Reading: May 19, 2016

AN ORDINANCE ADOPTING THE FISCAL YEAR 2016-2017 BUDGET FOR THE TOWN OF JAMES ISLAND, SOUTH CAROLINA

WHEREAS, the Town of James Island requires a budget to guide and direct the receipt of expenditure of revenues during Fiscal Year 2016-2017; and

WHEREAS, Section 5-7-260 South Carolina Code of Laws, 1976, as amended, requires that certain acts by Municipal Councils be done by ordinance, including the adoption of a budget; and

WHEREAS, South Carolina law requires that a duly noticed public hearing be held prior to the adoption of a municipal budget; and

WHEREAS, this duly noticed public hearing was held on April 21, 2016;

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF JAMES ISLAND, SOUTH CAROLINA:

Section 1: Purpose

This Ordinance is adopted to provide the Town of James Island with an Operating Budget for Fiscal Year 2016-2017.

Section 2: Creation of the Fiscal Year 2016-2017 Budget for the Town of James Island, South Carolina

By passage of this Ordinance, the Town of James Island adopts as its Budget for Fiscal Year 2016-2017 "Exhibit A," incorporated fully herein by reference.

Section 3: Severability

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such part had not been included. If said Ordinance, or any provision thereof, is held to be inapplicable to any person, group of persons, property, and kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property, or circumstances.

Section 4: Effective Date and Duration

This Ordinance shall be effective from July 1, 2016 to June 30, 2017.

Public Hearing	April 21, 2016
First Reading	April 21, 2016
Second/Final Reading	May 19, 2016

Bill Woolsey

ATTEST

Frances Simmons
Town Clerk

EXHIBIT A

**TOWN OF JAMES ISLAND
SOUTH CAROLINA**



DRAFT BUDGET

FISCAL YEAR 2016-2017

**TOWN OF JAMES ISLAND
SOUTH CAROLINA**



**FISCAL YEAR 2016-2017
DRAFT BUDGET**

MAYOR

W. BILL WOOLSEY

MAYOR PRO-TEM

LEONARD A. BLANK

TOWN COUNCIL

GARRETT MILLIKEN

DARREN "TROY" MULLINAX

JOSHUA STOKES

BUDGET SUMMARY

BUDGET SUMMARY

	2015/2016 AMENDED BUDGET	2016/2017 DRAFT BUDGET
Revenues		
Operating Revenues	2,674,865	2,984,000
Transfer In from Funds Balance	483,582	477,632
Total Revenues	\$ 3,158,447	\$ 3,461,632

Expenditures	2015/2016 AMENDED BUDGET	2016/2017 DRAFT BUDGET
ADMIN	453,980	481,135
ELECTED OFFICIALS	74,410	87,600
GENERAL OPERATIONS	289,700	334,682
PLANNING	12,935	12,935
BLDG.INSP	5,410	5,410
PUBLIC WORKS	656,692	256,310
CODE AND SAFETY	182,150	236,160
PARKS AND RECREATION	118,500	26,500
FACILITIES & EQUIPMENT	1,114,670	256,200
LEASE PURCHASE		870,000
COMMUNITY SERVICES	50,000	40,000
TRANSFER OUT TO RESERVE FUND	200,000	291,000
TRANSFER OUT TO CAPITAL PROJECTS		563,700
Total Expenditures	\$ 3,158,447	\$ 3,461,632

Town Funds	2015/2016 AMENDED BUDGET	2016/2017 DRAFT BUDGET
PROPERTY TAX CREDIT FUND	1,908,058	1,617,058
RESERVE	200,000	491,000
TREE FUND	8,732	-
TOWN HALL BUILDING FUND	200,000	-
UNEMCUMBERED FUND BALANCE AVAILABLE	693,627	1,066,701
NONREFUNDABLE PROPERTY TAX CREDIT	2,948,058	1,162,000
HOSPITALITY TAX FUND		435,000

REVENUES

	2015/2016 AMENDED BUDGET	YTD Revenue 2/5/2016	ESTIMATED EXPENDITURES	2016/2017 DRAFT BUDGET
Revenues				
LOST Revenue Fund	327,080	176,549	353,000	353,000
State Aid to Subdivisions	256,060	131,609	260,000	260,000
Franchise Fees*	420,000	283,419	465,500	465,500
Telecommunications	27,500	25	45,000	45,000
Brokers and Insurance Tax	375,000	73	430,500	430,500
Business Licenses	190,000	18,768	230,000	230,000
Building Permit Fees	10,000	4,398	10,000	10,000
Planning and Zoning Fees	10,000	7,296	13,500	12,000
Liquor Licenses	16,500	2,000	10,000	10,000
Tree Mitigation	1,500	8,360	10,000	5,000
Miscellaneous	1,000	26	1,000	1,000
Property Taxes*	1,040,000	-	-	1,162,000
LOST Rollback Fund	841,060	448,032	896,000	870,000
LOST Rollback Fund - Interest Income	475	544	1,000	1,000
Transfer In from Property Tax Credit Fund Balance	198,465		198,465	291,000
Net Property Taxes	(1,040,000)	-	-	(1,162,000)
TOTAL	2,674,865	1,081,099	2,725,500	2,984,000

* 20 mils - \$20 per \$1,000 of assessed property value

EXPENDITURES

	2015/2016 AMENDED BUDGET	YTD EXPENDITURES 2/5/2016	ESTIMATED EXPENDITURES	2016/2017 DRAFT BUDGET
Administration				
Salaries	205,200	124,053	214,072	221,300
Fringe Benefits	74,000	39,764	72,077	73,405
Advertising	5,000	2,186	3,940	5,000
Audit	12,000	12,500	12,500	12,500
Bank charges	500	554	1,000	1,000
Bonding	1,750	770	1,870	1,870
Business Development Council	1,000	-		500
Children's Commission	1,000	337	1,000	1,000
Copier	5,300	2,457	4,320	5,300
Dues and Subscriptions	1,060	544	800	1,060
Elections	500	-	-	-
Employee Appreciation	500	-	500	500
Employee Training / Screening	850	-	500	850
History Commission	1,000	250	2,400	2,500
Information Services	35,000	20,477	34,500	40,000
Insurance	19,200	18,048	21,048	22,000
Legal Services	60,000	21,937	38,000	60,000
MASC Membership	5,500	5,341	5,341	5,500
Mileage Reimbursement	800	502	752	800
Mobile Devices	660	648	998	1,350
Postage	6,700	1,545	2,800	6,700
Supplies	13,000	3,950	6,800	13,000
Town Codification	1,500	6,461	6,961	2,500
Training and Travel	2,460	420	2,000	2,500
TOTAL	452,020	262,324	425,218	481,135

	2015/2016 AMENDED BUDGET	YTD EXPENDITURES 2/5/2016	ESTIMATED EXPENDITURES	2016/2017 DRAFT BUDGET
Elected Officials				
Salaries	50,000	28,269	49,000	50,000
Fringes	17,000	16,003	28,041	30,000
Mayor Expense	2,000	751	1,000	2,000
Council Expenses	4,000	269	2,000	4,000
Mobile Devices	1,410	798	1,470	1,600
TOTAL	74,410	46,090	81,511	87,600

	2015/2016 AMENDED BUDGET	YTD EXPENDITURES 2/5/2016	ESTIMATED EXPENDITURES	2016/2017 DRAFT BUDGET
General Operations				
Salaries	216,200	113,524	195,707	241,500
Fringe Benefits	73,500	39,469	76,500	93,182
TOTAL	289,700	152,993	272,207	334,682

	2015/2016 AMENDED BUDGET	YTD EXPENDITURES 2/5/2016	ESTIMATED EXPENDITURES	2016/2017 DRAFT BUDGET
Planning & Zoning				
Advertising	2,000	545	1,170	2,000
Mobile Devices	660	183	505	660
Dues and Subscriptions	325	-	325	325
Mileage Reimbursement	200	-	-	100
Supplies	500	357	500	600
Training and Travel	1,000	305	600	1,000
Uniform / PPE	250	186	186	250
Planning Commission	4,000	1,358	2,608	4,000
Board of Zoning Appeals	4,000	892	1,892	4,000
TOTAL	12,935	3,826	7,786	12,935

	2015/2016 AMENDED BUDGET	YTD EXPENDITURES 2/5/2016	ESTIMATED EXPENDITURES	2016/2017 DRAFT BUDGET
Building Inspection				
Mobile Devices	660	183	360	660
Dues and Subscriptions	800	50	500	800
Equipment/Software	1,500		1,500	1,500
Mileage Reimbursement	200	61	200	200
Supplies	1,000	210	400	1,000
Travel and Training	1,000	505	1,000	1,000
Uniform / PPE	250		250	250
TOTAL	5,410	1,009	4,210	5,410

	2015/2016 AMENDED BUDGET	YTD EXPENDITURES 2/5/2016	ESTIMATED EXPENDITURES	2016/2017 DRAFT BUDGET
Public Works				
Mobile Devices	660	322	600	660
Emergency Management	12,000	6,749	10,249	7,000
Engineering Services	25,000	-	-	-
Groundskeeping	30,000	15,360	20,000	30,000
Mileage Reimbursement	300	-	-	150
Permits	1,000	-	-	-
Projects	725,500	419,452	631,952	200,000
Supplies	2,000	232	1,000	2,000
Traffic Control Devices	30,000	146	10,646	15,000
Training and Travel	1,000	189	500	1,000
Tree Fund Expense	8,732	750	8,732	
Uniform / PPE	500	143	500	500
TOTAL	836,692	443,343	684,179	256,310

	2015/2016 AMENDED BUDGET	YTD EXPENDITURES 2/5/2016	ESTIMATED EXPENDITURES	2016/2017 DRAFT BUDGET
Codes & Safety				
Crime Watch Materials	500		250	250
Equipment	1,000		500	500
Mileage Reimbursement	300		150	300
Mobile Devices	660	161	162	660
Overgrown Lot Clearing	1,200		1,200	1,800
Radio Contract	2,740	684	1,370	1,400
Sheriff's Office Contract	165,000	92,455	181,000	207,500
Supplies	500		250	500
Training	1,000		1,000	1,000
Uniform / PPE	250	183	250	250
Unsafe Buildings Demolition	7,000	9,947	9,947	20,000
Neighborhood Council	1,500	988	1,500	1,500
Teen CERT Program	500	-	500	500
TOTAL	182,150	104,418	198,079	236,160

	2015/2016 AMENDED BUDGET	YTD EXPENDITURES 2/5/2016	ESTIMATED EXPENDITURES	2016/2017 DRAFT BUDGET
Parks & Recreation				
James Island Pride	2,500	959	2,500	3,500
Pinckney Park	85,000	4,183	40,000	-
Recreation	5,000	1,124	5,000	5,000
Special Events	12,000	2,760	5,000	8,000
Youth Sports Program	14,000	3,925	8,000	10,000
TOTAL	118,500	12,951	60,500	26,500

	2015/2016 AMENDED BUDGET	YTD EXPENDITURES 2/5/2016	ESTIMATED EXPENDITURES	2016/2017 DRAFT BUDGET
Facilities & Equipment				
Building Maintenance	12,000	1,599	5,000	8,000
Equipment/Furniture	3,000	364	1,000	3,000
Generator Maint.	750	195	500	50
Janitorial	6,620	3,262	6,540	6,620
Rent	77,700	44,870	77,525	82,000
Security Monitoring	3,000		430	430
Street Lights	120,000	73,056	125,250	127,000
Utilities	21,600	11,586	19,900	21,600
Vehicle Maint.Expense	5,000	649	1,449	5,000
Vehicle Purchase	25,000	27,118	27,200	2,500
Town Hall	200,000	10,586	200,000	
Lease Payments	840,000		840,000	
TOTAL	1,314,670	173,285	1,304,794	256,200

	FY 16/17 Principal	FY 16/17 Interest	FY 16/17 Total	Principal O/S	Interest O/S	Total O/S	Year Mature
LEASE PURCHASE							
2016 Lease Purchase Payments	796,570	73,430	870,000	1,370,930	629,878	2,000,808	2031

	2015/2016 AMENDED BUDGET	YTD EXPENDITURES 2/5/2016	ESTIMATED EXPENDITURES	2016/2017 DRAFT BUDGET
Community Services				
Community Service Contributions	20,000	17,250	20,000	20,000
Repair Care Program	30,000	4,036	8,000	20,000
TOTAL	50,000	21,286	28,000	40,000

FIVE YEAR CAPITAL IMPROVEMENT PLAN FY2016/2017 - FY2020/2021

	FY 2016/2017	FY 2017/2018	FY 2018/2019	FY 2019/2020	FY 2020/2021	5 Year Total
Infrastructure						
Quail Drive Sidewalk	122,400					122,400
Camp Rd to Dills Bluff Sidewalk	125,000					125,000
Dills Bluff Sidewalk, Design through Phase III	60,000	222,915	222,915	464,750	157,080	1,127,660
Camp Rd Sidewalk Phase III (Folly Rd to Riverland Dr)		82,500				82,500
Lighthouse Point Blvd Sidewalk and Drainage, Phase I	220,000					220,000
Seaside to Honey Hill Drainage	200,000					200,000
Tallwood Drainage Easements		85,000				85,000
Oceanview-Stonepost Drainage Basin		125,000				125,000
Rembert Road Paving	95,000					95,000
Seaside Lane Sidewalk		125,000				125,000
Commercial Area / Park Improvements	435,000	443,700	452,574	461,625	470,858	2,263,757

Total	1,257,400	1,084,115	675,489	926,375	627,938	4,571,317
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	FY 2016/2017	FY 2017/2018	FY 2018/2019	FY 2019/2020	FY 2020/2021	5 Year Total
Pinckney Park						
Park Improvements Phase I	185,000					185,000
Park Improvements Phase II						-
Park Improvements Phase III						-
Park Improvements Phase IV						-

Total	185,000
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Anticipated Funding:

Stormwater Funds	125,000
Charleston County Transportation Committee (CTC) Funds	108,700
Charleston County Transportation Sales Tax (TST) Funds	110,000
Anticipated SC Trails Grant	100,000
Total	443,700

Transfers In:

General Fund	563,700
Hospitality Tax Fund	435,000
Total	998,700

ORDINANCE # 2016-04

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN INSTRUMENTS RELATING TO THE ACQUISITION, CONSTRUCTION, EQUIPPING, USE AND, LEASING OF CERTAIN TOWN FACILITIES; APPROVING THE FORMATION OF THE JAMES ISLAND PUBLIC FACILITIES CORPORATION; APPROVING THE ISSUANCE OF JAMES ISLAND PUBLIC FACILITIES CORPORATION LEASE REVENUE BONDS AND BOND ANTICIPATION NOTES; CONSENTING TO THE FORM OF TRUST AGREEMENTS BETWEEN JAMES ISLAND PUBLIC FACILITIES CORPORATION AND THE CORPORATE TRUSTEE; THE LEASE OF CERTAIN REAL PROPERTY AND THE BUILDINGS AND OTHER SITE IMPROVEMENTS LOCATED THEREON BY THE TOWN OF JAMES ISLAND, SOUTH CAROLINA TO JAMES ISLAND PUBLIC FACILITIES CORPORATION, INCLUDING AUTHORIZING THE EXECUTION AND DELIVERY OF BASE LEASE AGREEMENTS, FACILITIES LEASE AGREEMENTS; AND OTHER MATTERS RELATING THERETO.

WHEREAS, the Town of James Island, South Carolina (the "Town"), acting through the Town Council of the Town of James Island, South Carolina (the "Town Council"), proposes to acquire certain real property (the "Facilities Site") and to construct and equip thereon certain real property improvements to constitute a Town Hall and related municipal facilities; the undertaking of the acquisition, construction, installation, and equipping of the projects as more fully described on Exhibit A is herein referred to as the "Facilities;" and

WHEREAS, in order to provide permanent financing for the payment of the costs of the Facilities, the Town will create the James Island Public Facilities Corporation (the "Corporation") to issue an aggregate of not exceeding \$3,500,000 Lease Revenue Bonds, in one or more series (collectively, the "Obligations") under and by the terms of a Trust Agreement (the "Trust Agreement"), by and between the Corporation and a trustee to be designated as provided herein (the "Trustee"); and

WHEREAS, the Town will agree to make certain lease-purchase payments (the "Lease-Purchase Payments") for the lease-purchase of the Facilities pursuant to the terms of one or more Facilities Lease Agreements (the "Facilities Agreements"); and

WHEREAS, the rights to receive Lease-Purchase Payments will be made to or assigned to the corporate trustee as security and the source of payment of the Obligations; and

WHEREAS, in order to provide interim financing for the Facilities, the Corporation may issue its lease revenue bond anticipation notes in one or more series (the "BANs"); and

WHEREAS, the Town Council has determined that it is in the Town's best interest to acquire the Facilities and finance the cost thereof through the issuance of Obligations by the Corporation; and

NOW, THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF JAMES ISLAND, SOUTH CAROLINA, AS FOLLOWS:

Section 1. Approval of Leasing of Facilities and the Facilities Site by Town; Approval and Execution of Base Lease Agreements. The conveyance of a leasehold interest in the Facilities and the Facilities Site or any portions thereof, by the Town to the Corporation pursuant to the terms of Base Lease Agreements is hereby approved, and the form of the Base Lease Agreement as submitted herewith is hereby approved. The Mayor of the Town (the "Mayor") is hereby authorized and directed to execute and deliver Base Lease Agreements, in substantially the form submitted herewith, with any changes, insertions, and omissions as may be approved by the Mayor, with the advice of the Town's financial advisor and bond counsel, his execution being conclusive evidence of his approval.

Section 2. Approval of Lease-Purchase of the Facilities and the Facilities Site by Town; Approval and Execution of Facilities Agreement. The purchase and use of the Facilities and the Facilities Site or any portions thereof by the Town from the Corporation pursuant to the terms set forth in Facilities Agreements is hereby approved, and the form of the Facilities Agreement as submitted herewith is hereby approved. The Mayor is hereby authorized and directed to execute and deliver Facilities Agreements, in substantially the form submitted herewith, with any changes, insertions, and omissions as may be approved by the Mayor, with the advice of the Town's financial advisor and bond counsel, his execution being conclusive evidence of his approval.

Section 3. Agreement to Accept Title to Facilities.

The Town Council hereby agree to accept title to the Facilities and any other property financed by the Obligations or the BANs, including any additions to the Facilities or other property, when the Obligations are discharged.

Section 4. Approval of the Formation of James Island Public Facilities Corporation. If it is deemed necessary or beneficial to the Town by the Mayor, upon the advice of the Town's financial advisor and bond counsel, the incorporation of James Island Public Facilities Corporation is hereby approved, confirmed, and ratified.

Section 5. Consent to Trust Agreement. The Town Council hereby further consent to the execution and delivery of any necessary or beneficial Trust Agreement by the parties thereto. The Town Council covenant to observe and comply with all provisions pertaining to the Town in any Trust Agreement approved by the Mayor upon the advice of the Town's financial advisor and bond counsel, including without limitation provisions concerning the use of proceeds of the Obligations.

Section 6. Consent to Mortgage or Leasehold Mortgage. The Town Council hereby consents to any Mortgage or Leasehold Mortgage by the Corporation as shall be in furtherance of the transactions contemplated in this Ordinance and as shall not be inconsistent with or contrary to the matters contemplated herein. The Town Council hereby further consents to the execution and delivery of the Mortgage or Leasehold Mortgage by the parties thereto.

Section 7. Consent to and Approval of Obligations. The Town Council hereby consents to and approves the undertaking by the Corporation respecting the Facilities and the issuance of Obligations in the aggregate principal amount not to exceed \$3,500,000 to be used to provide permanent financing for the Facilities. The Obligations may be issued in one or more series, as approved by the Mayor on behalf of the Town.

Section 8. Use of Proceeds of the Obligations. The proceeds of the Obligations shall be applied (a) to provide permanent financing for the acquisition, construction, and equipping of the Facilities (including any capitalized interest), (b) to fund any necessary reserve fund for the Obligations, and (c) to pay costs of issuance of the Obligations.

Section 9. Authorization for Issuance and Sale of Obligations.

(a) Sale of Obligations. The Town hereby approves the sale of the Obligations, by negotiated sale, to any commercial or investment banking firm or firms or leasing companies as designated by the Mayor as in the best interest of the Town (collectively, the "Purchaser") for a price and upon such other terms as approved by the Mayor. The Mayor is hereby authorized and directed to execute and deliver the respective purchase agreement for any series of Obligations, in the form as may be approved by the Mayor subject to the provisions hereof, with the advice of the Town's financial advisor and bond counsel, his execution being conclusive evidence of his approval.

(b) Interest Rates on Obligations. The Obligations shall bear interest at the rates of interest as approved by the Mayor.

(c) Redemption of Obligations. The Obligations may be subject to optional and mandatory redemption on the terms and at the prices as approved by the Mayor prior to their issuance and delivery.

(d) Security for the Obligations. For the payment of the Obligations, the Town shall provide for Lease-Purchase Payments subject to annual non-appropriation by the Town Council, and the Corporation shall pledge the security as is provided therefor in any Trust Agreement.

Section 10. Approval of Offering Documents. The preparation and use of offering documents, if deemed necessary by the Mayor in the offering and sale of any series of Obligations, are hereby authorized, confirmed, and ratified.

Section 11. Consent to Appointment of Trustee. The Mayor is hereby authorized and directed to approve the appointment by the Corporation of one or more corporate trustees, as Trustee, Registrar, and Paying Agent under the Trust Agreement.

Section 12. Authorization for Issuance and Sale of BANs.

(a) Authorization of BANs. The Town hereby consents to the issuance by the Corporation of one or more series of bond anticipation notes (the "BANs") in order for the Corporation to borrow on a temporary basis in anticipation of the receipt of the proceeds of the

Obligations.

(b) Issuance of BANs. The Town hereby approves the borrowing by the Corporation of not exceeding \$3,500,000 in anticipation of the issuance of the Obligations to be evidenced by bond anticipation notes in the aggregate principal amount, including Obligations outstanding under Section 8 hereof, of not exceeding \$3,500,000 outstanding at any one time, dated their date of issuance and maturing on a date approved by the Mayor.

(c) Interest Rates on BANs. The BANs shall bear interest at the rates of interest as approved by the Mayor.

(d) Redemption of BANs. The BANs may be subject to redemption on the terms and at the prices as approved by the Mayor prior to their issuance and delivery.

(e) Sale of BANs. The BANs shall be sold by the Corporation on the terms and conditions as the Mayor determines to be in the best interest of the Town.

(f) Security for the BANs. For the payment of the BANs, the Corporation shall pledge the proceeds derived from the sale of the Obligations and such other security as is provided therefor in the Trust Agreement.

(g) Additional BANs. The Town hereby approves, subject to the limitations set forth in paragraph (b) of this Section 12, the issuance by the Corporation of additional BANs secured by a pledge of the proceeds of the Obligations upon maturity of the BANs in the event that Obligations are not issued by the maturity date of such BANs.

Section 13. Execution of Closing Documents. The Mayor, the Town Administrator, and all other appropriate officials and employees of the Town are hereby authorized to execute, deliver, and receive any other agreements and documents as may be required by the Town in order to carry out, give effect to, and consummate the transactions contemplated by the Base Lease Agreements, the Facilities Agreements, and the purchase agreements (collectively, the "Town Agreements").

Section 14. Law and Place of Enforcement of the Ordinance. This Ordinance shall be construed and interpreted in accordance with the laws of the State of South Carolina and all suits and actions arising out of this Ordinance shall be instituted in a court of competent jurisdiction in the State of South Carolina.

Section 15. Effective Date. This Ordinance shall become effective immediately upon approval after receiving second reading by the Town Council.

Section 16. Severability. The provisions of this Ordinance are hereby declared to be severable and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, that declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereof.

Section 17. Repeal of Inconsistent Ordinances. All ordinances, resolutions, and parts thereof in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 18. No Personal Liability. No recourse shall be had for the enforcement of any obligation, covenant, promise, or agreement of the Town contained in this Ordinance, the Town Agreements, the Obligations or the BANs, against the Mayor or any member of the Town Council, any officer or employee, as such, in his or her individual capacity, past, present, or future, of the Town, either directly or through the Town, whether by virtue of any constitutional provision, statute, or rule of law, or by the enforcement of any assessment or penalty or otherwise; it being expressly agreed and understood that this Ordinance, the Town Agreements, the Obligations, and the BANs are solely corporate obligations, and that no personal liability whatsoever shall attach to, or be incurred by, any member, officer, or employee as such, past, present, or future, of the Town, either directly or by reason of any of the obligations, covenants, promises, or agreements, entered into between the Town and the owners of the Obligations or the BANs or to be implied therefrom as being supplemental hereto or thereto; and that all personal liability of that character against every such member, officer, and employee is, by the enactment of this Ordinance and the execution of the Town Agreements, the Obligations, and the BANs, and as a condition of, and as a part of the consideration for, the enactment of this Ordinance and the execution of the Town Agreements, the Obligations, and the BANs, expressly waived and released. The immunity of the members, officers, and employees, of the Town under the provision contained in this Section shall survive the termination of this Ordinance.

Section 19. Effect of Article and Section Headings and Table of Contents. The heading or titles of the several Articles and Sections hereof, and any table of contents appended hereto or copies hereof, shall be solely for convenience of reference and shall not affect the meaning, construction, interpretation, or effect of this Ordinance.

TOWN OF JAMES ISLAND, SOUTH CAROLINA

(SEAL)

By: _____
Its: Mayor

ATTEST:

Municipal Clerk

First Reading: April 21, 2016
Second Reading: _____, 2016

Town of James Island
Project Budget Analysis: James Island Town Hall
 for management by Town of James Island
 11.18.15 DRAFT

approx. new square footage: 6,000

Soft Costs	Percentage	Cost	cost/sq	Comments
Permits/Inspections	1.0%	\$19,063		est. for ch.17 special inspections, license & permits incl. in hard costs.
Relocation/Moving	0.5%	\$9,531		TBD
Land Cost	LS est.	\$400,000		all items beyond backboards, conduit & boxes
IT/AV	3.0%	\$57,188		fixtures, furnishings & equipment
FF&E	3.0%	\$57,188		TBD
Utility Provider Costs	LS est.	\$1,000		
Geotechnical and Site Survey	LS est.	\$10,000		
Professional Services	LS est.	\$207,000		A/E basic and additional services, including reimbursables
Soft Cost Subtotal		\$760,969		
Soft Cost Contingency	10.0%	\$76,097		
Soft Cost Total		\$837,066		
Hard Costs				
Demolition of Existing		\$25,000		TBD
Renovation		\$0		none anticipated
New Construction - Horizontal and Vertical		\$1,500,000	\$250 /sf	pending analysis - may be refined
Hard Cost Subtotal		\$1,525,000	\$254 /sf	
Owner's Contingency	25.0%	\$381,250		escalation, estimating, and owner's construction contingencies
Hard Costs Total		\$1,906,250	\$318 /sf	
Project Total		\$2,743,316		

Disclaimer: This document was developed by Liofilio Architecture as an internal guide only and shall not be construed in any manner as a tool of service required by the project contract.

ORDINANCE 2016-05

AN ORDINANCE AMENDING THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, SECTIONS 153.110 AND 153.52

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Sections 6-29-310, et seq., 6-29-510 et seq., 6-29-710 et seq. and 6-29-110 et seq., of the Code of Laws of South Carolina, 1976, as amended, authorizes the Town of James Island to enact or amend its zoning and land development regulations to guide development in accordance with existing and future needs and in order to protect, promote and improve the public health, safety, and general welfare; and

WHEREAS, Pet Stores or Grooming Salons and Small Animal Boarding are currently conditional uses within the Community Commercial Zoning District and Small Animal Boarding is a conditional use in agricultural and residential zoning districts; and

WHEREAS, Town Council recommends that the uses of Pet Stores or Grooming Salons and Small Animal Boarding have a method of applying parameters of density, sound control and hours of operation to these establishments; and

WHEREAS, upon first reading of this ordinance, Town Council will then send to the Planning Commission the proposed amendments to the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR) for review and recommendation before coming back to Town Council for final action as prescribed in Section 6-29-370 of the Code of Laws of South Carolina; and

NOW, THEREFORE, be ordained it, by the Town of James Island Council in meeting duly assembled, as follows:

SECTION I. FINDINGS INCORPORATED

The above recitals and findings are incorporated herein by reference and made a part of

this Ordinance.

SECTION II. AMENDMENTS OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE

1. The Town of James Island Zoning and Land Development Regulations Ordinance, Section 153.110, is hereby amended as referenced in Exhibit “A” which includes the following amendments:
 - a. Add a special exception requirement in the Community Commercial Zoning District (CC) for Pet Stores or Grooming Salons and Small Animal Boarding.
 - b. Add a special exception requirement in the Agricultural Zoning District (AGR) for Small Animal Boarding.
 - c. Remove the conditional use requirement from the Multi-family Residential Zoning District (RSM) for Small Animal Boarding.
2. The Town of James Island Zoning and Land Development Regulations Ordinance, Section 153.52 Pet Stores or Services is hereby stricken as referenced in Exhibit “B”.

SECTION III. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately following second reading by the Town Council.

ADOPTED and APPROVED in meeting duly assembled this _____ day of _____, 2016.

TOWN OF JAMES ISLAND COUNCIL

By: _____
Bill Woolsey
Mayor

ATTEST:

By: _____
Frances Simmons
Town Clerk

First Reading: April 21, 2016

Public Hearing: _____

Second Reading: _____

EXHIBIT A

TABLE 153.110	ZONING DISTRICTS											Condition		
	NRM 25	AG 5	AGR	RSL	RSM	MHS	OR	OG	CN	CC	I			
Septic Tank Installation, Cleaning, or Related Services												S	S	
Solid Waste Combustors or Incinerators, including Cogeneration Plants													S	
Solid Waste Disposal Facility													S	\$ 153.171
Waste Collection Services													S	
Waste Transfer Facilities													S	
COMMERCIAL USES														
ACCOMMODATIONS														
Bed and Breakfast Inns	C	C	C	C	S	S	C	C	C	C	C	C	A	\$153.124
Hotels or Motels								S	A	A	A	A	A	
Rooming or Boarding Houses								S	A	A	A	A	A	
RV (Recreational Vehicle) Parks or Campgrounds	S	S	S											\$153.132
ANIMAL SERVICES														
Kennel	A	A	C										S	\$153.174
Pet Stores or Grooming Salons													S	\$153.152
Small Animal Boarding (enclosed building)	A	A	S									S	A	\$ 153.152
Veterinary Services	A	A	S	S			S	C	C	C	A	A	A	\$153.152

EXHIBIT B

EXHIBIT B

~~§ 153.152 PET STORES OR SERVICES.~~

~~—(A) In the nonresidential zoning districts, pet stores, grooming salons, small animal boarding, and veterinary services shall have a maximum floor area of 2,000 square feet or less; otherwise these uses shall fall under the special exception procedures of this chapter.~~

~~—(B) In the agricultural and residential zoning districts, pet stores, grooming salons, small animal boarding, and veterinary services shall have a maximum floor area of 1,500 square feet, otherwise these uses shall fall under the special exception procedures of this chapter.~~

~~(Ord. 2012-06, § 6.4.32, passed 10-18-2012; Ord. 2013-02, passed 4-18-2013)~~