

DRAFT

The Town of James Island held its regular meeting at 7:00 p.m. in Council Chambers, 1238-B Camp Road, James Island, SC on Thursday, March 20, 2014: The following members of Council were present: Mary Beth Berry, Mayor Pro Tem, Leonard Blank, Sam Kernodle, Darren “Troy” Mullinax, and Mayor Bill Woolsey, who presided. A quorum was present to conduct business.

Also present: Ashley Kellahan, Town Administrator, Bo Wilson, Town Attorney, Jane Hale, Finance Clerk, Kristen Crane, Town Planner, Mark Johnson, Public Works Coordinator, 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 Comments:

Reverend Bernard Gadsden, Sr. First Baptist Church, 1110 Camp Road: Reverend Gadsden spoke in opposition to the approval of the liquor store. He voiced concern that it is close to the church and the school. He said no matter what limitations are placed on it; it is still a liquor store.

Consent Agenda: Councilman Blank moved to approve the items under the Consent Agenda:

- a) Minutes of February 20, 2014 Regular Town Council Meeting
- b) Minutes of February 27, 2014 Special Town Council Meeting
- c) April: Fair Housing Month Proclamation. All items passed unanimously.

Information Reports:

- a. Finance Report: Finance Clerk, Jane Hale gave an overview of the February 2014 Finance Report. Percent of the FY budget completed-67%; total revenue- 47%; and total year-to-date expenditures- 27%.
- b. Town Administrator Report: Town Administrator, Ashley Kellahan reported that the results of the Annexation Election were advertised on March 5th. The Town must wait 30 days in the event anyone contests the results. The first reading of an ordinance to officially annex those properties to the Town will come to Council in April. The Town received six proposals for IT Services. The search has been narrowed to firms that we are interested in interviewing next week. The Council of Governments (BCD-COG) is sponsoring a public workshop on the Riverland Drive Corridor Management Plan. This workshop will be held at the Town Hall on Tuesday, April 8th from 5:30 p.m. -7:00 p.m. The public is invited to give its feedback to a study to preserve and protect Riverland Drive. Riverland Drive has been designated as a federal scenic byway. The Town will be applying for County Transportation Committee (CTC) funds for projects. Information will be presented to Council at a later date. Construction on Ben Road is scheduled to begin this summer. Mrs. Kellahan updated Council on the status of the Town Park. She noted that the Town’s realtor is in the process of looking at other properties in the Town. The Town received a second PARD Grant for signage, benches and trash cans at Dock Street Park.
- c. Presentation of Draft 2014-2015 FY Budget: Council has received a copy of the draft budget and copies are available to the public. Mrs. Kellahan presented a balanced budget that accomplishes the projects that Council expressed interests in pursuing. Mrs. Kellahan commented on the importance of having a conservative budget for a new and growing town. The Public Hearing and the first reading will be held in April. Council held a Budget Workshop on March 11th.

Committee Reports:

James Island Land Use Committee: No report.

James Island Environmental and Beautification Committee: Councilwoman Berry reported that James Island Pride will be participating in the Clean City Sweep Week (the week leading to April 5th). James Island Pride will clean the marsh at Dock Street Park on April 5th at 9:30 a.m. as a part of this event. The next adopt-a-highway litter pickup is Saturday, May 3. Everyone is encouraged to participate and to adopt-a-highway. Councilwoman Berry expressed gratitude that the Exchange Club is interested in adopting a large portion of Folly Road. James Island Pride will be participating in the Green Fair on September 21st. Councilwoman Berry gave an update from the Art Auction. She noted that a number of the artwork was sold and it raised enough money to award close to \$300 each to the art teachers; and James Island Christian. The Arts on the Island event will be held again next year.

James Island Children’s Commission: No report.

James Island Public Safety Committee: Councilman Mullinax moved to nominate Mrs. Lyndy Palmer to serve on the James Island Neighborhood Council, representing the Quail Run subdivision; Councilwoman Berry seconded. The motion passed unanimously. Councilman Mullinax announced that the James Island Neighborhood Council meeting will be held on Thursday, March 27th at 7:00 p.m. at the Town Hall.

Resolutions:

- a. Resolution #2014-08: Resolution to Approve Mediation Settlement Agreement of Circuit Court Case 2013 CP-10-4354 and BZA Case: BZAS-5-13-16167: Mrs. Kellahan introduced the Resolution and asked Town Planner, Kristen Crane to explain it further. Ms. Crane explained that the seven articles in the Resolution states that the liquor store will not cause detriment to the surrounding area by nature of its appearance. She said the seven articles were developed and approved by the BZA. Mayor Woolsey asked for a motion in favor of Resolution #2014-08. Councilman Blank moved, seconded by Mayor Woolsey.

Mayor Woolsey asked Ms. Crane to explain why the mediation agreement is before Council. She stated that the BZA heard the case in May 2013 and denied the application. The applicant requested a rehearing before the BZA which they also denied. The applicant hired an attorney and the case went to Circuit Court. The Circuit Court Judge ruled that the BZA and the applicant come to an agreement and work out the conditions; those conditions resulted in a mediation agreement.

Councilwoman Berry asked if the Town wanted to restrict liquor stores to a certain area of the Town, would that require the zoning to be changed; Mrs. Crane stated that the Planning Commission would recommend a change in the Use Table and Town Council would have to approve it. Councilman Blank noted that the process is not that simple, he explained vested rights of property owners. He also explained how the mediation agreement came about. He noted that the Circuit Court Judge wanted the applicant and the BZA to come together to agree on conditions to allow that use. Mayor Woolsey added that if Council disapproves the mediation agreement, the BZA case would return to Circuit Court. After the discussion, the roll was called and votes were recorded as follows:

Councilwoman Berry	yes
Councilman Blank	yes

Councilman Kernodle	yes
Councilman Mullinax	yes
Mayor Woolsey	yes

The motion passed unanimously for the approval of Resolution #2014-08.

- b. Resolution #2014-09: Regarding Proposed “Gathering Place” Zoning on James Island: Mayor Woolsey asked for a motion in favor. Councilman Mullinax moved, seconded by Councilwoman Berry. Councilman Mullinax spoke about the meeting recently held at the Town Hall regarding the Gathering Place on Maybank Highway. He said there were many people that he knew at the meeting; some on opposite sides on many issues; but they came together on the fact that these gathering places adds to the congestion we already have on our primary and secondary roads. Councilman Mullinax made a correction to the Resolution - that the intersection is Folly and Grimball Road, not Fort Johnson, as the location of the second Gathering Place. He understands this development is located in the City; however, the Resolution addresses our concerns and we want to go on record with valid concerns about these gathering places and other high density developments on James Island. Councilman Mullinax said the resolution is to ask that the City reconsider the density of some of its developments; it does not tell them what they can and cannot build within their jurisdiction. He said the Resolution is intended to be proactive; to meet with the City for an exchange of dialogue; and to keep abreast of the City’s plans before developments are final. He reiterated that even though these developments are located in the City’s jurisdiction, it does not mean that the people in the Town and in the unincorporated areas are not affected by them, as we all share the island.

Mayor Woolsey asked and Council agreed to change the wording in the Resolution from Fort Johnson Road to Grimball Road. This was done without objection. Councilwoman Berry thanked Councilman Mullinax for putting together the resolution. She said if it passes the planning efforts of the City, Town, and County need to happen. The motion to approve Resolution #2014-09 was approved unanimously.

- a. Resolution #2014-10: Resolution in Support of Foxcroft Sidewalk Project: Public Works Coordinator, Mark Johnson, reported that the project is a completion of the SC Department of Transportation (DOT) under the Safe Route to School Program that began last year. The DOT did not have enough funds to complete the project and the Town would like to complete it. The sidewalk project will run from the Godber-Anchor intersection to the intersection of Stillwater Drive. Mr. Johnson said the neighborhoods are supportive of the project. Councilman Blank asked the cost to complete the project, to which Mr. Johnson responded \$2,800 for the engineered drawings; and the construction is estimated at \$25-30,000 for approximately 300’ of sidewalk, curb and gutter, no ditches. Councilman Kernodle asked about the timeline; to which Mr. Johnson said since the drawings were done, the project could be bided and completed by the end of summer. Mayor Woolsey said because of the cost of the project, the Town will require sealed bids and the results will come to Council for approval. Mayor Woolsey asked for a motion in favor. Councilman Blank moved to approve, seconded by Councilman Mullinax. Councilman Blank asked why the request was presented as a resolution; Mayor Woolsey answered that much of our business is conducted by resolution; though he realizes that some resolutions state what we feel; and other business is done by ordinance. The motion to approve Resolution #2014-10 was approved unanimously.

Ordinances up for First Reading

- a. First Reading: Ordinance #2014-02: Ordinance to Set Compensation for Mayor and Council Members Effective July 29, 2014: Mrs. Kellahan reported that the Ordinance sets the compensation for the Mayor at \$15,000 and each member of Town Council at \$8,500. Compensation is the same as the previous Town. Mrs. Kellahan commented that the compensation was compared to the Municipal Association’s (MASC) compensation survey and it is in line with other municipalities of our size. The survey is available for review. Compensation is included in the FY 2014-2015 annual budget; however, an official ordinance is required for adoption and it will become effective after the election in July. Mayor Woolsey asked for a motion in favor. Councilman Blank moved, seconded by Councilman Mullinax. Councilman Kernodle asked about health and retirement benefits for members of Town Council. Mrs. Kellahan responded that the Town participates in the State Health Plan and the State Retirement System. These benefits will be offered to the Mayor and Council Members. The roll was called and votes were recorded as follows:

Councilman Blank	yes
Councilwoman Berry	yes
Councilman Kernodle	yes
Councilman Mullinax	yes
Mayor Woolsey	yes

First Reading of Ordinance #2014-02 was approved unanimously.

Mayor Woolsey recognized Alan Laughlin, Chairman of the James Island Neighborhood Council and granted him permission make an announcement regarding Dills Bluff Road. Mr. Laughlin read the attached statement into the record.

New Business:

- a. Annexation: None

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. Not needed.

Adjournment: There being no further business to come before the body, the meeting adjourned at 7:34 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk

Commissions Dills Bluff Project Update March 27, 2014

Insituform completed all required CIPP lining on Dills Bluff between Swamp Fox and Camp on the 18th and is scheduled to complete manhole lining within this roadway section by March 24th. Sign Boards were relocated on the afternoon of the 19th to indicate periodic detours on Dills Bluff beginning at the south shopping center driveway entrance on Dills Bluff and extending to Seaside to the north. Insituform will remobilization equipment on-site Monday, March 24th to begin the final stage of CIPP liner insertion. Once mobilized, the CIPP lining process will be continuous and is scheduled to be completed by April 4th. Concurrent manhole lining is scheduled to follow the CIPP liner insertion process as work progresses from south to north on Dills Bluff. Incidental clean-up is scheduled to be completed by Mid-April.

During the period from March 24 until April 4th, traffic on Dills Bluff will be detoured under controlled conditions due to periodic road closures between the shopping center and Seaside. SCDOT has approved the required traffic control plan and devices required for the remainder of this project. In order to minimize the lane closures and detour requirements, concurrent work efforts within the closure limits will be coordinated to include CIPP lining, manhole lining, and repair of the two roadway cave-in locations currently covered by steel plating.

Bishop & Sons is scheduled to replace the deteriorated manhole upper sections located inside the PS-11 site before April 1st; this manhole will be lined by Insituform during lining of the other manholes in Dills Bluff Road. Following CIPP lining of the sewer reaches south of PS-11 and near Seaside, Bishop and Sons will repair the two partial roadway cave-ins on Dills Bluff currently covered with steel plates. Bishop is also assisting the District to locate and reopen service line connections into the 24" trunk sewer following liner insertion.

Although the District's cost and traffic disruption precipitated by this trunk sewer rehabilitation project has been significant, the open-cut and total sewer replacement alternative would have been several fold greater. Due to the location of this large, deep trunk sewer essentially within the center of Dills Bluff Road, had open-cut replacement been required, the estimated cost would have exceeded \$3,000,000 and Dills Bluff from Camp to PS-11 would remain completely closed for a minimum of six months. Those on the Island in the early 1980's when this trunk sewer was installed may still recall the inconvenience caused by the initial construction.

SCDOT's general contractor's is scheduled to complete the ongoing intersection upgrade project by April 1st; the new signal devices are scheduled to be in normal operation by the end of the first week in April.