

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, February 19, 2015. 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: Jane Hale, Senior Finance Clerk, Mark Johnson, Public Works Coordinator, Attorney Bo Wilson, Wilson & Heyward, 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.

Without objection, Town Council approved an agenda change to allow a presentation on plans for the James Island Library as the first item.

Update on Plans for James Island Library: Janet Segal, Chair, Charleston County Public Library Board of Trustees stated she had met with Mayor Woolsey on several occasions about this project since 2011. She thanked Council for having the County staff give an update of the plans to improve our Library System. She gave a brief overview that 74% of the voters approved moving forward to improve some libraries and build new ones in November. She introduced the County staff who are charged with working on the project: Walt Smalls, Deputy County Administrator, Brian Whitley, and Dan Chandler, Director of Facilities Management, Councilwoman Anna Johnson was also in attendance.

Dan Chandler gave an overview of the plans for the libraries in Charleston County that will include a new branch on James Island. Mr. Chandler showed a Power Point presentation and explained the project scope, scheduled timeframe, and the implementation process. There will be five new libraries: Mt. Pleasant; West Ashley; North Charleston, James Island; and Hollywood. 19 libraries will be renovated to bring them up to standard. The property for some of the libraries have been determined. The location for the James Island branch has not been determined; however there have been discussion with the School District for location at Fort Johnson Middle or at Baxter Patrick Elementary (South Grimball Road). The James Island Library will be 20,000 square feet on 4+ acres. The building timeframe is two years, depending on the construction date. Additional public meetings will be held.

Public Comments: The following persons addressed Town Council regarding the Communications Tower:

Archie Hirschmann, 813 Sloop Street, a 26 year resident of James Island living in Lighthouse Point said he was surprised to hear about the cell tower and the Soccer Club moving ahead with it. He thinks it is a bad idea and asked Council to shelve it.

Brook Lyon, 669 Port Circle, resident of Lighthouse Point and President of the HOA said that very few people knew that this request was to be heard at the January Planning Commission meeting. Mrs. Lyon said she attended the January Planning Commission meeting, and with Councilman Milliken spoke against it because a 180 foot cell tower would impact four neighborhoods, one of which is the oldest scenic bi-ways in the country. She referred to a comment by a Planning Commissioner at the meeting about the residents of Eaglewood Trail not being able to use their cell phones; this was the only comment made about Eaglewood Trail, but they are also opposed to having a cell tower in the community. She said the residents of Lighthouse Point have supported past incorporations and makeup 10% of the Town. She values the Soccer Club as a neighbor but has concerns about this; also existing cell towers can be upgraded. She is concerned about children playing on a sports field with a cell tower. She asked Council not to approve this request.

Paul Hedden, 35 Crosscreek Drive, a licensed Tour Guide and local historian asked Town Council to consider him to be a member of the Town's History Committee.

Chris Moore, 669 Schooner Road, echoed the comments of the other speakers against the cell tower.

Melissa Dority, 753 Grimsley Drive, has two boys that play soccer at the James Island Youth Soccer field, and as a soccer mom she is strongly opposed.

Richard Dority, 753 Grimsley Drive, has never had problems using cell phones. He has a 14 year old daughter with epilepsy and is concerned that the waves a cell tower emits can be harmful to her body. He lives .42 miles where the cell tower will be placed and he is appalled that the Soccer Club would compromise the health of children and the community.

Rob Carmichael, 776 Grimsley Drive, agreed with the comments expressed by Ms. Lyon and Mr. Dority and voiced comments for the health and safety of his family and community.

Sara Bell, 1107 Lighthouse Point Boulevard, commented that she was blocked and her post deleted on the Soccer Club's Face Book about the American Cancer Society and cell towers. Asked Council to air on the side of the people and vote against it.

Melina Dority, 753 Grimsley Drive, her father read a letter that she wrote against having a cell tower on the soccer field and in the community. She believes cell towers can be dangerous to her health, and that of the community. She has epilepsy and her physician has explained that brain waves can be affected by electromagnetic waves, including the types of waves that cell towers emit. Her choice is that Council not continue with the cell tower proposal.

Eugene MacIntosh, Lighthouse Point, spoke about the hazardous material and the health risk level of cell towers and also the fall zones if they collapse on field where children play.

#### Consent Agenda:

- a. Minutes of January 15, 2014 Regular Town Council Meeting: A motion to approve the consent agenda was made by Councilman Blank, seconded by Councilman Milliken and passed unanimously.

#### Information Reports:

- a. Finance Report: Finance Clerk, Jane Hale, presented the January 2015 Budget Report. She reported that 50% of the fiscal year has been completed; revenues are at 38% and expenditures year-to-date is 25% of the budget.
- b. Mayor's Report: Mayor Woolsey announced that Town Administrator, Ashley Kellahan had given birth to a baby boy. Mayor Woolsey highlighted the following: Town Hall: After consulting with Town Council, and the Administrator, he will begin to move forward to build a Town Hall. Plans are in the preliminary stage and he will ask Town Council to approve bond funding. Proposed Cell Tower on Fort Johnson Road: the public hearing for the Cell Tower at the Youth Soccer Club was cancelled tonight at the request of the applicant. If there is a proposal to move the Cell Tower to another location, the request will go to the Planning Commission. It is likely that this request will not come before Town Council until a public hearing is held, perhaps in April. Pinckney Park: The Town hopes to have a closing by the end of this month. The Town will prepare a Request for Proposal (RFP) to develop a plan for the park after closing on the property. Camp and Folly Road Improvement Project. The Camp and Folly Road project should go to bid the end of March with construction to begin in June. Walgreen plans to move its location at the front further back in place of stores behind it. The Town is asking Walgreens to provide space for a bus stop/bus shelter on

Folly Road. Emergency Management: The Town has successfully implemented a Teen CERT Explorer 911 Program with the expertise of our local law enforcement, fire service, emergency medical services as well as those skilled in disaster preparedness. Currently 12 youth and 6 adult advisors, including Mark Johnson, Inez Brown-Crouch, and Donald Hollingsworth are participating in the program. Meetings are held on the second and fourth Wednesdays of each month at the Town Hall; Chief Moore is the liaison representing the James Island Fire Department.

- c. Island Sheriffs' Patrol: Sergeant James gave the monthly crime statistic report and encouraged residents to report suspicious activity.

Officer of the Year: Sergeant James introduced Deputy Corey Shelton, Island Sheriff's Patrol Officer of the Year 2014. Deputy Shelton has worked 448 hours last year in the Town alone; made 724 stops; issued 689 warnings; and wrote 65 citations. Sergeant James complimented and congratulated Deputy Shelton for doing an outstanding. Mayor Woolsey presented Deputy Shelton with a plaque for outstanding service and a check for \$100.

#### Requests for Approval:

Camp Road Sidewalk Conceptual Design Proposal: Mayor Woolsey presented the Camp Road Sidewalk Conceptual Design proposal for approval. A Motion to approve was made by Councilman Blank, and seconded by Councilman Stokes. Councilman Milliken asked if a presentation will be given that reveals the sidewalk plan for Camp Road. Mayor Woolsey said the Conceptual Design is to develop the plan. He said the proposal is to work with the City, Charleston County Parks, the Library, the County School District (for front of Fort Johnson Middle School) and the Town, for connection from Camp and Folly to the County Park. Councilman Milliken commented favoring sidewalks, but that \$15,000 has been given to Stantec and is curious what it has been used for. He would like to see the results prior to allocating another \$11,500. He would like to see a cohesive plan as to what trees will be taken out and how the sidewalks will be (whether they will meander around the trees, or will go where the trees were). Mayor Woolsey explained the three phases of the project. Phase I will run from Fort Johnson to Dills Bluff Road; Phase II - from Dills Bluff to Secessionville Road, (this will include a Transportation Sales Tax (TST) match. Mayor Woolsey said the Plans and Engineered Drawings for Phase II are available at Town Hall for Council and the public to look at. Phase III will run from Folly Road to Riverland Drive. After discussion, the motion passed unanimously.

#### Committee Reports

Land Use Committee: Councilman Blank reported that he and acting Planner, Berry Rudisill, attended an application conference with Charleston County today for a request from MUSC to construct an educational facility at the DNR property. He will update Council as the plans move forward.

Environment and Beautification Committee: Councilman Milliken reported that James Island Pride "Adopt a Highway" conducted a litter pickup on February 7<sup>th</sup> and picked up 65 bags of trash. Special thanks to James Island Charter High School Honor Society, the Exchange Club, and community volunteers. The next litter pickup is scheduled for May 2<sup>nd</sup>; however, another pickup may be held prior to May 2<sup>nd</sup> because areas are already in need of cleaning. Notice will be provided through social media if a date is scheduled for this.

Art Auction: The Second Annual Silent Art Auction will be held on Saturday, February 28<sup>th</sup> from 5-7 p.m. at the Town Hall. The event is free and open to the public. There will be plenty of art pieces to bid on and proceeds will benefit James Island's Art classes, Councilman Milliken thanked Katherine Williams, Mary Beth Berry, and James Island Pride for their work on the Art Auction, and Mark Johnson for helping to organize Helping Hands.

Presentation of Community Hero Awards (James Island Pride): Grant Scurry, Chairman, James Island Pride, presented the nominees for the second Annual Community Hero Award. He said this award is given to a business, family, or group of individuals who has gone above and beyond the call of duty to serve their community. All persons nominated will be awarded a certificate and one will be awarded the Golden Rake Award. The following persons were presented as nominees and Mr. Scurry gave a brief bio on each:

- 1) Trina Schulhof – Trina is no longer with us but she played a big part on James Island Pride. She served in the Harborview community as the treasurer and the groundskeeper. She was in charge of the funds for beautification and she had a special heart for the Boy Scouts, often feeding them after they helped after cleanups.
- 2) Reverend Joseph Barbour – is no longer with us. He was represented by Mrs. Sandra Barbour. Reverend Barbour was the Pastor of His Grace and Mercy Ministry, Chairman of the Apple Charter School, served on the Board of Directors for the James Island Outreach; was Chairman and Vice Chairman of James Island High School and worked extensively with the Food Bank.
- 3) Kristi Reagor – is the driving force behind Backyard Eats, an annual charity cooking competition that collects food and funds for the James Island Outreach program to serve those that are less fortunate. In 2014 she collected over 964 pounds of food and donated \$3,400 for James Island Outreach, a 64% increase over last year.
- 4) Eric Stewart – Eric serves on the Town of James Island Children’s Commission representing Harbor View Elementary and Fort Johnson Middle Schools. He is active in the PTA and has served as treasurer and president. Over the last 15 years he has volunteered with the Fort Johnson Players assisting with set construction, lighting and decoration, and organizing parents and volunteers.
- 5) Mary Beth Berry – served as Councilwoman for the Town of James Island and is one of the spearheads for the James Island Pride. She helps coordinate the Helping Hands program with local scout troops to serve the elderly and disabled by cleaning their yards. She also help coordinate the James Island Pride litter pick-ups; is a voice on our social media; and supports the fine arts on James Island with our Annual Art Auction. Councilman Milliken congratulated all of the nominees as heroes. The Community Hero Award, “The Golden Rake”, was presented to Eric Stewart.

Public Safety Committee: Councilman Mullinax announced that the James Island Neighborhood Council meeting will be held on Thursday, February 26 at 7:00 p.m.

Children’s Commission: Mayor Woolsey recognized Councilman Stokes who announced that the Children’s Commission will meet on the Tuesday, March 10<sup>th</sup> at 5:30 p.m. and will be meeting on the second Tuesday of the month at 5:30 p.m. thereafter.

Resolutions:

- a. Resolution #2015-04: Representation of the Town of James Island on CARTA Board: Mayor Woolsey said this agenda item was postponed at the last Council meeting so it comes up in the middle of discussion. Mayor Woolsey proposed an amendment by substitution; that we substitute language that was brought forth at the last meeting with the new language provided in the Resolution in Council’s packet; the motion was seconded by Councilman Blank. There was no discussion on the amendment by substitution and the motion passed unanimously. Mayor Woolsey announced working with the substitute language. Councilman Stokes made a motion to postpone action to the March meeting; Councilman Blank seconded. Councilman Stokes said his reason for the postponement is that he has reached out to some of the CARTA Board and they have not been able to meet until this Monday. He asked for this to be done first. The motion to postpone passed unanimously.
- b. Resolution #2015-05: Island Sheriff Patrol Officer of the Year, 2014: A motion to approve was made by Councilman Milliken, seconded by Councilman Stokes, and unanimously approved.
- c. Resolution #2015-06: Municipal County Agreement for Jerdone Street Sidewalk: A motion to approve was made by Councilman Mullinax, seconded by Councilman Blank. Mayor Woolsey

announced that Eric Adams with Charleston County was present to answer questions. The motion passed unanimously.

- d. Resolution #2015-07: To Create Citizens Advisory Committee: History Commission: A motion to approve the creation of a Citizens Advisory Committee for the History Commission was made by Councilman Blank, seconded by Councilman Stokes. Councilman Blank asked who the chairperson will be; to which Mayor Woolsey said he was not prepared to make an appointment tonight. He said the chairperson could be appointed at the March meeting and he asked Council to think of persons they would like to nominate to serve. The motion passed unanimously.
- e. Resolution #2015-08: To Designate an Annual “James Island Arts Day” Observance and Celebration: Councilman Milliken motioned to approve; seconded by Councilman Mullinax. Councilman Milliken said the Resolution will designate the last Saturday in February as James Island Arts Day. The idea is that we perpetuate James Island Arts on the Island Silent Auction that will benefit Art Teachers as long as there is a Town. There was no discussion and the motion passed unanimously.

Ordinances up for Second Reading:

- a. Ordinance #2015-01: An Ordinance to Amend the Town of James Island Zoning and Land Development Regulations: Table 6-1.1 Use Table: A motion to approve was made by Councilman Blank, seconded by Councilman Stokes. Councilman Blank explained that a lot has been done with the Land Use Ordinance over the last year and changes will continue to be made because changes are never ending. He said a complete rewrite of the body of the Ordinance had been done and that he and the Senior Planner has gone through the Office Residential (OR) zonings in the Use Table to see what uses are allowed and those that should not be allowed. There was no discussion and the motion passed unanimously.

Ordinances up for First Reading:

- a. Ordinance #2015-03: An Ordinance to Amend Article 4, Finance and Taxation, Section 4.410: Emergency Procurement: A motion to approve was made by Councilman Mullinax, seconded by Councilman Stokes. Councilman Milliken commented that we are in the process of having an Emergency Plan prepared by Consultant, Scott Cave and Phase I has been done but he has not seen the plan. He would like to see the Emergency Plan before drafting Ordinances; and that we have a good system within Charleston County with the Emergency Command Center and the Sheriffs’ Office. Councilman Milliken said he would like to see more detail about how we could interface with the ordinances that are in existence; as well as the Plan we are developing. He stated that the motion is to adopt; however, he believe it would be more useful to counter it with a motion to postpone. Councilman Mullinax gave a second to the motion to postpone. Mayor Woolsey spoke against postponing the motion. He gave reason for the Ordinance and that the Consultant said our existing Emergency Purchasing Procedures were out of line of those of other municipalities in Charleston County and recommended that we adopt an ordinance similar to what Kiawah Island has, (Mr. Cave recently went through this procedure with them). In following the consultant’s advice, we adopted the Emergency Purchasing Procedure for the Town. Mayor Woolsey added that we have emergency purchasing procedures; but this one changes it somewhat. He also does not think we need to complete the entire plan before taking this step. Councilman Milliken commented that Kiawah’s budget is quite substantial compared to ours and the amount of money that we are proposing. His thought is that we should have a sound basis for considering the amounts that we are allowing the Mayor or the person in charge to allocate in emergencies; and also we should

specify that it is allocated in emergency situations only. Councilman Blank said he understands what Councilman Milliken is saying and he doesn't disagree with all of it; however, if we have an emergency we will need to spend a certain amount of money to do what is necessary; he does not have a problem approving a budget before approving a plan because the budget can be adjusted once a plan is in place. There was no further discussion. The Mayor called for the vote on the motion to postpone and it failed 4-1; Councilman Milliken voted in favor of the postponement.

While discussing the main motion, Councilman Milliken asked for a point of clarification or to make an amendment. He stated that at the end of Section 2: 8-A, it is implied that the maximum amount of the emergency purchase will be limited to \$150,000. He would like to add at the end "for such emergency response" because it specifies that the expenditure is for the emergency response and not for something else. Councilman Blank seconded the amendment and it passed unanimously.

b. Ordinance #2015-04: An Ordinance to Provide for Emergency Powers of the Mayor:

A motion to approve was made by Councilman Blank, seconded by Councilman Stokes. Mayor Woolsey reiterated the consultant's concern about our ordinance and questioned where it gave the Mayor authorization to for emergency powers. Mayor Woolsey said we again looked at the Town of Kiawah's ordinance and patterned ours after theirs. There was no discussion and the motion passed unanimously.

New Business: None

Executive Session: None

Adjournment: There being no further business to come before the body, the meeting adjourned at 8:21 p.m.

Respectfully Submitted,

Frances Simmons  
Town Clerk