

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, January 21, 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, Bo Wilson, Town Attorney, Merrell Roe, Senior Finance Clerk, Mark Johnson, Public Works Coordinator, Kristen Crane, Planning Director, Sergeant Shawn James, Island Sheriffs’ Patrol, 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: None

Special Order of Business:

- Election of Mayor Pro-Tempore: Mayor Woolsey moved to nominate Councilman Leonard Blank to serve as Mayor Pro-Tempore; Councilman Stokes seconded. There were no other nominations. Motion passed unanimously. Mayor Woolsey thanked Councilman Blank for his service. The Mayor Pro-Tempore serves a one year term.

Consent Agenda:

- a. Minutes of December 17, 2015 Regular Town Council Meeting
- b. Minutes of January 13, 2016 Special Town Council Meeting

Councilman Stokes moved to approve the Consent Agenda; Councilman Milliken seconded and it passed unanimously.

Information Reports:

- a. Finance Report: Sr. Finance Clerk, Merrell Roe reported that under the Grounds Keeping Department \$10,500 was spent on Pinckney Park; two large Public Works projects were paid: Lemon Tree - Jeffrey Drive, and Ben Road; and the first payment was sent to the Repair Care Program for \$4,000.
- b. Administrator’s Report: Town Administrator, Ashley Kellahan, gave an update of grants the Town has submitted; 1) Transportation Sales Tax (TST) for drainage and sidewalk improvements at Fort Johnson and Lighthouse Boulevard; 2) PARD Grant to assist in the planning costs at Pinckney Park. The kick-off meeting for Pinckney Park was held with Hussey Gay Bell and a public meeting will be scheduled soon to discuss issues or constraints on the property; Camp Road Sidewalk, Phase 2 is out for bids and expected by February 16; FY 2016/2017 budget process has begun. A budget workshop is scheduled for March 3 at 6 p.m. Public Works: Public Works Coordinator, Mark Johnson reported that the second Stormwater Managers meeting was held in December and the group gave a follow-up on drainage issues. Temporary repairs were made to the pipe culvert under the sidewalk on Camp Road at James Island Baptist Church; the Town has authorized Charleston County to move forward to repair the sinkhole that developed on North Sterling. Councilman Milliken asked about the status of the flooding on Seaside Lane (question asked by Edward Green at a previous meeting). Mr. Johnson answered that the County is in the process of finalizing a plan for drainage in the Honey Hill/Green Hill/Seaside Lane basin. He said a community meeting will be scheduled when those plans are received.
- c. Island Sheriffs’ Patrol Report: Sergeant James reported there were a number of car break-ins, most, were unlocked vehicles; burglaries, and a hit & run. Statistics for December: 491 vehicle stops;

417 hours worked; 68 tickets issued; 440 warnings issued; 15 arrests made; 52 calls for service; and 22 field interviews conducted.

#### Requests for Approval

- a. Conceptual Design for Sidewalk on Seaside Lane: Quote for Approval, \$9,500: Mrs. Kellahan stated this is a request to develop Conceptual Sidewalk Improvements along Seaside Lane between Dills Bluff and Fort Johnson Road. The project will run from Dills Bluff to Fort Johnson Road and crosswalks will be included at these intersections for connectivity. Mayor Woolsey asked for a motion in favor. Councilman Blank moved, and Councilman Stokes seconded. In discussion, Councilman Milliken asked if there will be opportunity for the community to give input into the conceptual planning phase of the project; and if so, could that be included in the costs. Mrs. Kellahan said the community will be involved and she thought it could be included in the costs. Councilman Milliken said it may be good to include pervious surfaces in the conceptual plan. He stated that may be a bit more costly at the construction phase; however, with flooding and other issues, a pervious surface may be a better way to go. Another concern he expressed is whether or not the drainage associated with Seaside Lane might impact the construction before or after the sidewalks are in place. Mayor Woolsey answered that the drainage issues affecting Seaside Lane is a part of the conceptual plan. After discussion, Mayor Woolsey asked for a motion in favor. The motion passed 4-1; Councilman Milliken cast the dissenting vote.
- b. Drainage Structure(s) between 1500 and 1508 Relyea and Sea Aire: Mr. Johnson showed a visual on tidal backflow prevention devices for the outfalls between 1500 and 1508 Relyea, and the outfall on Sea Aire, across from 1248. The cost for the Relyea component is \$16,000; and the cost for the Sea Aire component is \$37,000. A copy of the project brief was provided. After the presentation, Mr. Johnson answered Council's questions. Mayor Woolsey asked for a motion in favor. Councilman Milliken moved, and Councilman Stokes seconded. The motion passed 4-1; Councilman Blank recused himself from voting because he lives on Relyea and the component will be located next to his home.
- c. Road Right-of-Way and Drainage Easement Request to Accept: Planning Director, Kristen Crane, reported that the Town has been working closely with Charleston County Planning, Public Works and Zoning on the Preserves at Dills Bluff subdivision. This is a 30 lot, 11.078 acre subdivision on Dills Bluff Road. The developers, Pulte Homes Corporation, is present tonight and is requesting to dedicate the road right-of-way and drainage system to the public. She reported that the road has been constructed to primary Town of James Island Road Code standards (except for the items that were specifically approved by the Town); and the drainage has also been constructed to standard. The sidewalks will be constructed after the homes are built to prevent damage by construction equipment. A bond is being held for the sidewalks and there is a bond for 41 street trees which will be planted after construction to prevent damage. She said a two year warranty agreement need to be signed if the public dedication is approved. Mayor Woolsey asked for a motion in favor. Councilman Blank moved and Councilman Stokes seconded.

Councilman Milliken asked what the Town's cost would be to maintain the road and sidewalks after the warranty expires. Mayor Woolsey said if pot holes develops in the road, the Town would be responsible to fill them, just as we do for other roads in the Town's jurisdiction. These are funded in our Intergovernmental Agreement with the County and we have not had to pay for pothole repairs. Eventually, he said the road will require service, such as repaving and under the current system, that road as well as the others will be a part of the CTC re-pavement program. He said all of these things are conceivably subject to change and that road, as others that are not State roads will have to be funded in some way. Councilman Milliken said some of the proposed water and

sewer lines are less than meeting the requirement of 5' behind the back of the curb and gutter. He asked if things are aberrant as that, are we liable for damage that might occur. Mayor Woolsey said if the structures fail, and they are part of the public infrastructure, we would have to repair them. Mayor Woolsey gave his reason for recommending that we accept this request as he was assured that it is not a serious problem. He explained these were based on County standards for rural areas and some issues pertained to the street trees. Councilman Stokes asked if the sidewalks in the neighborhood will be on both sides of the road; to which Mrs. Crane answered yes. Motion passed unanimously.

#### Committee Reports:

- Land Use: None
- Environment and Beautification Committee: Councilman Milliken announced a James Island Pride Litter Pickup on Saturday, February 6<sup>th</sup> from 9-11 a.m. James Island Arts Committee will meet February 3<sup>rd</sup> at 5:30 p.m. The juried Art Show and Auction will be held on Saturday, February 27<sup>th</sup> from 5-7 p.m.
- Children's Commission: Next meeting of the Children's Commission will be Thursday, February 11<sup>th</sup> at 5:00 p.m.
- Public Safety: Councilman Mullinax announced the next meeting of the Neighborhood Council on Thursday, January 28th. Goals for this year will be discussed. Councilman Mullinax moved to appoint Dan Boles, (Stone Post), to the Neighborhood Council; Councilman Stokes seconded; and the appointment passed unanimously. Mr. Boles replaces Bright Arial.
- History Commission: No Report

Proposed Signal at Harbor View Road and Mikell Drive: Mayor Woolsey stated that County Councilman Joe Qualey asked for this item to be placed on our agenda with the mind towards postponing the installation of a traffic signal. He said representatives from Charleston County is present to answer questions about what an action along those lines would mean and the process it would take for postponement. He asked Council if there was a motion to pursue this. No motion came forth.

#### Resolutions:

- a. Resolution #2016-01: Island Sheriffs' Patrol Officer of the Fourth Quarter: Postponed to next month's meeting without objection.
- b. Resolution #2016-02: Resolution to Request Moratorium Extension: Councilman Mullinax spoke to the Resolution; that it pertains to the 300 plus apartments planned for the Gathering Place already in existence on Maybank Highway. He said there should be more time to research how this will impact the surrounding communities and no traffic impact studies have been done. Councilman Mullinax said he is asking Council to pass a Resolution to ask the City to extend the moratorium through the end of March. He has heard that there are other Gathering Place projects in various planning stages but this Resolution is exclusively for the Gathering Place on Maybank Highway. Mayor Woolsey asked for a motion in favor. Councilman Mullinax moved, and Councilman Milliken seconded. Councilman Mullinax was asked to read the Resolution and afterward Councilman Blank asked how March was decided upon and if that is enough time. Councilman Mullinax said he and Councilman Milliken had discussed this prior to this meeting and some people thought the moratorium should extend through the end of February; but he considered through March. He said if more time is needed after that, the resolution could be amended. As of now there is 60 days and he hopes that it could be accomplished by that time. Councilman Milliken said he understood Councilman Blank's concern about March by stating that a process is required by the Planning Commission; and if modifications are made to the Gathering Place Zoning it will take time for the approval process because public meetings need to be held to the changes to their

Comprehensive Plan; three readings, and a traffic study also need to be done. Considering these things, he said March may be an ambitious deadline. Councilman Milliken asked Councilman Mullinax if he would accept an amendment to the Resolution and he agreed. Councilman Milliken proposed this language be added and motioned that the moratorium be extended until changes to the City of Charleston Comprehensive Land Use Plan are finalized and receives final approval from City Council; Councilman Mullinax seconded. During discussion on the proposed amendment, Mayor Woolsey said he think that Gathering Place regulations are a part of the Zoning and Land Development Regulations (ZLDR) not the Comprehensive Plan. As discussion ensued, Councilman Blank suggested instead of saying Comprehensive Plan to use Land Use Ordinance. Councilman Milliken motioned to amend by changing the wording to Land Use Ordinance; Councilman Mullinax seconded. There were no further discussion. Mayor Woolsey called for the vote on Councilman Milliken's original amendment and it passed unanimously. Mayor Woolsey then called for the vote to approve Resolution #2016-02 and it passed unanimously.

Ordinances up for Second Reading:

- a. Ordinance# 2015-16: Memorandum of Understanding: Folly Road Corridor Plan: Mayor Woolsey asked for a motion in favor. Councilman Stokes moved, and Councilman Mullinax seconded. No discussion. Motion passed unanimously.

New Business: None

Executive Session: Not needed

Adjournment: There being no further business to come before the body, the meeting adjourned at 7:42 p.m.

Respectfully submitted  
Frances Simmons  
Town Clerk