

The Town of James Island held its regularly scheduled meeting on Thursday, January 16, 2025 at 7:00 p.m. in person at the Town Hall, 1122 Dills Bluff Rd., James Island, SC. This meeting was also live streamed on the Town's website: www.jamesislandsc.us/livestream-townmeetings and was held in accordance with the SC Freedom of Information Act and the requirements of the Town of James Island.

The following members of Council were present, Dan Boles, Lewis Dodson, Cynthia Mignano, Troy Mullinax, and Mayor Brook Lyon, who presided. Also present: Brian Quisenberry, Town Attorney, Becky Heath, Finance Director, Mike Hemmer, Executive Assistant to the Mayor, Lt. Shawn James, Master Deputy Chris King, Island Sheriff's Patrol, and Frances Simmons, Town Clerk.

Opening Exercises: Mayor Lyon called the meeting to order at 7:00 p.m. leading Council in prayer and following with the Pledge of Allegiance.

Public Comment: The following persons spoke:

Jenny Welch, 1163 East and West Rd., comment attached.

Ruby Cantrell, 1163 East and West Rd., comment attached.

Consent Agenda:

Minutes of Town Council Regular Meeting of December 19, 2024: Motion to approve the December 19, 2024 minutes was made by Councilman Boles, seconded by Councilwoman Mignano and passed unanimously.

Use of Town Hall Facilities: Chambers and Conference Rooms: Mayor Lyon requested approval for the following groups to meet at the Town Hall:

Palmetto Fiber Arts Guild, (3rd Sat. ea. month), except July and December
Girl Scouts Troop #851: Jan. 12; 26; Feb. 9; Mar 16; May 18; June 8
Charleston Natural Society (Audubon): Jan 7; Feb 11; Mar 10; Apr. 8; May 13
Watercolor Classes (ea. Thurs. morning) Jan 7 through Mar 27
Palmetto Youth Choir (weekly) Mon. mornings
Kids Art Classes: Tues 3:30-4:30 Weds 10:30-11:30; 3:30-4:30

Motion to approve the event meetings was made by Councilwoman Mignano, seconded by Councilman Dodson and passed unanimously.

Information Reports:

Finance Report: Finance Director, Becky Heath, presented the monthly budget report and added for the record information requested by Councilwoman Mignano: breakdown of legal and professional fees; information from Trees Advisory Council pertaining to Arbor Day; revised December 2024 budget report. Reports accepted as information.

Island Sheriff's Patrol Report: Lt. James gave an update on recent crimes that occurred in the Town last month which included vehicle break-ins; and a situation regarding a fraud. He provided an update on the accident on Riverland Drive. Regarding a speeding issue, a deputy was posted at Ft. Johnson due to a request from a resident about speeding on Ft. Johnson. Lt. James indicated that there is no consistent issues with speeding. He said plans are moving along with the new Sheriff, Carl Ritchie.

Public Works Report: Mayor Lyon presented the Public Works Report for Keith LaDeaux who is out on a family emergency. The report was accepted as information.

Requests for Consideration by Staff: None.

Requests for Consideration by Council: Mayor Lyon gave an overview of the request that was deferred at the December 19 meeting and called for a motion to approve the amended agreement for the Flock cameras. The motion was made by Councilman Dodson, seconded by Councilman Mullinax. Mayor Lyon called upon Lt. James to present an explanation about placement of the cameras. Lt. James stated that under the previous arrangement, Flock required the Town to find the locations where the six cameras would be placed. He said this was difficult because the Department of Transportation (SCDOT) did not want the cameras in their right-of-way and people who agreed would have to sign a waiver for the cameras to be on their property. While they support the ideas of the cameras, they don't want to sign the waiver. He noted that one camera is on the PSD's property and the other is at a church on Fort Johnson Rd. Lt. James spoke about the benefits that Flock cameras have in helping to resolve crimes.

The request before Council is for an amended contract for two (2) fixed cameras \$3,000 each, and two (2) mobile cameras, \$3,000 (ea.) a total cost of \$12,000. There was some discussion that the mobile cameras could be moved and placed at other locations in the Town if needed. Motion passed unanimously.

Repair Care @ 1135 Hillman Street for Floors and Foundation: Mayor Lyon stated that this item was tabled at the December 19 meeting. She informed Council that she and Robin Sanders met with the resident and assessed the repair. Alone, it would take most of the Town's budget. She said Jeff Gordan, with Habitat, had gotten one estimate, but she would like to find a company that would split the cost for the repair. Mayor Lyon requested to table the request in order to obtain additional estimates or perhaps do a match to help the resident. Motion to table was made by Councilman Boles, seconded by Councilwoman Mignano and passed unanimously.

Repair/Replace Entrance Doors at Town Hall Chambers: Mayor Lyon gave an overview of the request for repair/replacement of the entrance doors for the Town Hall Council Chambers. This request was deferred at December 19 meeting. She explained the services that each company would provide and the timeframe it would take to complete. She met with Thomas Read with our security company (Coastal Burglar) and they called the companies to get clarification in the estimates.

A motion to accept the quote from Charleston Glass for \$25,803.80 and Coastal Burglar Alarm for \$1,847.93 for adding RIM locks to the center bar doors was made by Councilwoman Mignano, seconded by Councilman Mullinax. Palmetto Glass Doors will take 3-4 months to get parts. The repair with Charleston Glass appears to be viable and can be designed several weeks and is much more cost effective.

Vote

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

Security Proposal for Reception Area: Mayor Lyon called upon Master Deputy Chris King to provide an update of this request. Deputy King reported that the ballistic panels were left off of the original request when presented to Council at its November meeting. The revised proposal from Palmetto is \$58,586.

Motion to approve was made by Councilman Boles, seconded by Councilman Dodson. Councilwoman Mignano spoke of everyone feeling safe and secure.

Vote

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

Passed unanimously

Grant Approval for James Island Arts and Cultural Center \$84,000 and Match \$21,000: Mayor Lyon requested approval for an \$84,000 grant from the Accommodations Tax for the James Island Arts and Culture Center. This grant will assist in the planning and construction of the new arts and cultural center on the Hillman property (next to Town Hall). In order to qualify for the grant the Town is required to provide a 25% match in funds which is \$21,000. Motion to approve was made by Councilman Dodson, seconded by Councilwoman Mignano.

Vote

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

Passed unanimously

Updated James Island Arts and Cultural Proposal from JLA: Mayor Lyon announced that Laura Cabiness, engineer for the Town is present to answer questions regarding the proposal. Ms. Cabiness presented to Council that Johnson, Laschober & Associates (JLA) would provide professional services for the preparation of a design build request for proposal for the new James Island Arts and Cultural Center. In order to prepare the proposal, JLA will meet with the Mayor and staff to develop a schematic building, layout and elevations to meet the desired design and function of the facility. We are looking at a steel frame structure, we can have a building that will mirror Town Hall and have the functionality of the Spring Island Art Center. The plans will consider the amount of parking on the site and the Town Hall for overflow use. The timeframe for the service is eight weeks and the hourly fee not to exceed \$25,000.

Councilman Boles asked if the public would be able to offer input and Ms. Cabiness answered yes. Mayor Lyon stated that a survey was made available to the public at the input meeting about what the public want at the Art Center. It is now on the website and over 85 responses were received so far.

A motion to accept the proposal was made by Councilwoman Mignano, seconded by Councilman Dodson. Councilman Boles complimented Ms. Cabiness for doing great work but asked if a bid process was needed to get other proposals for transparency. Attorney Quisenberry and Council engaged in discussion about professional services and whether it includes architectural fees. He read Section 32.08 in the Town's procurement policy but needs to research further for clarity. Councilman Boles spoke to postponing this request for a month for further bids. The motion on the floor made by Councilwoman Mignano was withdrawn and Councilman Dodson withdrew the second. Mayor Lyon stated that staff Mike Hemmer and Frances Simmons could put out a request for proposal tomorrow if needed and Attorney Quisenberry said a special meeting could also be held. Ms. Cabiness stated that they will be working on the schematics and the majority of the work they will do involves putting the bids together, they will not be doing the construction. After further discussion Attorney Quisenberry said he is comfortable in calling this a consultant services and further bids not required. Motion to accept the fee proposal from JLA was made by Councilwoman Mignano, seconded by Councilman Dodson.

Vote

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

Committee Reports:

Land Use: Mayor Lyon reported that no Planning or BZA meetings were held in January. The Planning Commission will meet on Thursday, February 13 and will take up discussion of snipe signs and changes for accessory dwelling units.

Environment and Beautification Committee: Councilwoman Mignano gave an update from the James Island Pride meeting and the trash pickup on January 11, where 18 bags of litter was collected. Hats and shirts for volunteers have been finalized for ordering. Next meeting is scheduled for February 19 at 6:00 p.m. The Grace Triangle Association is planning a trash pickup, the date will be announced. Mayor Lyon added that Grant Writer, Wendy Shelton will follow up on the American Association of Retired Persons (AARP) Grant.

Children's Committee: No report.

Neighborhood Council: Councilman Boles announced that the next meeting is January 23 at 6:00 p.m. Rod Welch will be present information on the history of the StonePost neighborhood.

History Committee: Mayor Lyon gave an update on the recent History Workshop held on Friday, January 10. The History Commission will have a booth at the Town Market on February 7 and at the Open House event at the Department of Natural Resources (DNR) March 22.

ReThink Folly Road: Mayor Lyon reported no new information since the last meeting other than people are concerned about the raised medians on Folly Road that would have negative impact on deliveries to businesses and cause traffic issues.

Drainage Committee: Councilman Mullinax announced that he hopes to schedule a meeting in March. The date will be announced.

Business Development Committee: No report.

Trees Advisory Committee: Great success was had at the tree away at the December Town Market. The committee is hoping to do this again in the spring.

James Island Intergovernmental Council: Councilwoman Mignano announced the James Island Intergovernmental Council meeting to be held on Wednesday, January 29 at 7:00 p.m. at the Town Hall.

Accommodations Tax Committee: Councilman Dodson announced that the committee approved a grant to the Town for the planning and construction of the new James Island Arts and Cultural Center. The Sea Island Chamber of Commerce has been approved for marketing properties in the Town. They will present a marketing proposal at the next Town Council meeting.

Proclamations and Resolutions: None.

Ordinances up for First Reading:

Ordinance #2025-01: To Amend Ordinance #2019-11: Time of Taking Office After An Election: Mayor Lyon presented Ordinance #2025-01 to Amend Section 30.42 in the Town's Code of Ordinances that would allow the mayor and council elected in a General Election to take office on the second Monday of January following the General Election and serve until the second Monday in January following the regularly scheduled General Election for mayor and council. Motion to approve was made by Councilman Boles, seconded by Councilwoman Mignano.

Vote

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

Old Business: Mayor Lyon announced the following: surveys are still being received for input for the James Island Arts and Cultural Center. The flagpole for the Carolina One building on Folly Road has been delivered and will be displayed soon.

New Business: Mayor Lyon announced that a public input meeting for Mill Point Park will be held on January 22 at 7:00 p.m. at the Town Hall. Surveys will be distributed for the public to complete about what they would like to have at the park. The First Friday Town Market will be held on February 7. Over 30 vendors have signed up to display as well as a rock n roll band. There was good attendance in January. Its time for the next rewrite of the Town's Comprehensive Plan. The Plan is rewritten/updated every 10 years. Kristen Crane, Mike Hemmer and Mayor Lyon will do the updates and thanked the staff for taking on the task.

Executive Session: Mayor Lyon announced that the Town Council may enter into an Executive Session in accordance with Code of Laws of South Carolina 30-4-70 (A)(2) regarding discussion of proposed contractual matters for the new Arts and Cultural Center, and the receipt of legal advice regarding bond issuance, and legal advice regarding litigation matters regarding KT Properties, LLC vs. the Town of James Island. Upon returning to Open Session the Council may act on matters discussed in the Executive Session.

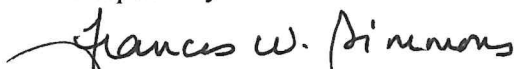
Mayor Lyon asked for a motion to enter into the Executive Session. Councilman Dodson moved to enter and Councilman Boles seconded. No discussion. Passed unanimously. Council entered at 8:03 p.m.

Return to Regular Session: Mayor Lyon asked for a motion to return to open session at 9:10 p.m. Motion made by Councilman Boles and seconded by Councilman Dodson. Mayor Lyon announced that no votes were taken during the Executive Session.

Announcements: All members of Council thanked everyone, wishing them a Happy New Year.

Adjournment: There being no further business to come before the body, the meeting adjourned at 9:20 p.m.

Respectfully Submitted:



Frances Simmons
Town Clerk

Good evening,

My name is Jenny Welch and I live at 1163 East and West Road. I am speaking tonight on Mill Point, a place I treasure. I am here asking the Town to slow down on any changes. Allow the public to visit the park, fall in love with it, and then see what folks envision. How is a person able to weigh in when they have never been there? Add some picnic tables, swings and hammocks but otherwise, leave it alone and see what unfolds as people become familiar with the Park. Owning a piece of land so delicate and natural is a once in a lifetime opportunity so the Town must get it right. Please proceed slowly and carefully.

I keep hearing the words fishing, crabbing, and docks thrown around. A dock will likely come with an astronomical price tag, endless upkeep, and huge liability if someone hurts themselves or worse. Kayaks and paddleboards can easily be launched from the shoreline which would reduce the cost and liability significantly. I have lived in the Stone Post neighborhood my entire life, I know that MillPt will be a park that children walk and ride their bikes to and go to without adults especially due to its location within a neighborhood and away from busy roads. Does the town really want that liability if an unsupervised child is pushed off into the creek or is running up and down the dock and falls and breaks something. Moreover, if they get the wild idea to go swimming off of the dock without adult supervision. All of these things have happened to me or my children. Docks are not safe at a family park.

As for crabbing and fishing... this is a family park. I homeschool my children and we often go to the beach or other waterfront parks around town. We are constantly having to relocate or leave the park due to someone fishing nearby. To many peoples, and most children, witnessing a fish suffocate in front of you can be heartbreaking, as well as watching a crab trap full of beautiful blue crabs breathe their last breaths. I have been to many places where fishing is allowed and the trashcans are filled with fish parts, dead fish and flies swarming all around. The smell of dead fish can permeate an area. On one outing at a state park near a fishing area, our dog ended up with a fish hook wedged in her lip. It was awful. I feel like DNR does such a good job of educating our children about our marine life with live touch tanks, marsh restoration, etc. I'd love for Mill Point to be a place that also values protecting and learning about our marine life. People fishing from kayaks is one thing. Fishing and crabbing off a shore that is shared w/ a family park is quite another. Let's please use Mill Point as a place to educate islanders on protecting and preserving the beauty of the local wildlife, sea life, and plant life.

In closing, I have spent many years of my life on this delicate piece of land. I would love to sit down with each and every one of you to talk about her future. I have many ideas that I think would be lovely and utilized by many. While I deeply appreciate the idea of the Town asking for public input on park plans, I don't see how people can truly give input without first seeing and experiencing Mill Point as it is now.

Good

evening, my name is Ruby Cantrell and I live at 1163 east and west road. I grew up on mill point, in fact I have spent almost my whole childhood going there. I understand you all are excited to make Millpoint this amazing better place, but it truly already is. Growing up, I didn't need a single toy there, I had it all in nature, the trees, the marsh, the azaleas, I remember some of my most beautiful memories there. Fishing and crabbing, truly traumatized me and hurt when i have seen it, I have seen it a lot in other parks. I love animals dearly, and feel very safe when they are safe, and I feel safe at mill point. I will not feel safe or even enjoy it if there is fishing and crabbing. I truly just see this as my second home. Losing it has already been a major huge loss for me, and as I hold it dear to my heart, I would truly appreciate it if you will not allow this there. And please, help keep the azalea bushes and camelia garden safe and healthy, i can not bear to see animals being hurt, or the azalea bushes being destroyed, it already truly breaks my heart it was sold in the first place, and it will break it even more if the things i listed happen.

Breakdown of legal and professional fees:

Town matters include monthly retainer, personnel matters, BZA, code enforcement, meeting attendance, and contractual matters.

July numbers are a little distorted due to fiscal year and attorney transitioning.

Town 85%

Lawsuits 3%

Real Estate 12%

August

Communication only (Jack O'Toole)

September

Town 23%

Lawsuits 69%

Real Estate 8%

October

Town 36%

Lawsuits 56%

Real Estate 4%

Comm. 4%

November

Town 34%

Lawsuits 57%

Real Estate 9%

December

Town 27%

Lawsuits 58%

Real Estate 17%

Comm. 4%

The Tomblin Company, LLC

Landscape Architecture Land Planning Sustainable Design Historic Renovation

MEMO

To: Brook Lyon
Address:
From: David Tomblin
Date: 12/18/24
Regarding: Reimbursement request
Transmitted for: Your records

Mayor Lyon,

Attached are five receipts for the Arbor Day event at the market that I purchased. The receipts are for tree seedlings, fabric pots, soil, and water that were approved to be purchased at the Tree Council meeting on 9/10/24. The total amount for this reimbursement request is \$714.71.

Thank you

davidtomblin@comcast.net

From: Arbor Day Foundation <orders@arborday.org>
Sent: Wednesday, October 23, 2024 12:02 PM
To: David Tomblin
Subject: We Received Your Order!



Dear David Tomblin,

We have received your order!

Thank you for supporting the Arbor Day Foundation. Your purchase is funding vital reforestation efforts across the globe, creating a greener, healthier planet for us all.

[Track My Order](#)

If you have any additional questions about your order, please feel free to contact us Monday through Friday 8 a.m. to 7 p.m. Central Time at 1-888-448-7337 or info@arborday.org.

Sincerely,

The Arbor Day Foundation Team

Order W21238360

Wednesday, September 18, 2024

Billing

David Tomblin

The Tomblin Company

Shipping

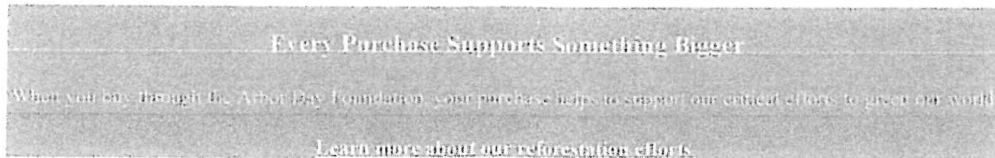
David Tomblin

The Tomblin Company

716 Fort Sumter Dr
Charleston SC 29412
United States

716 Fort Sumter Dr
Charleston SC 29412-4204
United States

Payment Method Credit Card



Name	Price	Qty	Total	Refunded
White Dogwood Seedlings Ships between: 11/9/2024 - 12/11/2024 SKU: 1492	\$79.00	1	\$79.00	0
Northern Red Oak Seedlings Ships between: 11/9/2024 - 12/11/2024 SKU: 1464	\$79.00	1	\$79.00	1
Redbud Seedlings Ships between: 11/9/2024 - 12/11/2024 SKU: 1478	\$79.00	2	\$158.00	0
Free Tree Planted In One of Our Nation's Forests with Nursery Order SKU: 9536	\$0.00	1	\$0.00	0
	Sub-Total:		\$316.00	
	Shipping:		\$25.00	
	Tax:		\$30.69	
	Order Total:		\$371.69	
	Refund total		-\$86.11	
	Adjusted total		\$285.58	

WE INSPIRE PEOPLE TO PLANT, NURTURE AND CELEBRATE TREES.

**Arbor Day Foundation
211 N. 12th Street
Lincoln, NE 68508
1-888-448-7337**



DAVID HENSON TOMBLIN
Acct. Ending 6254
716 FORT SUMTER DR, CHARLESTON, SC, 29412-4204
(843)412-2894

Transaction Details

Trans. Date	Description	Amount	Category
10/23/24	ARBOR DAY FOUNDATION 402-474-5655 NE ARBOR DAY FOUNDATION 211 N 12TH ST, NE 68508 402-474-5655	\$ 27.25	Services
			→ Request for expedited shipping charge.
	Post Date	Wednesday, October 23, 2024	
	Transaction Date	Wednesday, October 23, 2024	
	Merchant Category	CHARITABLE/SOCIAL SERVICES	
	Purchase Method	ONLINE	
	Point Of Sale Zip Code	68508	
	Store Number	1	
	Phone Number	4024745655	

Menu

Root Pouch

Account



ORDER # 2000852722 PROCESSING

Created:

Items Ordered

Product Name	SKU	Price	Qty	Subtotal
Fabric Plant Pots, 1-Gallon, Single Season, Bundle of 50 by Root Pouch	RP115	\$31.08	Ordered: 3	\$93.24

Subtotal	\$93.24
Discount (\$5 off any order)	-\$5.00
Tax	\$9.55
Shipping & Handling	\$17.99
Grand Total	\$115.78

Order Information

Shipping Address

David Tomblin
The Tomblin Company LLC
716 Fort Sumter Drive
Charleston, South Carolina, 29412
United States
T: 8434122894

Shipping Method

Standard Ground - Standard Ground

Billing Address

David Tomblin
The Tomblin Company LLC
716 Fort Sumter Drive
Charleston, South Carolina, 29412
United States
T: 8434122894

Payment Method

Credit Card

E-Mail Deals: Sign up to receive sales and exclusive news!

Email Address



Harris Teeter

YOUR NEIGHBORHOOD MARKET

STORE # 456
 1005 Harbor View Rd - Charleston, SC
 (843) 762-2124
 STORE MANAGER: Billy D'Elia
 YOUR CASHIER : CHEC 503

SC 1645	HT PURIFIED WAT	PC	3.99 B
	HT PURIFIED WAT		0.65-B
	PRICE YOU PAY	3.34	
	VIC CUSTOMER	46881754546	
SC	FUEL POINTS		
	TAX		0.07
	*** BALANCE		3.41

Charleston SC 29412-
 Discover Purchase
 *****6254 - C
 REF#: 01642P TOTAL: 3.41
 AID: A000001523010
 IC: 2504F501A109F6F3

DISCOVER	3.41
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 1
 ***** VIC SAVINGS *****
 VIC SAVINGS \$ 0.65
 TOTAL COUPONS \$ 0.65
 TOTAL SAVINGS (16 %) \$ 0.65
 ***** VIC SAVINGS *****
 11/16/24 09:09am 456 503 27 999999503

 NOV FUEL POINTS*
 REDEEM 100PTS TO SAVE .10 PER GAL.
 ON ONE PURCHASE OF UP TO 35 GAL.
 SAVE UP TO \$1 PER GAL AT HARRIS
 TEETER FUEL CENTERS ON 1 FILL-UP.

FUEL POINTS THIS ORDER =3
 FUEL POINTS THIS MONTH =55

 THIS MONTHS POINTS EXPIRE 12/31/24.
 VISIT WWW.HARRISTEETER.COM FOR DETAILS
 NEAREST PARTICIPATING LOCATIONS
 BP (3.61 m.)
 1907 MAYBANK HWY
 CHARLESTON, SC 29412
 BP (3.83 m.)
 17 LOCKWOOD DR
 CHARLESTON, SC 29401
 Locations subject to change

VIC CUSTOMER

ANNUAL VIC SAVINGS =1130.85



9102045609750900272411160909

THANK YOU FOR SHOPPING HARRIS TEETER
 CORPORATE CUSTOMER SERV 1-800-432-6111
 OR WWW.HARRISTEETER.COM

*** Check Cart ***

Hyams Garden 1

870 Folly Road
Charleston, SC 29412
843.762.1595
hyamsgardencenter.com

0346174 11/15/2024 2:25 pm

SALE

5. 019.95 99.75
Soil
5 item(s) sold

Sub Total	99.75
Tax 9.00%	8.98
Total	108.73
C.C.	108.73

Sold by 8
Receipt Required with Returns
We Issue Store Credit Only
THANK YOU!

CUSTOMER COPY

Hyams Garden 1

870 Folly Road
Charleston, SC 29412
843.762.1595
hyamsgardencenter.com

0346227 11/16/2024 10:13 am

SALE

8. 019.95 159.60
Soil
8 item(s) sold

Sub Total 159.60
Tax 9.00% 14.36
Total 173.96
C.C. 173.96

Sold by 5
Receipt Required with Returns
We Issue Store Credit Only
THANK YOU!

TVR: 00 00 00 80 00
TST: 00 00

THANK YOU

CUSTOMER COPY

