

A regular meeting of the James Island Public Service District (JIPSD) Commission was held at 6:56 p.m. on June 26, 2023, at James Island Fire Station 1 located at 1108 Folly Road, James Island, South Carolina.

Present at the meeting were the following members: Kathy Woolsey, Chair, who presided; Inez BrownCrouch, Paul Cantrell, Marilyn Clifford, Brenda Grant, Ronald Ladson and Susan Milliken.

Also present were: Christina Moskos, Program Manager, Charleston County Environmental Management; G. Robert George, District Engineer; Chip Bruorton, District Attorney; Tim Muller, District Attorney; Dave Schaeffer, District Manager; Tamara Robinson, Assistant District Manager; Joanne Tucker, Administration Manager; Tom Glick, Fire Chief; Brad Smiley, Deputy Fire Chief; Shawn Engelman, Deputy Fire Chief for Administration & JIPSD Safety; Steve Aden, Director of Fleet Services; Joe Marcinkus, Director of Wastewater Services; Kevin LaVaughn, Assistant Director of Wastewater Services; Ed Kilcullen, Director of Finance; Walter Desmond, Director of Solid Waste Services and Charlsie Tarpley, Accounting Manager.

Ms. Woolsey called the meeting to order.

1. The Freedom of Information Act Report – In compliance with the Freedom of Information Act, notice of this meeting and its agenda were provided to all news media and persons requesting notification.
2. The roll was called.
3. Oral and Written Petitions
 - A. John M. Peters, 1301 Hampshire Road, expressed concerns about the sale of 6.52 acres (TMS 425-120-0185 and 425-120-0298) and how it would affect flooding, traffic, green space (comment attached).
 - B. James L. Luby, 1330 Whitehouse Boulevard, stated that he and his neighbors collected a petition with over 400 signatures in an effort to save the 6.52 acres. He said that the citizens want to save the space as greenspace.
 - C. Kay Smith, 1244 Peregrine Drive, Peregrine Point HOA, requested the abatement of base fees of its sewer bill while their HOA attempts to change out its water meters from one 2-inch meter on its property, to 10 three-quarter inch meters.
 - D. Tim Caton, 1233 Peregrine Drive, asked what impact the size of their meters have on their water consumption. He went on to ask for an adjustment and help from the District.
 - E. Kris Bayer, 1238 Peregrine Drive, stated under the SC FOIA he is requesting an opportunity to inspect and obtain copies of public records that indicate the names and addresses of users currently being billed for a base fee by the District with more than 2-inch meters physically present on their property.
4. Consent Agenda
 - A. **Mr. Cantrell moved to approve the consent agenda, seconded by Ms. BrownCrouch. A roll call vote was taken, and the motion carried unanimously.**

5. Solid Waste Reduction Efforts
- A. Ms. Moskos shared that the County has a recycling center and can process up to 25 tons of recycling materials. She shared that Recycle Right is the County's campaign designed to teach residents about the proper way to recycle and not contaminate the recycle stream. Plastic bags are the number one containment so far. Discussion followed.
6. Recommendation from Wastewater Committee
- A. Kyle Michel Contract Renewal through June 30, 2024 – **Ms. Milliken moved to approve the contract seconded by Ms. BrownCrouch. A roll call vote was taken and the motion carried unanimously.**
7. Staff Recommendations
- A. Approve Resolution 23-04 Town of James Island Cost Share Agreement and All Related Documents - **Ms. BrownCrouch moved to approve Resolution 23-04 Town of James Island Cost Share Agreement, seconded by Ms. Clifford. A roll call vote was taken and the motion carried 4 to 3 as follows:**
- | | | |
|------------------------|------------|------------|
| Ms. BrownCrouch | Aye | |
| Mr. Cantrell | Aye | |
| Ms. Clifford | Aye | |
| Ms. Grant | | Nay |
| Mr. Ladson | | Nay |
| Ms. Milliken | | Nay |
| Ms. Woolsey | Aye | |
- Ms. Milliken will chair an ad-hoc committee with Mr. Cantrell and Mr. Ladson to research additional options for residents not benefiting from the agreement.
- B. Authorize the District Manager to Execute the Financial Commitment Letter for the Third Automated Side Loader – **Ms. BrownCrouch moved to authorize the District Manager to execute the financial commitment letter for its third automated side loader, seconded by Ms. Clifford. A roll call vote was taken and the motion carried unanimously.**
- C. Approve the Professional Services Contract with the Human Resources Consultant – **Ms. BrownCrouch moved to approve the professional services contract with SLS Consulting, seconded by Ms. Milliken. A roll call vote was taken and the motion carried unanimously.**
- D. Approve the Professional Services Contract for Fire Station #2 Architectural and Civil Engineering Services – **Ms. Milliken moved to defer the contract until staff returns to the July 24, 2023, meeting with more information, seconded by Ms. Woolsey. A roll call vote was and the motion carried unanimously.**
8. Update on the Status of the SCIIP Grant and Sewer Expansion Project
- A. Mr. George provided an update on the status of the project and stressed the importance of meeting the project's deadlines. Mr. George and staff will meet with the Rural Infrastructure Authority tomorrow for more information. Discussion followed.
9. Proposed Modification Associated with the Language to the Wastewater Collection System Use and Rate Resolution for Leak Adjustments
- A. Mr. Schaeffer stated that references to negligence in the definitions portion of the resolution have been deleted and now have a stand-alone section that would be inserted as Section 4.9 – pushing back the Appeal Section to 4.10. Discussion followed.

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10. Status of the Ladder Truck, Equipment for the Ladder Truck, and the SCBAs
 - A. Chief Glick reported on the status of the equipment.
 11. Mid-Year Budget Adjustments
 - A. Mr. Kilcullen reported on the year-to-date budget versus actual for the 2023 fiscal year.
Discussion followed.
 12. May District Management Report
 - A. Mr. Schaeffer reported:
 - Thanks to everyone that came out for the JIPSD Adopt A Highway event June 3, 2023 – I appreciate all the help to reduce litter on James Island.
 - We have several initiatives on the horizon for the JIPSD. Much like last year, we hope to bring you a proposal for the JIPSD Annual Employee Appreciation Event – tentative date of Thursday, November 9th at the same place - shelter in the James Island County Park – more information to come on that.
 - The Charleston County Commission authorized the District to issue up to \$6.5 million in G.O. Bonds associated with the Fire Station #2 Project – that happened Tuesday, June 6th. There is a mandated 60-day waiting period. The plan is to bring forward a resolution to the Commission to issue the first series of G.O. Bond at the Regular Meeting August 28, 2023. More information on that at the Regular Meeting 24 July 2023.
 - The District met with CWS today downtown to go over the Harborview Force Main Project – the intent is for District Administration to bring a Resolution at the Regular Meeting 24 July 2023 associated with issuing debt associated with this project already selected by the SRF to proceed. CWS will be requesting its Board to authorize a financial obligation of half of the project cost – minus the value of the easements provided. This would all be submitted to the SRF by the deadline July 31, 2023. More information to come on this at the Regular Meeting July 24, 2023.
 - I am happy to report that the District has secured a \$250,000 earmark in the 2023-2024 SC State Budget – many thanks to Spencer Wetmore and Leon Stavrinakis on the House side. Also, many thanks to the Senate Side from Chip Campsen and Sandy Senn for helping to secure a \$1,000,000 earmark for the Town of James Island associated with the sewer projects.
 13. Committee and JIPSD Representative Reports – none
 14. Correspondence and/or Newspaper Articles – none
 15. Oral and Written Petitions – none
 16. **Ms. Woolsey adjourned the meeting at 9:12 p.m.**



Ronald Ladson
Secretary
RL/TR

Memo

To: James Island Public Service District Commissioners

From: Peregrine Point Townhomes HOA

Re: Request for Abatement of Base Fees

Date: June 26, 2023

- The Peregrine Point Homeowners Association requests abatement of base fees of its sewer bill while the PPTHOA attempts to change its water meters from one 2" meter on its property to ten ¾" meters.
- The PPTHOA has submitted plans to make this change to Charleston Water Systems in early April. However getting permission from CWS is and continues to be a very slow process.
- PPTHOA is now caught between two large public entities (JIPSD and CWS) who are in basic disagreement with each other on the nature of this problem and are not working together to solve it.
- JIPSD continues to charge us a base fee of \$1,440 per month, based on its incorrect assumption that we have ten 2" meters instead of just one 2" meter physically present on our property.
- In the past 12 months, CWS has charged us a total of \$3,215, approximately \$267 per month for water.
- In the past 12 months, JIPSD has charged us \$21,647 for sewer services to drain that water, seven times more than CWS for the same amount of water.
- This conflict between what JIPSD **wants** us to do and what CWS **allows** us to do is bankrupting our HOA.
- Therefore we are requesting an immediate abatement of base fees from JIPSD for Peregrine Point Townhomes until this issue can be resolved.

Memo

To: James Island Public Service District Commissioners

From: Peregrine Point Townhomes HOA

Re: Request for Abatement of Base Fees

Date: June 26, 2023

The Peregrine Point Townhomes Homeowners Association requests **abatement of base fees** of its sewer bill while our HOA attempts to change out its water meters from one 2" meter on its property to ten ¾" meters. The PPTHOA has submitted plans to make this change to Charleston Water Systems for their approval in early April. However, this request is still pending with Charleston Water Systems. Getting permission for this changeover is a very very slow process. While we are willing to make this change, we believe we are now caught between two large public entities (JIPSD and CWS) who are in basic disagreement with each other on the nature of this problem and are not working together to help us solve it.

From Charleston Water Systems' viewpoint, we simply don't have a problem that needs fixing. The system that provides us with water works fine to provide that water, and that water is provided at reasonable cost to us, their customers. Why should they be in a hurry to help us make an unnecessary change? From James Island PSD's viewpoint, it is within James Island PSD's rights to bill us as though we have ten active 2" water meters when we have just one 2" meter physically present on our property, therefore charging us a base fee of \$1440 per month on what amounts to minimal water/sewer usage.

In the past twelve months, Charleston Water has charged us a total of \$3,215, approximately \$267 per month, for water. In the same time period, JIPSD has charged us \$21,647 for sewer services to drain that water. In other words, JIPSD has charged us **seven times** more than CWS for the same amount of water. While we understand that JIPSD base fees are reflective of meter size, not usage, we still find the discrepancy between these two amounts to be startling, unreflective of our actual usage, and basically unfair to us.

We have agreed to make the changes that JIPSD requires in order to bring our base fee in line with our actual usage, but based on the current situation, we could continue to pay an outsized amount in base fees for a very long period of time before CWS gets around to considering our predicament and allows us to change it. Frankly, this conflict between what JIPSD **wants** us to do and what CWS **allows** us to do is bankrupting our HOA.

Therefore we are requesting an immediate abatement of base fees from JIPSD for Peregrine Point Townhomes until such time as this issue can be resolved.