

A regular meeting of the James Island Public Service District (JIPSD) Commission was held at 7:00 p.m. on March 25, 2024, at James Island Fire Station #1 located at 1108 Folly Road, James Island, South Carolina.

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

Also present were: Tim Muller, District Attorney; Dave Schaeffer, District Manager; Tamara Robinson, Assistant District Manager; Joanne Tucker, Administration Manager; Tom Glick, Fire Chief; Shawn Engleman, Deputy Fire Chief of Administration and JIPSD Safety; Brad Smiley, Deputy Fire Chief; Steve Aden, Director of Fleet Services; Kevin LaVaughn, Assistant Director of Wastewater Services; Ed Kilcullen, Director of Finance; Jeff Nimmons, Solid Waste Route Foreman; and Charleston County Officer McKinnon.

Chair Clifford called the meeting to order and led the invocation and the pledge to the flag of the United States of America.

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.

Commissioner Ladson and Commissioner not present at time of roll call

Commissioner Milliken arrival time 7:05 pm

Commissioner Ladson arrival time 7:29 pm

3. Oral and Written Petitions:

Public Comment Rule 22: Purpose of Public Comment. Public comment is for the purpose of permitting the public to address the Commission; not to debate or berate the Commission or its employees. No person, including the Commissioners and any person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the Commission during this period. No question shall be asked of a Commissioner or staff person for the purpose of eliciting a response during this portion of the meeting. All matters will be recorded, and the Commission will determine if the citizen shall receive a direct response at a later time.

- **Brook Lyon, 669 Port Circle**, Mayor of James Island, stated that the Town of James Island would absolutely like to purchase the property for greenspace and potential parks. The property was purchased with taxpayer's money in the 90's and the Town would love to get it back. She petitioned the Commission to consider selling it back to the Town.
- **James Luby, 1330 Whitehouse Boulevard**, is in support of the withdrawal of the contract with KT Properties considering the purchase of the 6.52 acres known as the Marsh Walk and would like JIPSD to sell the land back to the Town of James Island. He is not the only one opposed to the transaction, two petitions were circulated with about 1,400 signatures. The signers want to keep the property as is –greenspace, children's playground, and / or a casual walk thru path not

to disturb the existing natural habitat. "Please do what the voters, neighbors and citizens want and support the withdrawal."

- **Cody Potvin, 1273 Hampshire Road**, was unaware that the Mayor was interested in purchasing the property and is in support of the Town getting the property back that was given to the PSD in the 90's. He understands that the PSD needs to sell the property. He supports the idea of greenspace and selling back to the town to do as they see fit for the property. If it is sold to the developer, it will be developed based on what the developer wants to do—mixed residential, restaurants, shops, storage facility. If it is given back to the town, it presents the opportunity for this space to be used to reflect the character of James Island. He implored the District to cease the contract and go into negotiations with the Town as it would be better for everyone. Everyone could enjoy the property vs a vacant parking lot.
- **Melissa Luby, 1330 Whitehouse Boulevard**, in light of the recent flooding she spoke to the tree issues. Mt Vernon and Hampshire and Mt Vernon and Valley Forge were flooded. Fish were in the ditches. The new development would increase the flooding. Development will also be harmful to the trees and their root system. To preserve both the health and beauty of James Island, please don't sell the land to be developed and instead please sell it to the Town and they will create a public use that is beneficial to everyone.
- **Sandrine Camporro, 1267 Hampshire Road**, asked, "Where did the public meetings lead to a storage building?" Her concern is the good of the community versus the storage building. Single family homes are a much better idea than a storage building. She is concerned about the flooding, increased crime and drainage. She understands the PSD's need for the money, however, does the PSD need it through a storage building? She said the JIPSD could sell the property to the town or get grants. She begged the Commission to listen to the people of the community and requested that the JIPSD withdraw the sale of this property.
- **Charles Wilson, 1648 Folly Road / 1614 Grimball Road Extension (City of Charleston)**. Mr. Wilson handed a copy of a letter to the Commission, that was sent to Dave Schaeffer the beginning of March as a follow up to an in person discussion. He said that he contacted the Wastewater Director and left 25 voice mails and stopped in multiple times. His property is located at 1648 Folly Road. In 2015 and 2017 he met with the previous Wastewater Director to discuss a 320 ft sewer easement that goes across his property and stops in the middle. Mr. Wilson says he was told there were no plans to use the easement and it was abandoned. He stated that the previous Wastewater Director told him that when he got a formal finalized site plan to take it back to the PSD and he would modify the easement. His property has changed and he is looking to create a mini golf course. He had a meeting with Mr. Schaeffer. He is requesting a 50% reduction (78 feet) on the easement. He claimed that the District Manager was unwilling to work with him due to the fact the easement may need to be used at a later time.
- **Carol Jackson, Patterson Avenue**, sent a letter in appreciation of Dave Schaeffer's service. The letter was read by Commissioner Woolsey.

- **Wendy Teel, 1290 Hampshire Road**, urged the withdrawal of sale of the Marsh Walk and to please consider Mayor Lyon's discussion of purchasing the land. The flooding is real, greenspace is difficult to get back and there is a golden opportunity with the town of James Island. She implored the Commission to consider this.
- **Kyle Taylor, 295 Seven Farms Drive**, Managing Member of the Purchaser and the Developer for the Dills Bluff tract property comprised of 2 parcels (6.52 acres) currently under contract. One of the biggest challenges is storm drainage. There is a lot of misinformation and there is nothing malicious about the development. Written documentation was given to the Commission. Mr. Taylor covered three main topics of storm drainage that the community may not be aware of. Storm drainage is not a matter of the PSD, but of the Town and Public Works in accordance with Charleston County Stormwater, local government and DHEC. The PSD does not review stormwater.
 - 1) The pond outfall for this development tract is not discharging to the West to Whitehouse Boulevard but to the North as directly to the marsh as they possibly can. Mark Johnson gave his blessings in July. Discharging North.
 - 2) The site development plan includes 5 stormwater ponds for 13 proposed lots. The adjacent neighborhood, Whitehouse Plantation has zero stormwater ponds. KT Properties is exceeding the requirements in providing 5 stormwater ponds.
 - 3) KT Properties cleaned a critical outfall along Valley Forge Drive, at their expense, last week (before and after pictures are available). In Kyle Taylor's opinion, many drainage issues are a result of deferred maintenance. Be aware of drainage and it is a public responsibility to maintain drainage.

This is not a public matter but yet a matter for engineers. They are at the finish line and trying to get final approvals. He asked the public to consider this new information and publicly support this project.

- **Philip Lipton, 1307 Fort Johnson Road**, thanked the PSD for their service. His family has been exposed to sewage due to the last storm. He is concerned about sewage problems with the upcoming hurricane season. He has witnessed our workers installing Pop Tops—this a band aid but asks the District what is the solution. He also questioned what was happening at Plum Island—is there expansion. Believes the sewer system is maxed out and there should be a bigger plan in the works.
- **Megan Dean, 1243 Cornwallis Road**, stated it was unfortunate that the developer left the meeting, and how it spoke volumes to how much he cared about what the community thought. She attended to oppose the development at Dills Bluff and was happy to see it back on the meeting agenda. "Please consider giving this property back to the town as there are so many better uses for this property". At a minimum, she begged the developer not to put a storage facility on this property. She believes there are compromises that can be made and hopes that the developer recognizes that this feels like retaliation to those who are fighting this. She is

concerned about the greenspace, wildlife and flooding. Mrs. Dean feels that “we do not need new development, nor do we need a storage facility.” She asked the Commission to look at other alternatives, and at a minimum, sell the commercial property to the Town for a park.

4. Consent Agenda

Commissioner BrownCrouch moved to approve the consent agenda, seconded by Commissioner Woolsey. A roll call vote was taken, and the motion carried unanimously.

Staff Recommendations:

5. **Commissioner Grant made a motion to add a personnel matter to Executive Session to discuss the update on the District Manager and Wastewater Director search, seconded by Commissioner Cantrell. Discussion followed. A roll call vote was taken, and the motion carried unanimously.**
6. **Commissioner Milliken made a motion to add a personnel matter to Executive Session to discuss Resolution No. 24-03 authorizing the Commission to appoint Tamara Robinson as Acting District Manager, receive legal advice and propose an amendment, seconded by Commissioner Grant. This agenda item would be added to the agenda after Executive Session. A roll call vote was taken, and the motion carried unanimously.**
7. **Commissioner Milliken made a motion to authorize the District Manager to fully execute Engineering Task Order 24-01 for JIPSD Phase 6 Wastewater Collection Rehabilitation Project up to \$83,500. The motion was seconded by Chair Clifford. A roll call vote was taken, and the motion carried unanimously.**
8. **Commissioner Milliken made a motion to authorize the District Manager to fully execute a Financial Letter of Commitment for a Solid Waste Automated Side Loader. The motion was seconded by Chair Clifford. A roll call vote was taken, and the motion carried unanimously.**

Informational Items:

9. February 2024 District Manager Report (Assistant District Manager Tamara Robinson)
 - Financial Packet Provided
 - The server update will take place on April 4 and April 5
 - Several positions open on our website
10. Committee and JIPSD Representative Reports – None
11. Correspondence and/or Newspaper Articles – None
12. Oral and Written Petitions
 - **John Peters, 1301 Hampshire Road**, respectfully asked the JIPSD to withdraw from the contract on the 6.5 acres on Dills Bluff Road. James Island is growing rapidly and it will be a place we don’t want to be anymore if we overbuild it. Mr. Peters wants us to save James Island.

13. Executive Session

Chair Clifford made a motion to enter into executive session. Commissioner BrownCrouch seconded the motion. A roll call vote was taken, and the motion carried unanimously.

Moved to Executive Session to receive legal advice associated with the following:

- Receipt of legal advice concerning Dills Bluff properties:
TMS# 425 12 00 298 and TMS# 425 12 00 0185
- Consideration of extension request by KT Properties for:
TMS# 425 12 00 298 and TMS# 425 12 00 185
- Personnel matter to receive an update on the District Manager and Wastewater Director search.
- Personnel matter to discuss Resolution No. 24-03 authorizing the Commission to appoint Tamara Robinson as Acting District Manager, receive legal advice and propose an amendment.
(After Executive Session, the Commission shall return to open session and may take action on matters discussed in Executive Session)

14. Chair Clifford made a motion to approve Resolution No. 24-03 authorizing the Commission to appoint Tamara Robinson as Acting District Manager, seconded by Commissioner Grant. A roll call vote was taken, and the motion carried unanimously.

15. Commissioner Grant made a motion to consider the extension request by KT Properties for TMS# 425 12 00 298 and TMS# 425 12 00 185. The motion was seconded by Commissioner Ladson. The motion failed 6:1 as follows:

Commissioner Brown Crouch	Nay
Commissioner Cantrell	Nay
Commissioner Clifford	Nay
Commissioner Grant	Nay
Commissioner Ladson	Nay
Commissioner Milliken	Nay
Commissioner Woolsey	Aye

16. Adjournment:

- Commissioner BrownCrouch made the motion to adjourn and it was seconded by Chair Clifford. Motion carried unanimously. Chair Clifford adjourned the meeting at 8:44 pm.



Ronald Ladson
Secretary
RL/JHT