

TOWN OF MEGGETT COUNCIL MEETING  
SOUTH CAROLINA PRODUCE ASSOCIATION BLDG  
JULY 26, 2010 7 PM

Mayor Grange Coffin called the meeting of the Meggett Town Council to order. In addition to Mayor Coffin, present were Mayor Pro-tem Buster Herrington, Council members Tommy Butler, Tom Hutto, Keith McCarty and Attorney Andy Gowder. Mayor Pro-tem Herrington led the group in prayer followed by the Pledge of Allegiance by Mayor Coffin.

Mayor Coffin asked for approval of the minutes from the June 2010-2011 Fiscal Year Budget Public Hearing. Keith McCarty made a motion to accept, which was seconded by Tommy Butler, all were in favor. Mayor Coffin then asked for a motion to accept the minutes from the June 2010 regular council meeting. Again Keith McCarty made the motion to accept and Tommy Butler seconded. All were in favor. Minutes from both meetings were approved.

***Verizon Update***

Matt Zender stated that he did not meet with the old/new Frontier Communications team; Nelson Cribb and the new Frontier engineer. They were tied up and could not make it out to Meggett from Columbia.

He ended up talking to one of the public affairs people at Frontier and was told that they planned to have 95% of all rural customers tied in with “bundled” services within one year. She checked Matt’s phone number, but his number was not one that was scheduled to be online in the next year. However, the representative told him that she would keep him advised. To obtain this service Frontier will be installing some new equipment as well as replacing some of the old stuff. Mr. Zender mentioned that the three switching boxes that service his line date back to 1992 and 1994 and are 44,000 feet from his house, so that will be a problem as far as high speed internet goes. He stated that he thinks the max is 2 miles.

Matt told the public affairs person about all of the noise problems, dropped calls and Bob Bennett’s continuous problems of not being able to receive calls, but can make calls out. She promised that people who put in complaints would receive action.

While Frontier will be providing bundled services; phone, TV and high speed internet; it will not be as fast as fiber optic cable, but many times faster than dial up. It will probably be DSL.

To find out if you if you are on the list, call 877-462-8188

### *Old Business*

Mayor Pro-tem Buster Herrington stated that he had talked with Alvin Taylor in reference to the no wake zone previously discussed by council. Mr. Taylor stated that he is doing a study and will have an answer to the town after Labor Day.

Council Member Tom Hutto asked if staff could resume putting all open old business on the agenda.

He then directed a comment to Administrator Ellie Brabham that he understood we were not pleased with the new grounds maintenance company. Ellie stated that the company was not doing the quality of work that Larry Commins had done. They are in and out within 30 minutes and are leaving spots uncut. They are also cutting the grass between the two buildings with a weed eater. Gail Seabrook, Planning and Zoning Administrator, talked with Mark Gonzales, the owner of RR Landscaping after the first visit and asked him to please have the grass between the buildings cut with a push mower at a higher setting, that cutting centipede too low in the hot sun would cause it to die. He said that he would make sure that is what they did, but the next visit, she had to stop them because they were cutting the grass again (to the dirt) with the weed eater. Council Member Hutto stated that we needed to send the company a letter. Council Member Keith McCarty and Tom Hutto both told Ellie not to send payment to them. Mayor Coffin commented that maybe we should look at the company in Ravenel. Ellie said that she would have Gail compose a letter and send to Attorney Andy Gowder for approval.

Tom Hutto then commented that he noticed the weeds had been cut along Hwy 165 towards the town sign. Mayor Pro-tem Herrington stated that Ernest Rentz had cut along the side but almost broke his equipment because he ran into an old fence. Buster said that he and Whitty Boykin had removed the fence the next Saturday as well as had thrown several large stumps over to the edge of the woods. He further added that Ernest had charged the town \$130.00. Council Member Hutto asked if it was possible to get Ernest to do this once a month. Mayor Coffin suggested we get someone to grade it so that Ernest could maintain on a monthly basis. Buster said that we needed to have the ground plowed up first, and Ernest had the equipment to do this. Council Member Tommy Butler suggested that maybe we should contact SCE&G and tell them if they would plow it up the town will take the maintenance of it over. Ellie commented that we would contact SCE&G to find out if this could be done.

Councilmember Hutto then asked Mrs. Brabham about her email to council in reference to the \$100.00 cleaning fee for the SCPA Bldg. Ellie explained that since the floors had been refinished the town now has to use a special cleaning fluid on them. We are asking to apply this fee when someone rents the rooms instead of giving them the option to clean it themselves. As a rule when they clean themselves all that is done is the trash is taken out and the floor is swept. We have only had two instances in the last two years that it has actually been mopped by renters. Buster Herrington asked what the charges are now for the building rental. Ellie stated that residents are charged \$250.00 and non-residents

\$500.00. There is also a \$500.00 deposit which is refundable if there is no damage and a \$100.00 cleaning fee, if the town cleans the room. At present renters are given the option to clean up themselves. The change we wish to make is not to give the option anymore to clean the room themselves, therefore, they would pay the rental fee, deposit of \$500.00 and the \$100.00 cleaning fee. Tommy Butler stated we would however want to make exceptions for those that use the building frequently or on a weekly basis.

Tom Hutto then asked if everyone got the letters canceling the Public Hearing. He stated that the town should not approve this. Mayor Coffin asked Attorney Andy Gowder if the town could object to the dock. Andy stated that the town absolutely could object. Tom then asked if there was a lawsuit against the town. Attorney Gowder stated that the lawsuit was against Mayor Coffin and Ms. Seabrook and that they were waiting for a court date. The attorneys that are handling the case through the Insurance Reserve are going to make a motion to dismiss.

Council Member Hutto then asked Mrs. Brabham if she had gotten the sign application handled. She stated that she had and sent it to Andy Gowder for approval. Attorney Gowder added to it and the final copy is in your folders. Tom then stated he had received an email from Mrs. Brabham stating that Buster was going to talk to Jason about coming in to sign the permit, was this done. Mayor Pro Tem Herrington said that he had talked to Jason and it would get handled.

Councilmember Tommy Butler asked where the auditors are with the audit. Ellie stated that Tripp Wingard with Murdaugh and Associates had been in the previous week to work on the audit. Tripp stated that they should have the June 2009 audit ready to present to council at the August meeting.

Council Member Hutto commented on the windows in the SCPA Bldg needing some repairs. Mayor Coffin suggested we give Mike Schieve a call, he is in need of work right now and may be able to get right on it. Ellie said that she would give him a call for an estimate. Tom asked about the Council Retreat. He was told it was still on for August 21 at Andy Gowder's office.

Mayor Pro-tem Buster Herrington stated that he and Larry Commins had placed the old fire hydrant in the park that was given to the town in exchange for a brick paver by George Smoak. (Value of the paver is \$100.00)

### ***New Business***

Buster asked if Gail had gotten any estimates on putting concrete in the parking area. Ellie stated that Gail had received one estimate of \$16,000.00. She further stated that we needed three estimates and would contact a young man in Columbia that does work in the Charleston and surrounding areas. Tom Hutto said that he had a fine slag at his house which works great, doesn't track in the house etc. Keith suggested that maybe we should just put concrete where people will be walking instead of the whole parking area.

Resident, Larry Commins suggested that the town may want to put brick pavers down since they do not hold water, but may be more expensive. Tom Hutto added that would be very attractive. Ellie Brabham stated that she would get a price for pavers for comparison.

Council Member Herrington also asked about the properties that council had been asked to consider the town purchasing. Mayor Coffin said they are Reeves Bair's property on the corner of Hwy 165 and Toogoodoo, across from the town sign and Roger Brabham's property on the corner of Hwy 165 and Meggett Quail across from the park. The Mayor asked Tom Hutto if he would look into the property owned by Reeves Bair. He suggested that Tom talk with DHEC to find out the status of the ground, since at one time there was an issue of contamination. Ellie Brabham said that the property owned by her husband, Roger, across from the town park, was the old Donaldson store, which was built in the early 40's. The lumber that was used to build the store was from an old building that had been torn down at Steven's Towing. At present someone is interested in the property and has made an offer. Roger has given them until August 31, 2010 to purchase. Tommy Butler stated that between the two properties he felt council should consider the piece at Toogoodoo and Hwy 165, since it is the entrance to the town. Council Member Keith McCarthy stated that council should consider both properties. He further stated that the town needed to buy any property in and around the town center and Historic Corridor that becomes available. The town would then be able to control what is being done in and around the town center and not have to deal with something that may not be to the town's liking. Tom Hutto asked what the town would do with the old building on Roger's property, renovate it, tear it down, or what. He also stated his concern with asbestos in it. Mrs. Brabham said there was no insulation in the building and to her knowledge no asbestos. Mayor Pro-tem Buster Herrington stated that he is a little concerned about the town buying land and not putting water lines down for the residents that have requested them. Council Member McCarthy said that if we could get water for the \$40,000.00, we would put them down all day, but that is not the case. Eventually we'll get a grant to have water put down for the whole town like other towns have done, not piece meal, maybe in 10 years. We can't really put one line down at a time, can't piece meal a water system. He further added, we see what a piece meal sewer system has done. With no more new business, Mayor Coffin asked if there was any comment from the constituents. There was none. Mayor Coffin then asked for Miscellaneous Reports.

### ***Miscellaneous Reports***

Ellie Brabham stated that Clint Howard with Charleston County Transportation had called and requested more information on building the sidewalk from the Town Center to Hwy 165. Hopefully this is a good sign that our request will be approved.

John Williams is working on the website and will present to council when he gets a layout. She also stated she and Mayor Pro-tem Herrington met with John on July 19<sup>th</sup> to get a better idea of what the town wants.

Mrs. Brabham stated that she had attended the annual meeting for updates to the Charleston Regional Hazard Mitigation Plan on Wednesday, July 21. The plan is online if council wishes to review it at [www.charlestoncounty.org](http://www.charlestoncounty.org). Look under Departments, Building Services, and Hazard Mitigation.

### ***Upcoming Meetings***

St Paul's Fire District Commissioners Meeting – August 5, 6pm  
Council Retreat – August 21  
Council Meeting – August 23, 7pm

Mayor Coffin asked if there were any Public Comments.

### ***Public Comments***

Matt Zender stated that the town should incorporate an ordinance that does not allow any business in the town if they are a chain, such as Walmart, McDonalds, etc. He stated that he had read an article in Preservation Magazine in reference to this. Mr. Zender further stated that now would be a good time to consider something like this, before we had these types of businesses looking to move to Meggett. Council Member McCarty commented that chains will sue town's that have that type of Ordinance and will probably win. He further added that a lot of small towns develop their downtown areas, bypasses are built around the towns, then Walmarts etc. are built off of the bypasses and the downtown areas end up with empty stores. Mayor Coffin asked for any other comments, with none, he asked for a motion to go into Executive Session. Buster Herrington made the motion and Tommy Butler second. All agreed. Keith McCarty excused himself from Executive Session to attend another meeting.

Submitted by: Ellie Brabham