

Town of Meggett
Council Meeting
 Meggett SCPA Building
 4776 Highway 165
 March 28, 2011– 7:00PM

1) Roll Call and Meditation

The meeting was called to order by Mayor Coffin. Council members present were Buster Herrington, Tommy Butler and Tom Hutto. Keith McCarty was absent. Also present was Attorney Andy Gowder, Administrator Ellie Brabham and Planning/Zoning Administrator Gail Seabrook. The prayer was given by Mayor Pro Tem Buster Herrington and Mayor Coffin led the Pledge of Allegiance.

(Item 2) Approval of Minutes February 28, 2011 Meeting

The minutes were e-mailed to all Council members prior to the schedule meeting for review and comments. A motion was made by Tom Hutto to accept the minutes as written. The motion was second by Buster Herrington and all voted to approve as written.

(Item 3) Frontier Update (Matt Zender)

Matt Zender was unable to attend the meeting but provide a report for the Frontier Telephone update. The substation located on Quigley Road and Ethel P.O. Road should be tuned up any day now. They have encountered some minor technical problems that are being worked out and hopefully will still be online by the end of the month. The promotion for the free TV, or laptop for signing up will be extended until the end of April. Frontier will have a booth set up at the Meggett Arts and Crafts Festival to take applications and provide information to the residents.

(Item 4) Old Business

- a. *Paving parking lot* – Tom Hutto reported that Attorney Andy Gowder had reviewed the bid proposal and it is ready to go out for bid. Tom would like to limit the invitation to bid to local businesses and asked Buster to get with Ellie and provide a list for the bid package to be sent to.
- b. Tommy Butler inquired if a dehumidifier would be required for each section of the crawl space of the SCPA building. Tom indicated that the dehumidifier was for the Town Hall Building. Tom asked Ellie to see if the dehumidifier could be placed on the outside since the space is so limited in the Town Hall Building.
- c. *Annexation* – Mayor Pro-tem Buster Herring asked if we had received any additional responses to the request for annexation. Gail Seabrook said she had received 1 since the last meeting. Tom Hutto asked Ellie what was the procedure to apply for annexation. Ellie indicated that the resident just needed to write a letter asking to be annexed.
- d. *Playground cover* – Buster said he had received conformation for the delivery to be the last part of this week but because the Spring Festival was the 9th of April he did not think we would have enough time to prepare the ground and place the rubber mulch before the festival so he was going to reschedule the delivery until after the festival. We will need to take out the existing ground cover about 4” which will take a while to do before we will place the new rubber mulch.
- e. *Walnut Hill Property* – Tom Hutto said he would defer the contract issues over to Attorney Gowder. Attorney Gowder said he had made an amendment to push the survey date back to the end of the inspection. We have retained someone to do the environmental, someone to do the title insurance as well as someone to do the survey. It is just a matter of going through the Greenbelt Board requirements which we are doing and presently looking at a closing date of May 14th. That is essentially where we are. Tom Hutto made the motion to agree to amend the contract to allow a time extension to the surveyor to finish. Tommy Butler seconded the motion and all voted in favor. Tom talked to council about the different possible ways the land could be used. Tommy Butler asked about the condition of the dock. Tom replied that the dock would need to be updated. The roads would need 4 or 5 loads of gravel and some grading should put the roads in good shape. Some of the creeks were filled in and made fishing ponds on the property.
- f. *Copies of plats from Charleston Co.* – Gail Seabrook reported that we will start having a copy of plats submitted to Meggett the first of June. The plat from Kennerty Surveying for the Hamm’s has not been resubmitted.
- g. *Fire station on Hwy. 174* – Tom Hutto reported that the ground breaking is scheduled to be next month for the new fire station and is to be completed by December. This will be good news for those within a five mile radius with their homeowners insurance.

Item 5) New Business

- a) *Repairs to Meggett Creek Bridge* – Gail Seabrook said she received a call from Markie Armstrong early this morning and DOT wanted to meet with Meggett and their Contractor at the Meggett Creek Bridge at 9:00AM. We were informed that the bridge's pilings were in need of repair and in order to perform the repairs they will need for Meggett to disconnect their sewer line from the bridge while the repairs are being done. CPW would also need to move their water line and SCE&G would have to pull their lines back away from the construction area as well. At first they thought we could just set a few piling and detach the sewer pipe from the bridge and move it over and let it be supported on the piling while the construction was going on. They indicated they would need engineered drawings provided to them of how to support the sewer line during the repair process. After further investigation of the sewer line, it was determined that due to the deterioration of the pipe we would be taking a huge chance of a breakage and contamination pouring into the creek if we went that route. We were also informed that a new bridge was to be built probably in the next year or two and at that time we could no longer attach any utilities to the bridge because of a new ruling by DOT. DOT said they would like to have the bridge repaired before the paving of Highway 165 began which was scheduled the middle of April. Taking everything into consideration, we conveyed the information to Gene McCall by telephone and e-mail. He agreed that the best way to handle this was to move forward with the a directional bore and place the sewer underground rather than placing support piling to rest the force main on during the repairs to the bridge. He was very concerned about trying to move the existing pipe because of the poor condition it is in. Mr. McCall said that we would need to shut the flow off and do a pump and haul from the pump station at Metal Trades during the time of the bore and replacing the section of the force main. He said he would check on a few things pull some numbers and get back with me. In the mean time I contacted Mayor Coffin, updated him on what was going on and asked if he had any objections to getting Mickey Seabrook to provide any engineering work that we may need to move forward with getting this done. He had no objections and I scheduled a meeting with Mr. Seabrook. He was able to meet me later that afternoon at the bridge site and he was in agreement as well that the bore would be the best solution. He made pictures of the existing piling under the bridge and said they were badly eaten away. He could definitely see the need for emergency repairs to the bridge. He explained that he would start immediately with preparing the drawings and see what permits we would need. He said that sometimes in an emergency situation, you may be allowed to piggy back off of DOT permits as long as you stay in their right-a-way but he was not sure if that would be allowed in this case especially since it would be disturbing marsh area. Also DOT was not clear as to what the right-a-way width was in that area so that presented a problem as well. Mr. McCall asked me to contact Hollywood since we flow into their system and provide them with information as to what was going on and ask them what would be the best pump station to place the pump and haul in. I talked with them and Beth said she would check and get back with me. She thought the one where our force main goes into now would probably be the best. I also informed Mickey Seabrook that we have 17 residents along the upstream of the bridge area that are connected into the force main as well. We looked at the drawings that I had in the office and the elevations shown indicated that perhaps their connections would back flow towards Metal Trades pump station and therefore would not present a problem with a backup. Mr. McCall pulled the flow charts for Metal Trades and their usage averaged between 1000 to 2000 GPD's. He provided me with dimensions of the wet well and calculating the capacity it would hold about 1700 gallons. Taking into consideration the input of the 17 residents that are connected I estimated the pump and haul would be either 1 to 2 a day during the duration of the time the pipe was being replaced. Mr. McCall said he expected the time to be about 3 to 5 days. He was able to provide a ball park figure for the pump and haul which would be about \$250 per trip. Mr. Seabrook said it was hard to provide an estimate at this point because cost would greatly depend on what permits we would have to apply for. At the council meeting Gail Seabrook was unable to provide any other cost analysis but said she hoped to have something in the next couple of days. She asked council to formerly provide permission to move forward with the steps that is needed to comply with DOT's request to handle the relocation of the sewer line for the repairs to the bridge.
- Tom Hutto asked Robert Clark, District Engineering Administrator for DOT, who was in attendance, if this was the best way to handle the removal of the sewer line. Mr. Clark made mention that the bridge is scheduled to be replaced totally within the next couple of years and at that time the sewer would not be allowed to be re-attached. Placing the line underground now would save the town from having to do it when the bridge is replaced. Tommy Butler asked if the bridge would be wide enough to fish and shrimp off of when it was replaced. Mayor Coffin asked if the phone lines and power lines were to be moved as well. Gail indicated that a temporary pole would be set and the overhead power would be attached away from the work area of the bridge and then replaced to the existing pole when work is completed. Mayor Coffin asked if the phone lines were underground. Gail replied that for some reason the phone lines go aerial where the bridge is located. Buster Herrington needed clarification if only piling was being replaced now or was the bridge being replaced. Gail replied that only the piling was to be replaced at this time. Tom Hutto said that in theory they are afraid the existing pipe may break if we try to move it. Gail replied that is correct. We would have to set piling for support and detach the pipe from the bridge and use the piling for support during the repairs and then reattach it to the bridge when the repairs are completed if we chose to go with that method. However, because the existing sewer force main is deteriorated from the corrosion where it crosses the bridge, we feel we would

be taking a chance of the pipe breaking and causing a spill into the creek which could result in fines for the Town. Buster Herrington asked if the work could be postponed and do it all in one shot. Gail replied that we are doing it all in one shot. Buster said he meant when they replaced the bridge. Buster said they are spending money to drive new piling under the bridge why can't that be postponed until the new bridge is built. Mr. Clark spoke and said repairs to the bridge cannot wait and unfortunately the bridge is not scheduled to be replaced until about two years. Gail explained again that when the new bridge is built we will not have to worry about relocating the sewer line again and encountering additional expense. Tom Hutto said basically we are divorcing ourselves from the highway department of our sewer line being attached to their bridge. Buster asked if the money to do this will come out of our CD. Mayor Coffin spoke and said it will come out of our wastewater funds. Tom Hutto asked again how much this would cost even though Gail expressed earlier she had not had a chance to get together a cost estimate but was working on it. Buster asked are we talking about a hundred thousand, fifty thousand, or thirty thousand. Gail said she did not have a cost analysis at this point but she would think it would probably fall in the thirty thousand range. Buster Herrington said he needed to know a cost before we tell someone to start digging. Tom Hutto said he did not want to vote on something that we did not have a cost for. Gail said she did not know what to tell them for the bottom line is it is our sewer line and DOT wants it off their bridge so they can make the necessary repairs. The only choice is that we can drive piling and support the sewer line during the repairs and take a great chance of a spill into the creek or we can do the directional bore and be done with it. Mayor Coffin asked when we would have the plans. Gail said that Mickey Seabrook started on them today and he would let her know something in the next couple of days. She again went over the information of the haul and pump and the estimated cost associated with it. The cost for the haul and pump would run about \$250 per trip and we will probably need a maximum of 2 a day. Gene McCall said the project would probably take 3 to 5 days. Gail said she calculated the volume of the holding tank at Metal Trades and with the dimensions provided to her the tank should hold about 1700 gallons. Metal Trades produces between 1000 GPD's and 2000 GPD's per day depending on the rainfall. Taking also into account the backflow of the residents that are connected, two pump and hauls per day should be adequate. So that would be about \$500 a day for the pump and haul for 3 to 5 days for the line to be out of service during the bore plus the cost of the directional bore and the fees for permits and services from the engineer. Tommy Butler asked if the existing line could remain in service until the bore was made and then make the connection to the new pipe. Gail said she did not think that would be possible since they would be working in that area. She said she would inquire if that was possible and get back with them. (Verified with Gene McCall and he said that would not be possible.) Mayor Coffin asked if Pedersen would be the ones doing the work. Gail replied they would be overseeing the job but would hire another company that does bores for the work of constructing the actual bore. Mayor Coffin suggested that we sit down with Pedersen and see what we needed to do. Gail said that she give a time frame of 3 to 5 days for the work but Mr. McCall felt strongly it would be completed within 3 days. She however wanted to give the worse case because you never know what may occur with the weather or problems you encounter. She reminded Council that the cost for the pump and haul is minor compared to the cost of the bore so it should not play into the equation as a major factor. She again told them she is trying to get a cost estimate but they are asking questions for which she had not been provided the information for since she only found out about the removal of the sewer line today. Tom Hutto asked what the schedule was for the construction to begin for replacing the piling. Gail said they were trying to finish the placement of the piling before the scheduled paving of Highway 165. Tom asked when that was scheduled. Gail said she thought it was around the middle of April. She directed the question to Mr. Clark and he said it was coming up in April but he did not remember the exact date. Mayor Coffin said that we should schedule a meeting with Pedersen Plumbing and the DOT sometime in the next week or so and see what we need to do. Tom Hutto said Mickey Seabrook was extremely qualified in this area. Tom asked council if they would like to meet later in the week to vote to move forward. Buster Herrington say he did not want to vote on something we could not afford to pay for. Tom Hutto indicated that we had \$300,000 in the sewer funds. Gail said we are not talking about a cost such as that but probably around \$30,000. Gail mentioned that the Town made the decision to be in the sewer business so they are responsible for the cost of repairs. She indicated at this time that Mr. McCall had also mention that the pump at Metal Trades would soon need to be replaced. Tom Hutto made the suggestion to meet later this week and see where we are cost wise and then vote. Gail said she was not sure when Mickey Seabrook would have a projected cost. So much of the cost would depend on if we had to pull permits and from what agencies. This also would present a time factor as well. Mayor Coffin asked Robert Clark how urgent is it to fix the bridge. Mr. Clark said the repairs would require lifting the deck of the bridge and place the new piling and they wanted to complete this prior to the schedule paving of Hwy 165 which is to begin in the middle of April. Gail also expressed that permits would also need to be pulled before we could begin the relocation of the sewer line. Tom Hutto asked what permits were needed... Gail said that since we would be disturbing the marsh area we may have to get one from the Corp of Engineers and DHEC. She went on to relay that Mickey Seabrook had informed her that sometimes in an emergency situation, we can piggy back on DOT's permits as long as we stay within their right-a-way. Mickey is checking to see what permits we will need. This will affect the job cost as well as a time factor. The other question was the right-a-way width in that area. The right-a-way may be 50' which could be a concern for the bore of the sewer line. Mayor Coffin stated that at present, the only cost is to Mickey Seabrook to

provide the drawings. Gail responded that was correct. Mayor Coffin then asked if council would like to authorize funds to proceed with the drawings and get this thing going. **Council never responded.**

Tom Hutto stated you can't plan without some kind of plans. Gail Seabrook agreed that you have to have drawings. Mayor Coffin said we would wait on the drawings to be completed and then have another council meeting to see what we needed to do. Gail Seabrook at this point asked to be recognized and inquired what council planned to do if for some remote reason this was over their budget. Buster Herrington jokingly responded we will worry about that when it happens. Tom Hutto confirmed that he was available any night. Gail said when she received the information regarding projected cost she would put it together in a package and e-mail it to council. Councilman Hutto said he did not want to be part of a situation where paving was completed and the next week they pulled the deck up and when asked why; it would be expressed due to lack of coordination between government agencies. Tommy Butler asked once we know the amount can we vote by telephone. Andy Gowder stated that you could authorize spending to a certain amount if council would like to do that but when a vote is taken it has to be open to the public and that will take some coordinating. Mayor Coffin said let's wait and see what Mr. Seabrook provides and we can get at least three of us back together then.

Gail said at this time we only have two choices; 1) detach the pipe and place a support system of piling and try to move the pipe onto the piling while risking a breakage and contamination pouring into the creek or 2) do a bore and place a new section of pipe underground. The pipe will have to be placed underground down the road when the new bridge is built anyway since new regulations will not allow utilities to be attached to bridges. Mr. Clark confirmed that was correct but he did not have a schedule as to when the new bridge would be built. Mayor Coffin asked Mr. Clark if it was essential to do anything with the sewer line right now. Mr. Clark replied that we would need to move the sewer line from the bridge while the repairs are being done. Resident, Bill Watson who is Vice President and General Manager for Comcast Cable, said he had been contacted today by SCE&G and was under the impression that they won't be doing anything for another two weeks. He said SCE&G would have to relocate their poles before Comcast could come in and move their lines. Bill said they had just received notification today as well. Gail said she did what she could to start the process of getting drawings prepared as well as getting an engineer for the project due to the urgency of the repairs that had been expressed by DOT. Mayor Coffin said he would like to have a meeting with Pedersen Plumbing and DOT to see what is really going on and how much of urgency this is. He asked Mr. Clark if they could leave the pipes attached to the bridge for a certain period of time until the new bridge is built. Mr. Clark said he would like to clarify his statement. During the repairs to the bridge the sewer line would need to be removed from the bridge but once the repairs are completed, the pipe could be reattached until the new bridge is built and then no utilities would be allowed to be attached to the bridge. Mr. Clark said he would check the schedule with the paving and perhaps the contractor could put Highway 165 last on the list of the roads that he has the contract for to be paved and that may help some with the time frame. (Note: verified with the contractor date to begin paving and was informed that the paving was to start on April 18th. The only two roads on this contract were Toogoodoo Road and Highway 165. Contractor did not anticipate the job lasting more than 3 weeks.)

New Company Name for Condor - Gail Seabrook reported that Condor has split and the company that will be handling the lower part of the state is now called Clear Water Group and will still be headed up by Gene McCall. She said she had provided the necessary documentation to Attorney Gowder for his review. Attorney Gowder briefly explained that Mayor Coffin would just need to sign the document providing authorization to accept the name change and the obligation of the sewer contract to the new company. A motion was made by Buster to accept the new company Clear Water Group. Tom Hutto seconded the motion and all voted in favor.

(Item 6) Miscellaneous Reports (Ellie Brabham)

Ellie Brabham said she had placed copies of the 2 bids for the Phase 1 Environmental Site Assessment for the Walnut Hill property in council's folder for them to look at.

Auditor Tripp Wingard of Murdaugh and Associates said that the June 2010 audit would be completed before the council meeting on May 23.

April 9 will be the Arts and Crafts festival and we need volunteers. She asked Tommy Butler if he would be in charge of setting up the road blocks. She also stated that we would probably have no police participation this year since the Air show will be in town and they need all officers that are on duty there. Ellie further stated that we need items for the Silent Auction. The town will also try to do 1925 memberships renewals that day since we will not be holding the Evening in Meggett this year.

Upcoming Meetings Scheduled:

April 25	7:00	Council Meeting

(Item 7) Public Comments

Mayor Coffin opened the floor for public comments.

Bill Watson was recognized. Regarding the Walnut Hill property, he said he was in favor of green space and was questioning if by calling it a park was the town trying to get a green space area with limited use. Mr. Watson said it is nice to be able to get funding for a nice piece of property with many potential amenities, however, in his mind, it doesn't work if you don't have the ongoing funds to keep it going and support all those things such as the dock, the upkeep of the house and having someone to maintain the property. The town would have to come up with "X" amount of dollars per year to keep up this property. What would that dollar amount be and where will the funds come from. Hopefully the Council has done their homework as to what cost will be endured by the Town to maintain this property forever. What is that dollar figure \$5000, \$10,000, or \$50,000 to make this happen and how many of Meggett's residents will actually use this facility. Mr. Watson indicated that he enjoyed spending time at my home and would not be interested in going to an area for purpose of doing some hiking, or fishing. He said he wasn't sure if there was a big public interest in an area for these uses from the residents that live in Meggett. What is the projected number of residents in Meggett would actually use this acquired park area. Is the projection for usage a 100 people, a thousand people or what and would the cost of admission offset the cost for the maintenance and upkeep.

Tom Hutto's reply to Mr. Watson's concerns was that council had anticipated some of the cost. They expect the cost to run between \$50,000 to \$60,000 to fix the dock, the landing, and the roads and bring the property up to snuff. This would be a onetime expense. There is a house on the property so what the Town is looking to do is to offer a place to live for someone that in return will oversee and maintain the property. All this person will be required to pay is utilities. As far as public use, the Town would have the option to open it as often or as little as they desire. So, if we had to hire someone to open the park on weekends during a certain time of the year that would not be a huge expense. Tom Hutto said that Tom O'Rourke, head of PRC, has offered to take this property off our hands at any time we don't want it. He would like to make it a park for Charleston County. This council or a future council may decide to do that or not. They are especially fond of this parcel because of the amenities it has to offer. So to answer your question if we decide that we don't want the property we have a standing offer from PRC.

Bill Watson: I would just challenge this from a business stand point that if I were to buy something I would have a budget to project a cost of what expenses would be endured, where the funds would be initiated from and the expected revenue from the purchase. I would also provide information as to what the property will be used for as well. I have not seen anything in the minutes to indicate any of this. I would also obtain in writing a letter of PRC intentions of purchasing the property should the Town decide not to keep it.

Tommy Butler said it was one of those situations where the opportunity came and if we had to we could just shut it down and then we would only be responsible for the insurances for the property.

Bill Watson said he loved the idea of green space and would love the opportunity to view the property but his overall concern was buying this and not knowing what the overall impact will be. There are still uncertainty of liability insurance, who is going to control the property, who is going to maintain the property and exactly what will it be used for as well as the capitol upgrades to the property. Bill mentioned that there is a 300 acre parcel located about 2 miles from this site and he had the pleasure to go there with the Morning Glories. He stressed that the owners are in need of help to maintain this property. Bill said he would like for council to provide to the public a projected cost analysis of what the annual cost will be for the property.

Mayor Coffin asked if there was any further comments from the public. With no other comments from the public, Mayor Coffin asked for a motion to adjourn. Could not identify who made the motion or second the motion for dismissal on the tape.

Submitted by Zoning and Planning Administrator: Gail Seabrook