

Town of Meggett
Council Meeting
 Meggett SCPA Building
 4776 Highway 165
 April 25, 2011– 7:00PM

(Item 1) Roll Call and Meditation

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

(Item 2) Approval of Minutes March, 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 Keith McCarty to accept the minutes as written. The motion was second by Tommy Butler and all voted to approve as written.

(Item 3) Frontier Update (Matt Zender)

Frontier has experienced some problems with turning up the system located on the intersection of Ethel P.O. Road and Quigley Road. They hope to go on line with the new station around the middle of May. The promotion for the free TV or laptop for signing up will be extended until the end of May.

(Item 4) Old Business

- a. ***Drainage for parking lot and building improvements for drainage*** – Tom Hutto reported the bid package had been given to the recommended contractors that council wanted to bid on the project. Drawings were not included in the package and the comments from the contractors indicated that without drawings it was hard to bid on the project. Tom said he was in the process of working to resolve the issues.
- b. ***Annexation*** – Buster Herrington was unable to attend the meeting but provided Keith McCarty with his reports. He said the annexations were going good and we were still getting some replies in and would be able to provide additional information at the next meeting.
- c. ***Playground Cover*** – The mulch should be here soon and we will need to remove the old material. We will try to get an estimate for the removal of the old mulch under the \$500 range so we do not have to go out for bid. Gail Seabrook inquired if the huge gum ball tree by the little play area would present a problem with the gumballs getting into the mulch. Even now it is a problem without the mulch even being there. Tommy Butler also indicated the root system of the tree was also causing problems with the fence that goes around the play area. A suggestion was made by Tommy Butler to have the tree removed and plant another type of tree in its place.
- d. ***Walnut Hill Property*** – Tom Hutto indicated that as far as he knew everything was still on schedule for the closing around the middle of May.

Resident Bobby Shealy interrupted and asked for Council to provide him with the information related to the purchase of the Walnut Hill property. Tom Hutto said the town obtained a grant for 2.65 million to purchase the property for a park. The closing for the transaction is scheduled for mid May. Mr. Shealy asked if the property was in the Town of Meggett. Tom said it was located on the corner of Little Britton Road and Highway 174 and was not presently in the town. Mr. Shealy asked how many acres was in the property. Tom said about 156 acres. Mr. Shealy asked about the grant money. Tom explained that the grant came from money obtained from the 1% tax revenue. 80% was to go to road improvement and 20% was to go for the purchase of green space. This property was ideal for a park since it already had fresh water ponds, a entrance road and a house which could be used for a caretaker. PRC was interested in purchasing the property but they did not have the funds. The owners had approached the Town previously to purchase the property at a higher price but later agreed to accept the offer of the 2.65million. Mr. Shealy mentioned that it may have been a good idea to let the residents know of the town's intent to make the purchase. Keith McCarty said he would like to provide the explanation. He said if this money came from the town he could see the residents having input in the purchase but the money to buy the property came from county taxes. Mr. Shealy asked if there were other tracts of land in Meggett that would have qualified for funding from the greenbelt grant money. Tom Hutto said he had researched this and for property to qualify, it needed to have something unique about it. This particular parcel has water front qualities as well as fresh water ponds. The owners at one time were thinking of actually doing a development on the property. Residents in the area were not in favor of the possibility of the property being developed into a subdivision. This was a key parcel because of the amenities and its location is contiguous to other parcels that are already in conservation easements. Mr. Shealy said he was not opposed to the purchase of property but just wanted information on the purchase. Tom said even though presently it was outside of the town limits, we are presently working on annexations of properties in this area. We hope to include this property in our

annexations. It would also benefit the residents of the town with the property being used for a park rather than a development. Mr. Shealy asked what expense will the town endure to bring the property up to standards to be used as a park. Tom said about 50 to 60 thousand to repair the dock and grade the roads and do some maintenance to the house.

Tom said he did a projected cost estimate for the yearly upkeep and his estimated cost would be about \$40,000 a year for general upkeep based on only opening the park on the weekends. He said they hope to get someone to live on the property such as a DNR officer in exchange for providing security. Tom indicated the Town could afford to pay the \$40,000 for the upkeep. We have about \$500,000 in our bank account and we generally spend about \$250,000 a year. Should the town decide we do not want to keep the property, we could also turn it over to PRC or Charleston County. Mr. Shealy said he felt if the town was spending this amount of money the residents should have had some information of what the council was doing. Keith McCarty said we have done our notification and nothing was done in secrecy. Other issues that were brought before the council by residents attending the meeting were the purchase of equipment for keeping the property maintained and bathroom facilities on the premises. Mayor Coffin asked for the residents to hold their questions and comments until the public comment session of the meeting for we had some other issues that were of great concern and needed to be updated on.

e. **Plat submittals** – Gail Seabrook reported that we are on schedule to officially start with plat submittals to the town and we will be reviewing the plats as well as Charleston County.

f. **Bridge repairs** – Gail said Mickey Seabrook is waiting on information from DOT which includes what the right a way will be when the new bridge is built as well as drawings showing the width and location of the new bridge. We are unable to move forward with the relocation of the sewer line from the bridge until we have received this information so at present we are at a standstill. Mayor Coffin asked is this for the repairs to the bridge or for the new bridge. Gail explained basically it is one in the same. We want to have to do the directional bore and placement of the sewer only one time. So in order to do this correctly we need the information on the new bridge so we can place the sewer line in the correct location where it will not interfere with the construction of the new bridge when it is built. We do not want to encounter additional expense of having to move the line twice. She also said that Gene Mc Call said cost wise the bore would not be that much more than trying to set piling for supporting the line while repairs were being done. Due to the corrosion of the pipe at present we would be taking a huge risk of the line breaking and spilling into the creek if decided not to do the bore and move to chose the method of setting piling for support during the repairs. He definitely felt the bore is the best way and in long term most economical way to go. I am still unable to provide a cost estimate for the project because we do not know at this point what agencies we will need to pull permits from. Mayor Coffin said he had asked Steven’s Towing and Metal Trades to be at this meeting because he wanted them to be aware that during the time frame of the sewer line being moved the sewer will be stopped and pumped someplace else. He suggested that they stay in touch so they will be updated as to what is going on. Gail said she would like to briefly explain to them about what will take place. She explained that when we do the directional bore the pump station at Metal Trades will not be allowing the sewer flow to go into the force main but we will be doing what is referred to as a pump and haul. This is simply a process where a truck will suction the sewer out of the wet well and carry it to a pump station downstream where it will enter the sewer line and continue its flow. The estimated time for the work to be completed is 3 to 5 days. We will keep you updated when we begin the work and do not anticipate any backups or problems with the sewer output from Metal Trades or Stevens Towing during the construction. The residents that are tied into the system along this area of 165 and side streets should backflow into the pump station as well so we do not anticipate any backup or problems with the residents or businesses with the use of their sewer during this time period. The outflow will just be handled by an alternative method.

Robert Clark with DOT said the work schedule was changed. At first they were trying to do the bridge repairs before the paving of the road but they did change the work schedule and the bridge repairs have been separated from the paving work. This will take some of the pressure off with the time frame of the relocation of the utilities. Mayor Coffin inquired about the down grade capabilities of the bridge and the possible detour of some of the traffic. When that occurs the traffic will be detoured down Wilson Road. Gail Seabrook said in the meeting that DOT held with the utility companies the condition of the road was one of the subjects brought to their attention. Ms Oliver who presided over the meeting for DOT said she would make a notation to have the road repaired before traffic was diverted on it.

(Item 5) New Business

No new business

(Item 6) Miscellaneous Reports (Ellie Brabham)

Election will be held on May 3rd. Please vote.

Upcoming Meetings Scheduled:

May 23	7:00	Council Meeting
May 3		Election

(Item 7) Public Comments

Mayor Coffin opened the floor for public comments.

Fire Station Hwy 174 - Tom Hutto said he had one more item that would fall under old business he would like to mention. The new fire station on Hwy 174 is finally under construction. When completed which should be by the end of the year, it would provide a savings for those living within the 5 mile radius for fire insurance.

Walnut Hill - A resident asked if there was a stipulation in the contract for the Walnut Hill property if it had to be a park. Tom Hutto replied that in the grant application it is specified that it is to used as a park. How often the park will be open is debatable

A question was asked if information of the purchase could be placed on the sign and on the web page. Gail Seabrook explained that sometimes it is difficult to put all notification such as this on the sign due to lack of space. Information could be placed on the web page (**Presently a technical problem has prevented any posting to our web page. They are working to fix the problem.**)

Another recommendation is to remove the bushes so the sign can be seen well. Other recommendations are to try and get as many e-mail addresses as possible and provide information through e-mails. It was mentioned that the two computers that are in Town Hall for public use are pretty much shot and we need two new computers. Bill Watson offered to donate two computers to replace those two. He said that he would have them ready by next week.

A resident asked was there a time frame where the improvements to the Walnut Hill property would need to be started and completed. Tom Hutto responded that we would be allowed some time before we had to begin the improvements. This would be sufficient to organize a citizens committee to study the property and determine what will need to be done for the improvements as well as how improvements will be handled.

Another inquiry was the annexation of this parcel into the town. Reply: Presently we are working to annex property on Little Britton Road and this parcel is planned to be included in this annexation.

Keith McCarty asked to go into executive session after the regular schedule meeting was closed.

Mayor Coffin said before he closed the meeting he wanted to express his gratitude to all of the residents that he had the pleasure to serve for the last 30 years as Mayor. This would be his last official meeting. He would open the May meeting but then turn it over to the new Mayor. He stated that he felt the purchase of the Walnut Hill property was a good decision and even though it appeared that there was some opposition, he believed the residents would come together and support the efforts made by council for the purchase of the property.

Mayor Coffin asked for a motion to go into executive session. Keith McCarty made the motion and Tommy Butler second the motion. The regular meeting was adjourned.

Submitted by Zoning and Planning Administrator: Gail Seabrook