

***Town of Meggett  
Council Meeting***  
Meggett SCPA Building  
4776 Highway 165  
September 26, 2011– 7:00PM

***(Item 1, 2 and 3 Meeting Called to Order and Roll Call and Meditation)***

The meeting was called to order by Mayor Herrington. Council members present were Keith McCarty, Matt Zender, Tommy Butler and Tom Hutto. Also present was Attorney, Andy Gowder, Administrator Ellie Brabham and Planning/Zoning Administrator, Gail Seabrook. The pray and Pledge of Allegiance was lead by Mayor Herrington.

***(Item 4) Recycling Presentation -***

Charleston Recycling Representative, Bronwyn Santos presented a program on the importance of recycling. She indicated that at present Charleston Co's goal is to recycle about 40% of recyclables. She also mentioned that the Bees Ferry land fill could close in about 20 years which at that time a new location will be needed. The cost for a new land fill area is estimated to be about 500 billion dollars. To make the community aware of the significant of recycling, they are doing educational programs through the schools with the hopes the children will take their knowledge of the importance of recycling home to the adults. Charleston Co. also plans to place large drop boxes at some of the schools to further encourage recycling. Tom Hutto asked if residents could use the drop boxes as well. Ms Santos said she thought it would be ok unless it became a problem with trash and garbage being left at the drop sites mixed in with recyclables.

***(Item 5) Approval of Minutes August 22 and August 30, 2011 Meeting***

The minutes for the August 22 and August 30 Council Meetings were e-mailed to all Council members prior to the schedule meeting for review and comments. Tom Hutto made a motion to accept the minutes as written and the motion was second by Keith McCarty. All voted to approve.

***(Item 6) First Reading / Ordinance 2011-20 through 2011-21 (Annexation of 096-00-00-184 and 18 and 094-00-00-021)***

Due to incorrect information noted on the ordinance for the annexations at the August meeting, the first reading for the annexations of the above properties was postpone to the September meeting. Tom Hutto said he would remove himself from the vote because one on the properties being considered for annexation was his property. Keith McCarty made the motion to accept the annexation of the ordinance for the annexation of the properties. Tommy Butler seconded the motion. All remaining council members voted in favor.

***(Item 7) Council Members Report***

***Buster Herrington – Building Repairs***

The small brick building by the back of the SCPA building has been updated with new windows and doors. A new copper roof was constructed which completed the structure to be weather proof. A dehumidifier will be installed in the next couple of weeks and the building will be used for storage.

Structural damage was found on the walkway as a result of a moisture problem. Repairs are under way to replace all damage timbers and replace the existing flat roof with a modified roof that will have a slight sloop so water will drain off. The existing metal roof on the center portion will be replaced with a copper roof to match the one put on the small building behind the SCPA building. Upcoming projects will be to replace the roof in the front of Town Hall with a copper roof and to build a structure in the back to match the front of Town Hall.

***Keith McCarty – Web Page***

The web page is almost completed with information that council requested to be added.

On Oct 1, Cycle for Life will begin at Meggett and cyclist will bike to Edisto Beach and back. The event is a fund raiser for the Cystic Fibrosis Foundation.

***Tom Hutto – Walnut Hill Property***

The Walnut Hill Committee met on the property in September and toured the property. A committee member offered to have a wild life survey done at no cost to the town to determine what areas trails would best be placed. A work day will be scheduled in November on the property. Tom provided a drawing of the survey of the property for the office file.

***Tommy Butler- Finances***

The budget this year proposed \$80,000 for property improvements. In July and August we have spent about \$10,000 for repairs. We added space over the back stairway in the SCPA Building to provide additional storage area. Repairs to the pavilion walkway so far has been about \$6200. The installation of new windows, doors and copper roof for the small brick building is around \$9000. Material for the new front porch roof and the addition of a porch to the back of Town Hall has been about \$10,000. Also in the budget Council has allocated \$45,000 for the Walnut Hill property. So far we have spent \$2000 in July and August and in Sept \$3300 for improvements to the property.

***Matt Zender-Utilities***

***Frontier*** is planning to expand their high speed internet service in the coming year in SC. As of October 1, the Verizon computer system will be dropped and Frontier will take over. No one should experience any interruption of service.

**Sewer** – Matt indicated we will need to get an easement signed by Larry Commins for the marsh area related to the bridge project. Attorney Gowder said he would prepare the document for Mr. Commins to sign. Matt inquired about the sewer taps that are assigned to the 4 lots that are part of the property of Toogoodoo Farms that the frontage is along Wilson Road. He questioned what we need to do about the taps since we cannot provide access to connect to our sewer line. Attorney Gowder said he would write a letter to the bank that is holding the four lots advising them of the situation that the sewer taps they had transferred back to the property cannot be served by the Meggett Sewer System because access to tie in is not accessible. Gail Seabrook informed the council that the residual of land that is Toogoodoo Farms is scheduled to be auctioned off on October 4 on the court house steps. This is the 126 acre tract which does not include the house area or the driveway. She also pointed out that the portion of the road which bordered this property originally known as Toogoodoo Farm Road is still owned by Peter Stanley. Obviously in the foreclosure of the property from the Stanley's the road was not included. Keith McCarty recommended that the bank should be made aware of this. Attorney Gowder said he would find out the contact and make them aware of the holdings on the road. He felt it was an oversight in the foreclosure process and they would act upon the road in a foreclosure as well. He explained that due to the way the property was foreclosed on, and the way the sewer taps were assigned to the four lots at the request of the bank, the town could not be forced to provide sewer to these lots. Originally the taps were assigned to the entire parcel which would have allowed a way to have access to the sewer line for tie in. When the property became divided in the foreclosure process, it then prevented the access with the 126 acres becoming a separate parcel.

**Flounder Lake Subdivision** – Matt explained to council that according to DHEC, the town will be required to take over the line and be responsible for the maintenance of any sewer line that serves more than one residence. With this being said we will need to establish guidelines of how the town will want to handle sewer lines that are constructed in subdivisions. We will need to designate the size of the easement, the upfront cost for future repairs and schedule of inspections during the construction process. Matt asked if council had any questions before we move on. Tommy Butler asked if the town was responsible for the line that served Archfield and Oyster Factory as well as Ethel P.O. Road and did the town make the decision to place the lines. Gail Seabrook answered that we are responsible for these lines and the lines were installed before she started to work here and she was not sure who approved the construction to serve these communities. Mayor Herrington said he thought our responsibility was only for the main line. Gail explained that the homeowner is responsible for the line that runs on their property but any line that is in the roadway becomes the responsibility of the town. Attorney Gowder said the town can set the impact fee and the developer would have to comply or not build the sewer line. Keith McCarty asked if we could be forced to provide the sewer. Gail explained the developer would be responsible for the cost of the construction and they would also have to abide by guidelines set by council for the town to take over the service. Keith McCarty asked if the line was run in the subdivision and at present only 5 of the lots had taps, could the other lots tie in illegally. Gail explained that we have a system that would prevent this. A letter is required from the town to DHEC indicating if a lot has sewer availability or not when a home is built. Also the other check point is I get a list from CPW every month showing who is connected to sewer and water and is verified against the list I have. This would be a flag if someone tied in illegally. Attorney Gowder said he would like to talk with Gene McCall and then compile the guidelines based on his recommendations.

Matt indicated at present we have 167 total, 27 are connected and 38 are on the waiting list. He thought we should try to buy back the 46 assigned to Harmony Hall and the 4 assigned to the 4 lots on Toogoodoo Farms. Tommy Butler said we had already decided in the past that we would only buy back taps if we had someone who wanted to purchase the taps. Keith McCarty said we would not want to stock pile the taps. Tommy Butler said that in the beginning with a limited number, residents purchased the taps in case they had a need to tie into the sewer system. That was why so many was sold and have not been connected. Matt asked if there was a way to force the individuals that purchased the taps to either tie in or lose the tap. Tom Hutto indicated that was why we started charging a fee last year for those holding taps to generate income for the maintenance of the system.

**(Item 7) New Business**

Matt Zender mentioned that the A/C unit was stolen from the library in Hollywood and we may need to see what kind of security we can install for our units to prevent the same situation. Keith McCarty said he would check with Glen Smoak to see what he would suggest.

Mayor Herrington said he forgot to mention in his report that the big oak tree by the back of the SCPA building was trimmed away from the building.

Other discussion, related to cell phone service in our area and what could be done to improve the service. It was mentioned that the Walnut Hill property may be a good site to place a cell tower.

Keith McCarty mentioned a salary increase for the mayor. He asked Attorney Gowder if he would look into the correct way to do this and when it can be done.

Keith McCarty asked Mayor Herrington if he had found out anything regarding a solution of the street lights. He said he would talk with Hugh Alston. Mayor Herrington said he had all of the paper work that Gail and Ellie had given him. It was complex and somewhat confusing and he would get with Mr. Alston and see what could be done.

A question was asked about the playground cover. Mayor Herrington said he would get back on that issue when the repairs and additions were completed

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Matt asked Robert Clark if a turn lane could be added on 174 by the entrance for Walnut Hill for safety reasons. Mr. Clark said he would look into it.

Mayor Herrington said that he had received a really nice card from Grange and Shirley expressing their appreciation for the wonderful time they had at the Charleston Place. This was a token from the town of his dedication for his 30 years of service as Mayor.

Upcoming Meetings Scheduled:

Oct. 10		Closed (Columbus Day)
Oct. 24		Council Meeting

**(Item 13) Public Comments**

Mrs. Virginia Watson said she felt the recycle presentation was very enlightening.

*Submitted by Zoning and Planning Administrator: Gail Seabrook*