

# Town of Meggett Council Meeting Minutes

*Date: November 26, 2012*

*Time: 7:00PM*

*Location: Town Hall 4776 Highway 165*

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## Meeting Called to Order

<b>Call to order by:</b>	Mayor Buster Herrington
<b>Type of Meeting:</b>	Council Meeting
<b>Facilitator:</b>	Mayor Buster Herrington
<b>Note Taker:</b>	Gail Seabrook

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## Roll Call

<b>Roll Call:</b>	Buster Herrington	<input type="checkbox"/> P	Matt Zender	<input type="checkbox"/> P
A = Absent	Keith McCarty	<input type="checkbox"/> P	Ellie Brabham	<input type="checkbox"/> P
P = Present	Tom Hutto	<input type="checkbox"/> P	Gail Seabrook	<input type="checkbox"/> P
	Tommy Butler	<input type="checkbox"/> P	Andy Gowder	<input type="checkbox"/> P

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## Prayer and Pledge

Prayer given by: Mayor Buster Herrington

Pledge led by: Mayor Buster Herrington

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## Approval of Minutes

Minutes from previous meeting held on October 22, 2012

Motion made by: Councilman Keith McCarty      Seconded by: Councilman Tom Hutto

Motion: To accept minutes as written

In Favor: Councilman Tom Hutto  
Councilman Matt Zender  
Mayor Buster Herrington  
Councilman Keith McCarty  
Councilman Tommy Butler

Opposed:

Conclusion: Minutes were approved as written

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## Item 5 - Urban Entitlement

Ms. Johanna Murray presented information regarding Charleston County Urban Entitlement Grant Funding. She stated this grant can be applied for by the town or any nonprofit organization in the area to offer assistance for such projects as housing, wastewater/septic and well programs. Mayor Pro Tem Keith McCarty asked if Meggett qualified for the HUD program. Ms Murray indicated they did qualify and that Councilman Tom Hutto serves on the board representing Meggett. Mayor Pro Tem McCarty inquired about the amount of the grants. Ms Murray stated that provided you meet the qualifications set by HUD, the average is around \$46,000 for a large project. It generally averages about \$10,000 for non profits that are requesting for substandard housing to bring a home up to code. This is not the type of grant to apply for if the project is large. Ms Murray further stated that the applications are highly competitive. She said last year they received

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requests for 7 million dollars in grant applications with only 1.3 million in funding. Councilman Hutto mentioned that in the last few years the board has tried to give fewer grants for larger amounts because of the cost associated with the funding.

It takes the same amount of effort to manage a five thousand dollar grant as it would a fifty thousand dollar grant. Ms Murray also mentioned that they have started the phase approach. For example, if a town had a large water project and divided it into four phases, with a certain percent of matching funds, Urban Entitlement would consider rewarding a grant for the different phases. Tommy Butler asked if a project to provide a public water source for residents would fall under eligibility for this type of grant funding. Ms Murray said absolutely. She said that she had spoken with Matt Zender before the meeting about the water source station and felt it would be a great opportunity to get grant funding. However, since it will benefit the entire area it would need to be decided who would fill out the application for the grant. She suggested that the town talk with Charleston Water Systems and have them be the grantee. Councilman Hutto said our next step would be figuring out the cost and depending on the estimate if it would be worth our time to do the application for the grant. If the estimate came in around \$5000, it would not be worth the time involved to apply, but if the cost was in the range of \$30,000, then it would be worth our while to apply for the grant. Councilman Zender asked if the number of people using the facility would have an impact on the amount of the grant. Ms Murray indicated that it would help with the amount of the funding especially when it is serving multiple communities. She also mentioned other things that would provide a competitive edge for a grant are the number of grants that the applicant has managed as well as bringing matching funds to the table. Councilman Zender made mention that one issue at present is that the current location of the public faucet is by the library in Hollywood. The lease of the land from Hollywood will end in 2014. It is not known if a new library will be built on that parcel or be relocated to another location. With the possibility of the lease not being renewed, the existing location may not be an option to place the public water source facility. Councilman Zender said he had spoken with the Mayors of Hollywood and Ravenel and they are in support of such a facility. He stated he would ask for letters from the towns and then ask Charleston Water Systems if they would do the application for the grant. The deadline for the grant application is February 10, 2013; however the funds will not be available until next August or September.

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## **Item 6 - Charter School**

Mayor Herrington stated that the location for the new charter school will be St. Paul's Academy. Registration began November 1 and will continue through December 15. They have held the final interviews for the principal position and should make the announcement of their choice by the middle of December.

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## **Item 7 – Ordinance 2012-03 Amending the Business License Ordinance**

Mayor Herrington explained that this is mandatory Ordinance set by Governor Haley amending the Business License Ordinance for Insurance Companies. This is the second reading. Mayor Pro Tem McCarty asked to waive the second reading and move to vote. Councilman Hutto seconded the motion. All voted in favor

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## **Item 8 – Smoking Ordinance Update**

Mayor Pro Tem Keith McCarty asked if anyone had received any feedback on the Smoking Ordinance. Mayor Herrington indicated he had received some negative responses. Councilman Hutto inquired about the negative feedback and stated he had only received positive feedback. Mayor Herrington replied some residents feel this would be an infringement of personal rights. Attorney Andy Gowder provided several samples of Non Smoking Ordinances at the October meeting for council to review. Councilman Hutto asked if anyone had a preference as to which ordinance the town adopted. Mayor Pro Tem McCarty said the simpler the better and the only requirement he would like to have in the ordinance was that a violation of the ordinance does not create a private right of action against the person that owns the building or the town. Councilman Hutto said he would like to move forward with the ordinance and asked Attorney Gowder if he would come up with a proposed ordinance for the town and include the suggestion Mayor Pro Tem McCarty made.

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## **Item 9 – Council Members Report**

### **Building and Grounds – Mayor Buster Herrington**

[Walkway brick replacement](#) - The bricks on the walkway ramp have been replaced by Steve Coffin.

[Christmas tree](#) – The Christmas tree is up under the pavilion.

[Security](#) – Mayor Herrington has talked with Palmetto Communications Service about upgrading our security system with outside and inside cameras. They will prepare a quote for the different options and he will forward to council for their review when he receives a copy. Mayor Herrington said they will discuss this more at the beginning of the year.

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### **Communications report – Mayor Pro Tem Keith McCarty**

[Web page](#) - Mayor Pro Tem McCarty said he had talked with Tina Garrett after her demonstration at the previous meeting and the next step for her would be to meet with council and for them to draft an outline of what they want on the web page. Using the outline she could work up a cost estimate. He felt there was no need to talk with other vendors until council has determined what they want on the web page. Mayor Pro Tem McCarty stated he would like to set up a work shop with council and Ms Garrett to work on the outline for the web site. Mayor Herrington asked if he had talked with John who presently handles our web page. Keith said he had not because he thought we would need to have completed the outline before we talk with anyone.

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### **Grants and projects – Councilman Tom Hutto**

[Walnut Hill](#) – Councilman Tom Hutto stated that a barbeque was held November 3rd at Walnut Hill with around 150 residents dropping by. He said he had received a lot of positive feedback. Councilman Hutto said that he is working through the process of applying for permits for the floating dock, the boat launch and the fishing platforms from the Corps of Engineers. He checked the salinity in the ponds to see who the permit application should be applied through. The pond closest to the creek may be through the Corps of Engineers as well. The other ponds had very little salt content so they may go through DHEC. He stated that it will probably take about 3 months to get the permits. Tom said he would also talk with a contractor about a design for the parking area and then it can go out for bids. Councilman Butler mentioned he had several residents ask if they could come by Town Hall, get a key and go out to the park, or when will they be able to use the park. Councilman Hutto said he did not see a problem if a resident wanted to come by and get the combination to the gate and walk around. Mayor Pro Tem Keith McCarty asked if we had insurance in place. Councilman Hutto said we were covered and the gates have been installed to prevent people from driving on the dykes. He stated we did need to put locks on the gates. Councilman Matt Zender asked if any other sink holes had be located. Tom said he had discovered one and marked it with a stick and will get Ken Carmen to go out and fill it.

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**Finance report: Councilman Tommy Butler**

Town of Meggett  
One Month & One Year Bank Account Balance Comparison

**Town Checking Account Bank Balance**

One month comparison	Sept. 2012	405,305.50	Oct. 2012	409,974.76	Increase	4,672.26
One year comparison	Oct. 2011	439,899.54	Oct. 2012	409,974.76	Decrease	(29,924.78)

**Town CD # 1 Balance**

One month comparison	Sept. 2012	53,461.23	Oct. 2012	53,461.23	No Change	0.00
One year comparison	Oct. 2011	52,814.01	Oct. 2012	53,461.23	Increase	647.22

**Town CD # 4 Balance**

One month comparison	Sept. 2012	75,000.00	Oct. 2012	75,000.00	No Change	0.00
One year comparison	Oct. 2011	0.00	Oct. 2012	75,000.00	Increase	75,000.00

**Town Wastewater Checking Account Bank Balance**

One month comparison	Sept. 2012	93,745.32	Oct. 2012	98,864.65	Increase	5,119.33
One year comparison	Oct. 2011	68,546.71	Oct. 2012	98,864.65	Increase	30,317.94

**Town Wastewater CD Balance**

One month comparison	Sept. 2012	280,861.91	Oct. 2012	280,861.91	No Change	0.00
One year comparison	Oct. 2012	276,960.91	Oct. 2012	280,861.91	Increase	3,901.00

**Meggett 1925 Bank Account Balance**

One month comparison	Sept. 2012	5,789.78	Oct. 2012	6,129.78	Increase	340.00
One year comparison	Oct. 2012	5,874.75	Oct. 2012	6,129.78	Increase	255.03

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**Utilities report – Councilman Matt Zender**

**Bridge project**

– A meeting was held on November 13<sup>th</sup> with all of the emergency agencies, and the contractor to provide information about the road closure and the detour route when the work begins on the bridge project. Attending the meeting were representatives from EMS, St. Paul's Fire Department, SCDOT, Charleston County Police Department, Bud Hinson with B&C Utilities, David Boyert with Clearwater Group, Matt Zender and Gail Seabrook. The official start date was delayed to December 4<sup>th</sup> because the pipes would need to be approved. The high tides will also impact the working time and we

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have been having some extreme high tides. B&C Utilities will place two lighted signs during the construction period to show the detour route.

## **Sewer Taps**

Councilman Zender asked Attorney Andy Gowder if he had received any new information regarding the four taps assigned to the lots on Toogoodoo Farms. Attorney Gowder said he had made his monthly call but they are still hanging on to them. Mr. Huggins with the Bank of Walterboro was out of the office this week but Attorney Gowder said he left a message for him to call if there had been any decision made regarding the taps.

## **Water**

Councilman Zender said he had talked with Lydia Owens at CPW inquiring if Charleston Water Systems would continue to allow individuals to get public water from the faucet by the library at no cost. She informed Councilman Zender that as long as the faucet remained in its present location, no cost for the use of the faucet would be associated with individuals getting water. If for any reason the present location is moved, then cost associated with getting water may change. Regarding placing a watering station, Ms Owens said the Town should make a decision as to what they want to do and then she will be glad to meet with the town to determine if a grant can be applied for to help with the associated cost of the facility.

Councilman Hutto asked if Matt had any idea of the cost of the watering station. Councilman Zender said he did not. Tom made mention that if the cost is just a few thousand dollars; it would not be worth the time and effort to apply for a grant. Councilman Zender stated the cost would be determined by the type of facility constructed. He suggested that perhaps the three towns could get together and come up with ideas for a water source facility. Councilman Butler asked about the ownership of the library's present location. Councilman Zender explained that Charleston County presently leases the land from Hollywood, but the lease will terminate in 2014. He also stated that he was not sure if the lease would be renewed or if Charleston County would move the library to another location. Mayor Herrington said perhaps we are over complicating the faucet situation. He feels we should run a "T" and install a couple more faucets and build a little shelf for the containers to sit on while being filled. He said we could ask permission from Charleston Water Systems and if approved we could add the additional faucets now and save ourselves a lot of money. Putting a permanent structure there would require drawings, permitting and could take a year or longer in addition to the expense. Mayor Herrington said he would be glad to talk with Lydia about adding the faucets.

Matt continued his report by stating that Charleston Water Systems had tested 3 wells in the town to check the water quality. Two of the wells tested positive for Coliform. Lydia Owens is to send information out for a treatment process and will retest the wells. She said they would also like to test additional wells in the area to get a better idea of the quality of water in the area. CWS is working with the town looking at options that could help get financial assistance to run public water to some of these areas. A questionnaire was sent out about a month ago by CWS asking residences if they would like public water if it were available. Many of the questionnaires were not returned; some indicating an incorrect address. Councilman Zender said he would continue to try and contact these residents and ask them to respond to the questionnaire so CWS could get an idea of how many residences may be interested in being served by public water if available. Mayor Pro Tem McCarty said he would like to state that the council should be careful in what they say regarding the water quality which could affect property value. We are not specialized in that field and should let those that are qualified to do the testing handle the information with the homeowner.

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## **Item 10 - New Business**

Tree Lighting - Mayor Herrington reminded everyone that the annual Christmas Tree Lighting will be held on December 1 at 7PM.

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Annexation – Councilman Tom Hutto said he had received several request for annexations. He asked Mayor Herrington to have the Planning Commissioners set up a meeting to review our zoning issues and make a proposal that any property annexed into Meggett should be annexed with the same zoning they are presently in.  
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## **Item 11 - Public Comments**

Mrs. Virginia Watson said she attended the open house of the new Walnut Hill Park and she was wondering if it was public or private. Mayor Herrington replied it was public. She asked about the parking area and said she did not park in the area that was designated that day because she did not see anyone and did not feel comfortable walking alone to where the event was taking place. Councilman Hutto indicated they are in the process of planning designated parking areas and will have signs showing the parking area when they have been completed. He indicated that they were asking people to park in that location because council was afraid someone may drive into the marsh or the pond.

With no further comments, Mayor Herrington thanked everyone for coming and closed the meeting.

Submitted by Gail Seabrook