

TOWN OF MEGGETT COUNCIL MEETING MINUTES

Date: May 27, 2014

Time: 7:00PM

Location: SCPA Building 4770 Highway 165

Call to order by:	Mayor Pro-Tem Tom Hutto
Type of Meeting:	Council Meeting
Facilitator:	Mayor Pro-Tem Tom Hutto
Notes:	

Roll Call:	Mayor Herrington	A	Matt Zender	P
A = Absent	Tom Hutto	P	Andy Gowder	P
P = Present	Tommy Butler	P	Ellie Brabham	P
	Keith McCarty	P		

Prayer given by: Mayor Pro-Tem Tom Hutto

Pledge led by: Mayor Pro-Tem Tom Hutto

Minutes from previous meeting held on: April 28, 2014 Council Meeting

Motion made by: Council Member Keith McCarty

Seconded by: Council Member Tommy Butler

In Favor: Mayor Pro-Tem Tom Hutto
 Council Member Tommy Butler
 Council Member Keith McCarty
 Council Member Matt Zender

Opposed:

Conclusion: *Minutes were approved as written*

Evening in Meggett:

Mayor Pro-Tem Tom Hutto stated that the Evening in Meggett would be held on May 31st at 7pm in the SCPA Bldg. He asked Ellie Brabham how many people had RSVP'd to date and if there was anything she wished to add. Mrs. Brabham stated that there were 30 RSVPs but the expected attendance was around 80 people. She added that there would be a Silent Auction in the Town Hall this year also on May 31st from 10am until 3pm which would re-open during the evening's event.

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Roxbury Park:

The Mayor Pro-Tem said the first Wedding Reception was held at Roxbury Park on Saturday, May 24th. Council Member Matt Zender asked what was charged for the rental and if the rate was for the day or the weekend. The Mayor Pro-Tem stated that the rate of \$1000.00 was for the weekend. They also paid a \$500.00 deposit which will be refunded. He also mentioned that the park is open to the public every weekend and according to the Caretaker, Ken Carmen, the attendance is wonderful.

Council Member Zender asked when the bids for the picnic shelter and the walkway were due. Mayor Pro-Tem Hutto stated they are due next Friday by 3pm.

Subdivision Regulations:

Mayor Pro-Tem Hutto stated that Andrea Pietras of Charleston County has the following concern:

“The Town’s ZLDR Section 16.3.1 defines Minor Subdivisions as being 10 or fewer lots and do not require Planning Commission approval; Major Subdivisions are defined as more than 10 lots and require Planning Commission approval. We have 2 different situations where the cumulative number of lots subdivided since 2010 (the latest adoption date of the Town’s ZLDR) will go over 10 lots with the next plat they submit (they have just been doing one or two lots at a time). In the past, we have been told by the town not to count the lots cumulatively, so Planning Commission approval was not required (minor subdivision process). We just want to confirm that is still the case (for properties in the County, we do count the lots cumulatively, but we don’t require Planning Commission approval). Please advise us on how we should handle these two situations”.

After discussion between Council and Attorney Andy Gowder, the conclusion of Council was that the lots should be counted cumulatively, so that Planning Commission approval would be required if the number of lots subdivided out of a particular parcel (post adoption of the zoning ordinance) would reach 11 or more if allowed. This would best satisfy the policy behind requiring Planning Commission review and approval for larger subdivisions.

Wilson Road:

The Mayor Pro-Tem stated that after much waiting and patience, the Wilson Road paving project is finally complete.

Meggett Creek Bridge:

Robert Clark of SCDOT is working hard to get the funding for the Meggett Creek Bridge. The Mayor Pro-Tem added that the bridge is high on the list of priorities.

SCPA Building:

Mayor Pro Tem Hutto stated that the two new tenants, Jody Crosby of Crosby Creations Drafting and Designs and Heather Druyos of M Central Studio are now in the SCPA Building. All rooms are now leased except one. That room presently holds the trophies from St Paul’s Academy. Council Member Matt Zender asked what the cost was for the modifications to the Beauty Salon and stated that the town should not have paid for the up fit. It is normally the practice for the Tenant to pay for any changes to the facilities as well as the cost to return the facility to its original state. Meggett should not be required to make their business operable. He asked what Ms. Druyos’ rent is. Ellie Brabham stated that she is presently paying \$250.00 a month which increases to \$300.00 in August and \$400.00 in November. Council Member Zender’s concern is that she may leave and the town will not recoup the money spent for the up fit. Mayor Pro-Tem Hutto

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agreed that in the future we should put in writing any alterations to the office space will be at the Tenant's expense. Council Member Zender also asked about the \$1000 cost for internet for the tenants. Why are we paying for their internet when we did not pay for the previous tenants, Logisitics, Polo and Larkin. The Mayor Pro Tem said it was part of their rental agreement.

Church Flats Road:

Mayor Pro Tem Hutto stated that he had nothing to report on Church Flats Road.

Council Member Reports:

Building and grounds given by: Mayor Buster Herrington

In Mayor Herrington's absence, Mayor Pro-Tem Hutto said that all he had to report is that the fountain for the pond has not been ordered yet.

Grants and projects reports given by: Mayor Pro Tem Tom Hutto

We should receive the letter allowing the town to begin work on the playground from the PARD grant very soon. At that time we will replace the ground cover and look at putting a handicap ramp on the picnic shelter.

Communications: Council Member Ketih McCarty

Council Member McCarty stated that the town had granted the contract for the new website to Jerry Rose, but he has not contacted Jerry to begin on the website yet. He added he would give him a call this week.

Financial report given by: Council Member Tommy Butler

Council Member Butler stated that he did not have all the information he needed to give his report, so he would give the April report along with May's at the June meeting.

Utilities report given by: Council Member Matt Zender

The inspection of pump station #1 has been completed by the Clearwater Group with no problems found. Stations 4,6 & 7 also passed inspection. Pump station #5 by Youman's had a power failure in mid April and had a back flow to the Charter School during a rain storm. Part of the problem is the high flow of rain water into the system. The problem starts at pump station # 4, the one the town flows into. The inflow of rain water is not from our system, but rather the other Hollywood stations that feed into #4.

Council Member Zender stated that council should go into Executive Session to discuss the Clearwater contract. Mayor Pro-Tem Hutto said that he already knows about Hollywood not extending the contract and their wanting to maintain their system. Therefore we can discuss the issue in open session. With that Council Member Zender continued. He stated that Gene McCall with The Clearwater Group advised that Hollywood is not renewing the sewer contract which expires in June. If this is the case he will not renew the Town of Meggett's which expires August 1, 2014 or Ravenel's which expires December 1, 2014.

Hollywood wants their own sewer staff to maintain their system. David Boyert has applied for this position, and if he gets it the Town of Meggett will probably be out in the cold. Council Member Zender asked David if he could also maintain the

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Town of Meggett's small system. David said that it may be a conflict of interest and he pointed out that Gene McCall owns all of the equipment and keeps a 2 million insurance policy and bond to cover any problems. If he is working outside of Hollywood with Hollywood equipment and has problems, he is sunk. If David does not get the job, the costs may not make it worth his while; truck, insurance, bond and all of the equipment that Clearwater has to start his own company. Council Member McCarty stated that he doesn't want an employee of another town handling our sewer. Council Member Zender added that Mayor Herrington thinks that he can talk Charleston Public Works (CPW) into taking over our system. Council Member Zender stated that CPW previously told him "no way", sewer is a lost investment; you get out of it what goes into it plus a lot of costs. Plus Hollywood would have to give up their system, which could be a money maker for them i.e. special grants? Mayor Pro-Tem Hutto said that Hollywood is under water with their system and he did not know of any grants, but he would check. Council Member Zender added that we would probably have to give CPW our sewer savings as well if they took it over. Council Member Keith McCarty said he would gladly give them \$359,099. Mayor Pro-Tem Hutto said that Jackie (Mayor of Hollywood) says she is upside down with the sewer. He also stated she feels she can fall back on CPW sooner than she can fall back on Clearwater.

Attorney Andy Gowder asked if we are comfortable that there are no other companies the town could contract. The Mayor Pro-Tem stated that there is Pedersen. Council Member Zender stated that we need to find a new contractor if we can't make this work out in a hurry.

Mayor Pro-Tem Hutto said that we could contract Hollywood to maintain our system rather than get a local contractor to do the job. He also added that he has never been impressed with Gene McCall, he has never been in a meeting with him or even met him. He doesn't feel Meggett is the primary culprit of producing the sewer gas and Jackie doesn't feel she is getting a good value for the money. Council Member Zender responded that since it (sewer) is his responsibility there is really no reason that the Mayor Pro-Tem would have had any meetings or contact with Gene. He further added that he has had many meetings and countless phone calls with Gene McCall. In reference to our being the primary culprit to the hydrogen sulfide problem, Gene McCall was misquoted. All sewers produce sewer gas.

Council Member Keith McCarty said it would be bad business to contract with Hollywood, a separate municipality, to maintain and control our system. The problems that come up could be a real headache.

Council Member Zender said if we remember the spill at Metal Trades, the cost could have been much higher if Clearwater did not have a pumper truck and the right equipment to quickly clean up the mess and fix the problem (the stuck valve). He added if Hollywood thinks they will save money with their own in house maintenance, they have probably not looked at the cost of equipment, insurance and bond, plus any other items. The Mayor Pro-Tem stated that Jackie is a charming lady and he is sure she can work something out. Council Member Zender asked the Mayor Pro-Tem if he had talked with the Mayor of Ravenel. He stated that he had not. Council Member Tommy Butler asked when our contract expires. Council Member Zender replied on August 1st. Council Member Butler stated that we really needed to do something real soon. Council Member McCarty added that the Mayors of Meggett and Hollywood need to talk.

In summary Council Member Zender stated that Mayor Pro-Tem Hutto will talk to Hollywood to see if they will be willing to maintain our system, the cost, insurance, bond etc. and Mayor Herrington will talk with CPW to see if they will take over our system. If neither of those two works out, the town needs to see if there is a local company that will take on our system.

Mayor Pro-Tem Hutto asked to amend the agenda for the 1st Reading of the Fiscal Year Budget. Council Member Keith McCarty made a motion to amend the agenda, which was 2nd by Council Member Tommy Butler. Mayor Buster Herrington joined the meeting at 7:50pm. Motion was made by Council Member McCarty for approval of the 1st Reading. Council Member Matt Zender disagreed due to not being given a copy of the budget for review plus he had questions

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about the budget. The motion was dismissed. A Budget Workshop and First Reading were scheduled for June 3rd at 7pm. The June council meeting was moved from June 23rd to June 30th.

Public Comments:

With no public comments, the meeting was adjourned.

Submitted by Ellie Brabham