

**Town of Meggett, South Carolina
Council Meeting
August 24, 2015 7pm
South Carolina Produce Association Bldg**

Agenda

FOIA

1. Call to Order
2. Roll Call
3. Prayer and Pledge
4. Approval of Minutes – July 27, 2015 meeting
5. LLCS Student Volunteers
6. Stevens Towing - Zoning
7. Waste Water Station
8. Council Salary
9. Council Member Reports
 - a. Mayor Buster Herrington - Building and Grounds
 - b. Mayor Pro Tem Tommy Butler - Financial Reports
 - c. Council Member Tom Hutto – Grants and Special Reports
 - d. Council Member Keith McCarty - Communications
 - e. Council Member Angela Watts – Roxbury Park
10. Public Comments
11. Executive Session – Administrator Position

**TOWN OF MEGGETT
COUNCIL MEETING MINUTES**

Date: August 24, 2015 Time: 7:00PM Location: SCPA Building 4770 Highway 165

Call to order by:	Mayor Buster Herrington
Type of Meeting:	Council Meeting
Facilitator:	Mayor Buster Herrington
Minutes:	Ellie Brabham

OK
9/28/15

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

Prayer given by: Mayor Buster Herrington

Pledge led by: Mayor Buster Herrington

Approval of Minutes from previous meeting held on: July 27, 2015 Council Meeting.

Motion made by: *Mayor Pro Tem Tommy Butler*

Seconded by: *Council Member Angela Watts*

In Favor:

- Mayor Buster Herrington*
- Mayor Pro Tem Tommy Butler*
- Council Member Tom Hutto*
- Council Member Angela Watts*

Opposed:

Conclusion: *Minutes approved.*

LLCS Student Volunteers:

LLCS requires students to participate in community service activities as part of their grades. Mayor Herrington thanked Van Herrington and Meredith Rowe for the hours they worked at Roxbury Park staking grape vines and David Jackson for work around the grounds and buildings at Town Hall.

Stevens Towing - Zoning:

Stevens Towing is under contract to purchase TMS# 159-00-00-029, a 1.48 acre tract of land which abuts Stevens Towing on two sides, and is requesting a rezoning for this parcel. The rezoning will be from residential to industrial. The property will be used for short term storage of materials. Council Member Tom Hutto made a motion to refer this request to the Planning Commission for further consideration and a recommendation. Mayor Pro Tem Tommy Butler seconded the

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motion, all agreed. Motion was passed. Mayor Herrington stated that Stevens Towing is in the application process with Charleston County Planning and once that is done a meeting will be set up with the Meggett Planning Commission.

Waste Water Station:

Mayor Herrington stated the aeration system is up and running and doing well. We were having trouble finding water to feed the other apparatus that is going into the wet well area. Since we could not find an active line, another meter had to be installed which was done by Charleston Water System a couple of weeks ago. An upgraded back flow valve has to be put on that line before it will be fully operational. This will be done within the next two weeks.

Council Salaries:

The Mayor stated that Council salaries have not been increased in ten years. A raise has been discussed over the years and again at the recent council retreat. Currently the salary is \$400 a month, less taxes, and he would like to change it to \$600. He added that any change in salary will not go into effect until after the next election which is in two years. Mayor Pro Tem Tommy Butler made a motion to increase the current salary for council members from the current \$400 to \$600. Council Member Tom Hutto stated Meggett is one of the lower salaries for council members in the Tri- County area. The motion was seconded by Council Member Hutto. All agreed and the motion was passed.

Council Member Reports:

Building and grounds given by: Mayor Buster Herrington

Mayor Herrington met with the contractor for upgrades to the Roxbury cottage. The downstairs bathroom has to be made ADA compliant which means the door will have to be widened, a hand bar and ADA toilet will have to be installed as well as new lighting. Once the final numbers are put together, an email will be sent to council. Most of the expense will be the widening of the door, replacing the door and painting, installing dehumidifiers downstairs and upstairs and redoing some of the wiring on the front porch.

The Mayor did some bush hogging a few weeks ago and David Singleton has been maintaining the yard around the cottage. We have several rentals over the next few months. The raffle (for a week at Roxbury) is underway, tickets sales are ongoing and to date we have sold 170 tickets. Roxbury's Naturalist/Caretaker Ken Carmen, along with Council Member Angela Watts' guidance, is coming up with ways to make the park more profitable.

Financial report given by: Mayor Pro Tem Tommy Butler

Mayor Pro Tem Butler reported that the Town of Meggett's bank balance went down \$7000.00 for the month of July. The Wastewater account went up \$1700.00 and Meggett 1925 went down by \$350.00. We did have the customary insurance payment in July which is an annual payment, but nothing out of the ordinary.

Council Member Tom Hutto stated that on the summary for July 2015, the Bank Balance is \$596,775.84, the Wastewater \$308,853.84, and Meggett 1925 at \$3216.08. He stated this is the highest balance the town has had since the nine years he has been on council.

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Council Member Hutto shared with the audience that Mayor Herrington was invited by the Municipal Association to join in on a webcam last month about financial management in small towns. The Town of Meggett is one of four municipalities in the state that is fiscally responsible. They asked the towns to share how they maintain this status. The Mayor stated that we have no tax in Meggett and revenue comes from Business Licenses, Aide to Subdivision, Franchise Fees and Local Option Sales taxes. Since we are a small town we don't have large utility companies and other expenses like some of the larger towns do. He added that we normally only spend 75 – 80% of our budget and save the rest.

Grants and Special Reports given by: Council Member Tom Hutto

We are in the final year of the LWCF grant for Roxbury, with two kayak launches, one for each pond, and a fishing platform that remains to be built. We have preliminary plans for the large picnic shelter and should have the final plans from Jodi Crosby in the next week or so.

Communications given by: Council Member Keith McCarty

Council Member McCarty was not in attendance

Roxbury given by: Council Member Angela Watts

Council Member Watts stated that we have sold 170 raffle tickets and only have until the end of the month to sell the remainder to meet the 200. She is waiting on figures for getting the cottage ADA compliant. Once the cottage is complete we will be able to have more events there since it will be accessible to everyone.

Also the picnic event in April will probably have around 200 people in attendance, and there is a concern as to parking. Council Member Hutto stated that Mrs. Crouch, the lady who owns the field next to Roxbury is friends with someone who is handling the renting that day and he feels that she will allow parking in her field. The gate to her field is off of Little Britton Rd.

Public Comments:

Resident Matt Zender asked what the town plans to do in reference to the Smith's who are renting their home out as a B&B against the covenants of the POA (Park Island Home Owners Association). Attorney Andy Gowder stated Charleston County is handling the zoning for the town. The Smith's were given a set of steps to follow in July in order to get whatever approvals they were going to need. One of the steps was to get an opinion or vote from the POA that said their use would be allowed by the covenants. Obviously the determination is that it is not allowed so they are not going to be able to meet the criteria they have been given in order to proceed. They will be notified by the county that they have not met their steps and they will be told to cease and desist. The Town of Meggett and the county will be enforcing the zoning laws (it's Ordinances) and the POA can take whatever steps they feel is appropriate to enforce their own covenants. He added that one does not depend on the other.

Resident Readie Hopkins asked if the ADA requirements were keeping the town from having events at Roxbury. The Mayor stated that it is not. Council Member Angela Watts added that it does hinder use of the cottage for those who are handicapped.

Executive Session:

Mayor, Council and the Town Attorney left the council meeting to go into Executive Session to discuss the Administrator position. They will review the selected applications but no decision will be made.

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The Mayor, Council and Town Attorney returned to the council meeting at 8:03pm. Mayor Herrington stated that no action was taken in Executive Session and with no further comments adjourned the meeting.



August 18, 2015

Town of Meggett Town Hall
4776 Highway 165
Meggett, SC 29449

Re: Property at 4169 Hwy 165 currently owned by Sarah King Smoak
TMS 159-00-00-029

Dear Mayor Herrington and Members of Town Council:

I am writing to request rezoning for the above-referenced property. Stevens Towing Company has a contract to purchase the property from Mrs. Smoak, and expects to complete the transaction within the next 60 days.

We request that the property be rezoned from residential to industrial use. The property is about .91 acres, roughly pie shaped and next to the Stevens Towing Company shipyard at 4170 Highway 165 in Meggett. As you know, the Stevens Towing Company property is zoned and has been used for industrial purposes for years. We intend to add Mrs. Smoak's property to the shipyard operations. Based on its location at the end of the shipyard and near the company's floating dock, we expect that the property would be used primarily for short-term storage of materials (what we would call a "lay-down yard") and for crew parking.

We will be glad to provide the Town any further information needed to consider our request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. Johnson Stevens III', is written over a blue scribble.

W. Johnson Stevens III
President
Stevens Towing Co., Inc.

TREASURER'S REPORT

AUGUST 2015

BANK BALANCE:	\$ 444,180.13	First Citizens
Hollywood		
CD NOTE #1:	\$ 75,886.29	Bank of Walterboro
CD NOTE #5	\$ 76,053.60	Bank of Walterboro

BANK ACCOUNT \ CD ACCOUNT \$ 596,120.02

WATER/WASTE		Bank of Walterboro
WATER PROJECT:	\$ 287,859.97	(CD)
BANK ACCOUNT	\$ 20,991.12	Bank of Walterboro
		Wastewater Account

WATER \ WASTE TOTALS: \$ 308,851.09

MEGGETT 1925	\$ 3,656.08	First Citizens Hollywood
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HARRY V. "BUSTER" HERRINGTON III, MAYOR