

TOWN OF MEGGETT PUBLIC HEARING AND COUNCIL MEETING MINUTES

Date: June 22, 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
Notes:	Ellie Brabham

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

Prayer given by: Mayor Buster Herrington

Pledge led by: Mayor Buster Herrington

Public- Hearing

*Mayor Herrington stated that item 4 on the Agenda is **Ordinance 2015-01, the 2015-2016 Fiscal Year Budget**. He asked if there were any comments from Council. With none, he then asked the audience if there were any questions or comments.*

Resident Rennie Hopkins asked if the Tree lighting on line 8 and line 42 Seasonal Projects are duplications or if we are breaking those out as two separate things. Mayor Herrington stated that they are two separate items. Mr. Hopkins asked if we are paying the personnel budget for Roxbury out of the overall budget as opposed to trying to offset that with the revenue from Roxbury Park. He added that is line item 37 and we do not have any personnel cost in the Roxbury budget, so are we saying the town budget is going to cover any shortfalls. The Mayor confirmed that is what we are doing. Mr. Hopkins also asked if there is any particular reason Roxbury is not covering the personnel cost. Mayor Herrington stated that we will eventually get there, but for the time being we do not want to burden that budget with personnel expense until we get more income coming into Roxbury. Mr. Hopkins further asked if line 10 on the Roxbury budget is ground maintenance for Roxbury and is this part of the duties of the attendant at Roxbury. The Mayor stated that it was not since the caretaker doesn't have the equipment to do that kind of work; the town subs that out. He continued that on line item 24, Newsletter and line item 30, postage, are we breaking out what the newsletter cost verses other postage. The Mayor stated that we separate that so that we will know what the newsletter is costing the town. Mr. Hopkins then mentioned that on line items 38 & 39 we are paying a part time person and we have a substitute person as well. Mayor Herrington said that if the Administrator and the Administrative Assistant are not here, which does happen from time to time, we will have someone come in and substitute for a day or half a day, whichever is needed. Mr. Hopkins added if we have someone part time why do we need a substitute, can't we go a day? The Mayor answered that we have to keep the office open for Business License and to answer phone calls. He further said that sometimes the substitute is unavailable and all calls are forwarded to him. Mr. Hopkins thanked the Mayor for his clarification of the budget.

With no further questions the Mayor closed the Public Hearing and began the regular Monthly Council Meeting at 7:10p.

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Approval of *Minutes from previous meeting held on: May 18, 2015 Council Meeting.*

Mayor Pro Tem Tommy Butler stated that under the financial report, the wording “the only expense we had this month” should be changed to “the only out of the ordinary expense we had this month”. He proposed to accept the minutes with this change.

Motion made by: Council Member Keith McCarty with the change

Seconded by: Mayor Pro Tem Tommy Butler with the change

In Favor: Mayor Buster Herrington
Mayor Pro Tem Tommy Butler
Council Member Tom Hutto
Council Member Keith McCarty
Council Member Angela Watts

Opposed:

Conclusion: *Minutes approved.*

Mayor Herrington stated the second item on the agenda is the approval of the minutes for the Special Council Meeting on June 9, 2015 which was the Budget Workshop.

Motion made by: Council Member Tom Hutto

Seconded by: Mayor Pro Tem Tommy Butler

In Favor: Mayor Buster Herrington
Mayor Pro Tem Tommy Butler
Council Member Tom Hutto
Council Member Keith McCarty
Council Member Angela Watts

Opposed:

Conclusion: *Minutes approved.*

2nd Reading – Ordinance 2015-01: 2015-2016 Fiscal Year Budget

Mayor Herrington read the 2015-2016 Fiscal Year Budget Ordinance. With no further discussion Council Member Keith McCarty moved to accept the second reading which was seconded by Council Member Tom Hutto. All were in favor and the 2015-2016 Fiscal Year Budget was adopted.

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Council Member Reports:

Building and grounds given by: Mayor Buster Herrington

Mayor Herrington stated that he had mentioned last month under Buildings and Grounds that we would be doing some repairs to the playground equipment in the Meggett Park; the wooden parts of the train and swings. These repairs have begun. We also had some sand brought in last week which will be put under the playground equipment. Rubber mats will be installed on top of that, which actually began earlier this week.

The Mayor stated that the drinking fountain in the park across the street was dedicated this afternoon at 6p. A ceremony was held dedicating the fountain to Stevens Towing. The Stevens family was in attendance along with many of their employees and friends. He added that this is a very nice addition to our park. Council Member Tom Hutto stated that the brick work turned out really nice and asked who had done it. Mayor Herrington answered that it was done by James Fender. Council Member Tom Hutto commented that he thought Stevens Towing had around 80 to 100 employees but they now have over 200 employees working down here on Yonges Island. He added that the Vice President of Stevens Towing said the business is doing very well.

Mayor Herrington said that he also mentioned last month that we had a small leak on the roof of Town Hall. He did go onto the roof and patch it and hopefully this will give us a little more time than he originally thought. However, he is still going to have someone come and look at it and give us an estimate.

Financial report given by: Mayor Pro Tem Tommy Butler

Mayor Pro Tem Tommy Butler reported that the Town of Meggett bank balance went up \$3,386.00. The town received interest on CD# 5 of \$450.00. The bank balance with the CDs is \$478,000. He added that usually we get most of our money in the month of June, so that should raise us over a half a million dollars for the year end. The Wastewater account went up by \$397.00. The Meggett 1925 account went down by \$2,600. The only out of the ordinary from the Meggett checking account was \$7,400 which was to replace one air conditioner unit in the SCPA Bldg and repairs to another.

Communications: Council Member Keith McCarty

Council Member Keith McCarty stated that he did not have anything new to report. Council Member Tom Hutto said that he had used the Municode function on our website and that it is very hard to read. Mayor Herrington added that it is small and bunched. Council Member McCarty said that he would check it out and give Municode a call.

Grants and projects reports given by: Council Member Tom Hutto

Council Member Tom Hutto stated that he had checked into solar for the town but the laws have not changed to favor us yet since there is still not a way for a non-profit governmental organization to take advantage of tax breaks, however SCE&G is working on a plan such that it will become much more economical.

The Lowcountry Land Trust has asked if the town would be willing to let them host their annual picnic at the park as an opportunity to showcase public/private partnerships. There will be around 400 hundred people attending. They supply

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everything; we just have to let them know where they can park the cars. Council Member Hutto suggested they could use the fields and the parking area at Roxbury. They are planning this event for February. Council Member Hutto added that this will be a great opportunity to show off the park and it will not cost the town anything. Mayor Herrington asked him to find out the date so that we can make sure we have no rental that day and can book it for them.

Council Member Hutto said that our Park Manager, Ken Carmen, came up with an idea to raffle off weekends to increase the occupancy rate of the cabin. He wants to do it rather frequently but Council Member Hutto feels that is a little unusual, a raffle here and there would be fine. He asked what councils perspective is for a raffle. Mayor Pro Tem Tommy Butler stated that along with the raffle there would be a guided tour. He is concerned that if Ken should leave, the town would be responsible for providing the tour. The Mayor Pro Tem was also concerned with waiving the cleaning fee; the town would also be responsible for that. Mayor Herrington stated that the proceeds from the raffle would pay for the rental, cleaning fee, and any extras if he understood Ken correctly. Council Member Keith McCarty stated that he is concerned about us going into the raffle business. He has not finished looking at the law yet but he is afraid that may bring us under some kind of law that we don't want to mess with and we will have administration problems with that too. He feels maybe one weekend one time a year, but not continuous. Council Member Angela Watts agreed with once a year and it be managed. Council Member Hutto said that maybe we should adjust our rates to reflect those of the other parks in the area, but Mayor Herrington doesn't feel the rates are the problem, just enough people do not know about it. Council Member McCarty said maybe we just need to be patient; we are still new to the game here. Mayor Herrington added that there are some things that still need to be done to the cottage like renovating the bathroom downstairs before we get too carried away with renting it every weekend. The decision was made by council to tell Ken that we are not anxious to do a raffle and will continue doing what we are doing for the time being.

Council Member Hutto reported that Mayor Herrington was to give a presentation next month on Meggett being financially responsible. The Mayor said that Meggett is one of the few towns in the state that is in the black, we do not have any debt. The Municipal Association has asked him to share what the town is doing to remain financially stable at a meeting in July. Mayor Pro Tem Butler stated that some people would say this is due to Meggett being a small town but Meggett is actually in the top 50% in the state in size. Council Member Hutto stated that when you go through MASC's training one of the things they tell towns is they should have six months of funding to cover expenses in reserve and Meggett has doubled the criteria for this.

Mayor Herrington acknowledged that new Council Member Angela Watts is next on the agenda, but he has not assigned her a task. He welcomed Council Member Watts on board on behalf of all council and noted that this is her first real council meeting. Council Member Watts thanked him and stated that she is anxious to get an assigned task so that she can get to work for the town.

Mayor Pro Tem Tommy Butler reminded the Mayor that they needed to schedule a date for the council retreat. Council agreed on Saturday, July 18th since that was the only weekend in July Council Member Hutto would be able to attend. The meeting will be held at Roxbury if it is available at 8am.

With nothing else the Mayor opened the floor for public comments.

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Public Comments:

Resident Lew Teffeau asked if council could clarify the status of the Park Island situation. Attorney Andy Gowder stated that the zoning administration for the town is done by Charleston County. He added that Andrea Pietras with the county has been engaged in examining the issue. There is a meeting scheduled with the property owners sometime later in July to discuss the issue with them. The county will then make a decision on that issue at that point. Mr. Teffeau asked if it was in the county's hands and not the town's hands. Attorney Gowder answered that it is in the town's hands but the town does not have a Planning staff; the county is an agent or subcontractor for planning for the town. The resident then asked if someone could clarify when the meeting was going to be, there seems to be some confusion as to when it is. Mayor Herrington stated it was originally scheduled for the week of June 22, this week. However, there was a conflict with the property owners so it was rescheduled for July 1st. Attorney Andy Gowder confirmed that the meeting is at Charleston County on July 1st at 10:30am.

Resident Readie Hopkins stated that at the last meeting we had someone here making a proposal in reference to the wastewater and wondered if the town had moved forward with that. Mayor Herrington stated that we have. It is a multistep process with one apparatus handling the aeration and the other one has the microbes in it. There is a monitor on both wet wells now. The part that adds the microbes is probably going to start tomorrow. Everything is hooked up and ready to go. They are monitoring it and we will get status updates from time to time and at the end of 30 days we will get a graph printout showing how long it takes our process to get from there to the other lift station and what the hydrogen sulfide levels are.

Mr. Hopkins asked how the town was advertising Roxbury, its usage and when it is available. Mayor Herrington stated that it is on the Town of Meggett website, Roxbury website, facebook and we mention it in our newsletters. He asked what the occupancy rate is now. The Mayor said that we do not want it booked everyday because we do have some work still to do, but presently it is leased once a month and several months coming up it is leased twice a month. The resident suggested that the town should put it on VRBO (a rental site). Mayor Herrington stated that we will be looking into that in the future but presently we do not have enough staff to have it continuously rented. Mayor Pro Tem Tommy Butler stated that we are in the process of putting a pavilion out there which will also help a lot.

Resident Matt Zender asked if the large chunk of money in the budget for Roxbury was the last of the grant. Council Member Hutto stated that it was and that we will get 50% of that back. Mr. Zender also asked if the park will be self sufficient or a money pit. Council Member Keith McCarty stated that we are working to make sure it does not become a money pit and it is not self sufficient yet, but we hope to get there.

Mr. Zender then asked how many offices are rented in the SCPA Bldg. Mayor Herrington answered three. He also asked how many do we have for rent. Mayor Herrington stated that two are available for rent. Resident Reedy Hopkins asked as far as renting the two rooms what do we need out here or what is lacking. What does the community as a whole want to see? Council Member Hutto stated that a Dentist would not be bad. He also added that what we need is a lawyer or a CPA. Council Member Keith McCarty said that this is a problematic area if you have to draw clients from town. The businesses here basically have to draw clients from this area. Resident Hopkins asked if we are targeting these type professionals or who on council is responsible for this? Council Member Keith McCarty stated that Meyer Kapp and Associates, Eric Meyer who lives out here, is handling the rental of the building for the town. Mayor Herrington added that anyone who rents one of the offices has to be some type of service provider.

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Resident, Ed Obrien asked about the Flounder Lake road situation. Mayor Herrington stated that he received an email from Matthew Fountain but the way that it was worded the town would have to take over the maintenance of the road after it was done. The initial bringing it up to code would have to be done by the homeowners. The Mayor further added that council is not interested in getting into the road maintaining business at this time. He also added if we do that one then we will have to do a bunch of other ones and the town does not have funding to do that. He said there was some conversation about once it is up to county standards they may put it on their rotation. Mr. Obrien said the way it is set up all the phone lines have to come up, the cable lines have to come up, and all the fences have to be taken down. When they moved in, the center of the road was 25 ft out, that was the easement, now they want to make it 50 ft on each side so they are asking for 25 ft more for just 8 families. They do not need this and it is just something they cannot tackle. He added that he was a little confused with the email and asked if they have the right to contact the county or CPW and say our road is a mess, can we get on schedule for someone to come grade it and fill the potholes. Mayor Herrington stated that it is a private road and if you could do that it would be great. Mr. Obrien asked if we are private then we have nothing to do with the town. The Mayor stated that you are in the town, but the town does not own any roads, they are private, county or state. Mr. Obrien then asked if they were to do anything, even that minimal amount, would they have to turn the road over to the town. Mayor Herrington said no, it would have to be turned over to the county. Council Member Hutto also said county, but they would require it being brought up to standard which goes back to the problem you stated which is a catch 22. Mayor Pro Tem Butler said that the way it is set up it would be turned over to the town and the town turns it over to the county, but his concern is that we would get it and then the county would not take it and then we would be stuck. He also stated that he had asked Andrea with Charleston County about this and she was going to check into it, but he has not heard anything. Mayor Herrington asked Mr. Obrien if he would like for him to call Matthew tomorrow. Mr. Obrien said that he would, the thing they did not understand is to just get the potholes filled they would have to bring the road up to standard. They want ditches, drainage and all of that put in and a cul-de-sac at the end of the road, so they are saying to get anything done we have to put in this mass amount of money so therefore we have to forget it. Mayor Herrington said he would definitely call them tomorrow. Council Member Tom Hutto stated that there was a program where the county wanted to bring some of the older roads up to standard because they had asked the residents on his road but the residents opted not to. He said that he would check his notes to see what that program was.

With no other comments Mayor Herrington adjourned the meeting at 7:50pm