

SANGAREE SPECIAL TAX DISTRICT (SSTD) ADVISORY COMMISSION

Public Meeting - May 03, 2022, 6:00pm – 7:00pm

Dial-in number (US): (301) 715-8592

Online meeting ID: 846 2935 6613 Passcode: 625697

<https://us06web.zoom.us/j/84629356613?pwd=Y2ovZ3Q3RGZlQkszNDhQRFlaRmgzQT09>

MINUTES

The meeting was called to order at 6:00 p.m. by Chairman Drew Hauelsen at the Sangaree Library. In attendance were Chairman Drew Hauelsen, Vice Chairman Michael Bagley, Secretary Jeannie Beard, Commissioner Ann Birch, Commissioner Harold Green and Commissioner Pat Temple. Also in attendance were SSTD Administrative Assistant Laura Baker, and County Councilmen Tommy Newell. Additionally Berkeley County Sheriff Sergeant Zukoff, who has been stationed at the CAT Station in Sangaree, was present.

APPROVAL OF AGENDA - Ann Birch made a motion that the agenda for the meeting be approved, seconded by Pat Temple, and it was unanimously approved by those present.

APPROVAL OF MINUTES FOR - March 01, 2022 meeting – At the suggestion of Chairman Drew, a motion to delay approval the Minutes for the March 1, 2022 meeting was made by Michael Bagley, and was unanimously approved. The April 2022 meeting was cancelled due to inclement weather.

AGENDA ITEMS

I. General Manager's Update

- A. In the absence of General Manager Tim King, Laura gave the General Manager's Report. First she informed the residents that former General Manager, Brian Callahan, had taken another position and that Tim, who has about 6 years experience with SSTD, is the New General Manager. She also thanked Elle Meise and Crystal Bagley for the time they spent on the Easter Egg Hunt and thanked all volunteers who supported the event.
- B. Laura also thanked the residents who participated in the Community Yard Sale. There were 65 registrants, and more were calling after the list had been printed.
- C. Upcoming Holidays – The SSTD Office will be closed Monday, May 31, for Memorial Day, and Monday, July 4 for Independence Day. All services will be delayed by one day. If you are unsure about waste pickup, go ahead and put it out anyway.
- D. The SSTD Office received 175 calls for the month of April. There were 113 related to Sangaree, 13 contractor related, 26 other miscellaneous calls, and 23 hang ups, as follows:
 1. Yard Sale registration and inquiries;
 2. What day is a service?
 3. Questions from new residents, or regarding neighbor "issue".
- E. New "NO MOTORIZED VEHICLE" signs are replacing the old ones around the Library, and additional signs are being placed in other green spaces.
- F. We are beginning regular green space maintenance by both the SSTD crews as well as crews from Berkeley County.
- G. Special Projects:
 1. The replacement equipment at Raintree Park has been installed and we also installed a climbing wall and a new slide.
 2. The Sangaree Park basketball court goals have been installed, although we are still waiting for the court to be painted.
 3. Improvements to the Sangaree Park baseball field are still in the works. We are still waiting on return calls from vendors about fencing fabric. This has been budgeted and does not require approval.
 4. Street Sign Replacement – We are continuing with the street sign replacement. Next we will be working on the final phase of Spring Lake Village, which is in progress. The last of the signs for Spring Lake Village were just delivered, so we will be completing that shortly. The next set of replacement signs will be for Carriage Crossing, Prestwick, and Partridge Creek.

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5. Bedford Cu-de-sac improvement is ongoing. The crew has been using old street posts, which are milled down and re-stained for this use. This has allowed for a cost savings for this project. We are continuing to receive compliments on how good it looks.
6. Neighborhood entrance sign painting – Partridge Creek and Raintree are now completed.
7. On the upcoming work list, the crews will be trimming trees with low-hanging branches which are being hit by vehicles. Sangaree is also encouraging residents to trim their own trees.
8. Crew Update – We have a new employee in Tim's old position, and he has been a great addition to the crew.
9. James Herrington, Architect, has been approved for the Sangaree Park Pavilion. His price for the 24'x60' pavilion drawing is \$750.00, and for a 60'x90' pavilion is \$1,250.00.
10. There have been many complaints about dumping and damage to some of the cul-de-sac grass areas within Sangaree Gardens and Lyons Cove, so we have installed "NO DUMPING" and "NO PARKING" signs. Some residents thought they might bring property values down and want the signs removed. They have also been vandalized. At this point, such signs in any other neighborhood will be on a case-by-case basis to see how the signs work out. It will become a discussion topic, too. We will hope this works to keep those areas looking nice.
11. The landlord has contacted the SSTD Office because they want to do some renovations to the office in the May/June timeframe. Once they have the supplies, they will determine the date. The physical office will be closed during this time, although the staff will be there answering calls, receiving messages, and returning calls to those who contact them. They are talking about paint and cleaning carpet. This will be at the Landlord's cost. The staff may be "unavailable" during that time although they will be in the office itself. At this point, they have no firm date for the renovation. They have been in that office 6 years. We will post when we know more.
12. The 2022-2023 SSTD Budget has been turned in to Berkeley County Council for the first reading which will be at the Council meeting on Monday, May 23, followed by the final reading on June 27. The SSTD FY23 Budget presented at this SSTD Meeting tonight was approved by the SSTD Advisory Commission for presentation to Berkeley County Council.
13. Revisiting a point raised earlier, motorized vehicles are not allowed on ANY green space area with the Sangaree Special Tax District. If any are violations are observed, call the Berkeley County Sheriff's Office.
14. In chatting with some of the neighborhood kids playing basketball at the Sangaree Park, Laura asked them how they liked the court, and what they would like. The first comment after expressing they liked the court was that they needed a trash can there. When she came back Monday, all the trash, bottles, etc., was in the trash can.

II. Committee Reports

- A. Fire Protection - Chief Woodall provided the Fire Protection Report, which Drew gave to the Commission. Royle Road had 43 calls this month, the majority of which were medical assists. Farmington Road had 450 calls, again the majority of which were medical assists.
- B. Parks and Recreation – This was covered in the General Manager's Report.
- C. Maintenance of Common Areas – As Laura reported, the common areas received their regular maintenance.
- D. Solid Waste Collection – Pat reported that the only problem reported to her was squished cans. Some people thought that the cans were much smaller than the original cans, but there is a difference of only 3 gallons. If the can gets damaged, contact either Pat or the office. The general opinion is that the new contractor is better than the old one. They may seem to be a little more flimsy, but if they get damaged, it does not cost us to replace them. The cost is borne

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by the contractor. One of the big advantages with this contractor is that the second can is only \$7.00/month. This is a big bonus. Some were not able to get a second can from the previous contractor.

III. General Projects (Overview) –

Chairman Drew commented that these general projects were based on community feedback, for well over a year and are already budgeted. The commission sent out surveys and residents selected the

top five projects they would like to see that would benefit the residents of Sangaree. So based on that list, we'll start with the Pavilion. We are always looking for feedback, so if you have a project you would like to see, please contact the Commission of the Sangaree Office.

- A. Pavilion – The Commission is working with the idea of a 24'x60' structure. That's the footprint of the concrete. That's based on cost savings – conventional lumber sizes, a big enough pad so we can host events, like our Community Day, and that will look nice because we want to include everyone, and not everyone will be running in the field, or playing basketball etc. We're trying to build one that will last and not be an eyesore, shade for those who want to play board games. We're talking about 8"x8"posts, something that isn't flimsy and won't blow over in a hurricane. The budget we submitted this year was for \$75,000 in addition \$25,000 budgeted last year \$25,000 budgeted and the year before that. We've been working on this for several years now. When COVID hit, prices went way up as well contractor availability. Prices have started to come down a little so we are going ahead with our plans. We are trying to spend the tax dollars responsibly. At this point, it does not include electricity. However, the plan is to eventually add electricity so we can have lights and fans. Obviously that will require timers so the fans and lights are not running all night. These are things that are in discussion. We have discussed adding bathrooms as well as other things. These are all in discussion right now. How are we going to design it, etc.? This is Phase I, and it is the structural phase.
- B. Walking Trail – The trail is across the drainage ditch from the Library. We would like to build on the current trail that goes from the Library all the way down to Paddock Way. We are not going to pave it, but we want to define it better and add signs to the trail. There will be doggy bags along the trail. There already is a doggie station here at the Library and there already is a parking area available. We have talked about a bridge across the ditch. We plan to place benches along the trail like the one a resident provided. These plans are being completed and are budgeted for the 2022-2023 Fiscal Year. There is parking also at the Paddock Way end of the walking trail.
- C. Basketball Court – This newest addition has been the most requested by the residents. It has been moved from place to place, and finally we now have a court. According to feedback, it is used every day and the residents thoroughly enjoy it.

One resident questioned if we could have cameras installed at the Duck Pond too. This has been under discussion within the Commission. The lighting and cameras all hinge on the infrastructure. One project always hinges on another. There are talks about the Library expansion, and the Commission has discussed moving the Office to the Library area, but that is dependent on the Library expansion. There are preliminary plans. There are a lot of ideas but everything hinges on something else. COVID put a pause on lots of things. The good news is, we are progressing and finally getting things done.

A resident asked about lights around the pond and in the neighborhoods. Berkeley Electric has said 80% or 85% of the neighbors in a neighborhood have to petition for the lights or upgrades.

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This is both an upside and a downside because, with doubling the lights within a community, you're also doubling the cost. Some of them have been done, such as Indiana Woods, Hampton Trace. Spring Lake Village is probably the largest neighborhood, and getting 80% or 85% of the residents to sign a petition has been a struggle. We have had people canvassing the neighborhood to obtain sufficient signatures, but still do not have enough. Sangaree has no lights around the pond, so that is something perhaps could be budgeted for. This leads to solar lighting, which we have been investigating as to feasibility. A couple of contractors have talked to us and given us some ideas, but then they vanished. It's been hard to obtain information. It might be nice if the lights had motion detection so that the lights might turn on at maybe 20% brightness at 3:00 a.m. if there were motion, perhaps to deter vandalism. Also, Berkeley Electric will not install lights for Sangaree Park. It will have to be a contractor. BEC will do the hook up, but they will not do the lighting.

A resident then asked about lights in green areas, such as in Lyons Cove. It makes it very dark for kids walking to school in the morning, for example.

A resident then requested a definition of "green space". Areas behind the houses are green spaces, but there is a difference between green spaces and utility easements. Some homes have utility easements behind them to facilitate utility work within Sangaree. Maintenance of those utility easements is the responsibility of the property owners. When the previous General Manager was here, he was requested by the Commission to stop maintaining those easements because it was not part of the responsibility of the Sangaree crew for upkeep. Those were to be maintained by the property owners. Property owners can enclose their easement with fencing as long as they realize that, should the utility company need access to that easement, they will remove the fencing that restricts that access. Berkeley County has an ordinance restricting employees from doing maintenance on private property, and, in fact, it is illegal for them to "step on" private property. Some property may have deed or covenant restrictions on the easement, also. It's also like the easement at the front of your lot which borders the road. That also does not belong to you, but most people maintain it to keep their home looking nice.

A resident questioned how to find out whether it is a utility easement or a green space. Mike responded that a couple of years ago, he obtained a map from Berkeley County that is available online and in the SSTD Office, and it shows all of Sangaree. It is color coded to show what areas are owned by the county, i.e., green spaces, and what is part of the plat for your house. It is also available on Facebook.

- D. Parkway Beautification – We have had positive feedback for the trees that have been planted in the Parkway median. We have been trying to plant more that will do well with minimal water in the median. With the turnover in the general manager's position, the work on the Parkway has slowed. A lot of the effort has been put to the entrances because of complaints how much better they used to look. As a result, improving the looks of the entrances with flowers, freshly painted signs, etc., has taken precedence over the Parkway Beautification.

Also, Councilman Newell has been trying to get some funds from the 1¢ tax to use for Parkway improvements, also. There has been talk of adding curbing and gutters around each island as well as sidewalks on both sides of the Parkway from Hwy 17A to Royle Road. At this point we are trying to avoid spending money which might be taken care of by Berkeley County instead. In the interim, we are redirecting that money into the individual neighborhoods and their entrances.

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Councilman Newell then addressed this issue for the residents. They are proposing to have another 1¢ sales tax referendum on the November ballot, which will not be tied to a specific project as the last one was. This one will be a fund that, should a project be needed, money can be pulled from that fund to cover it. He would like to see sidewalks on both sides, raised medians in the middle, turn lanes, and LED lights on both sides. We are also going to ask the State to return to Sangaree or Berkeley County those state roads inside of Sangaree, such as Trenholm, so that they will fall under Berkeley County maintenance. We can use CTC funds to get things accomplished. There has been some talk about putting sidewalks down both sides of Beaugard. There are a couple of big projects, but the rest is coming back to the community.

A resident questioned what can be done on Wheeler where the water accumulates to the point that even stepping on the sidewalk makes water rise over the concrete. Why are contractors not held accountable for bad work? Tommy said that he would check with DOT because there is obviously an underlying issue. Getting the state roads into the Berkeley County system will be a step in the right direction.

There was also a question of the private road running between Food Lion and Beaugard behind the day care, Sangaree Animal Hospital, etc. The response to that comment is that particular road is a private road. Also, Berkeley County requires that it be 50 ft wide and the private property owners would have to bring it up to Berkeley County standards before they would even consider taking it over.

- E. Baseball Field - Laura did a good job of covering that. We want to get it brought back up to standards so it can be used. Everyone is very happy with the way things are progressing.

IV. Community Questions/Feedback

1. Jeff Brubaker – He questioned if “Caution – Children at Play” or “Playground” signs could be erected in Lyons Cove. Tommy said, if it’s a state road, the state will not allow it because there was some kind of law suit. They are trying to get feedback from DOT as to correct wording. First of all, though, we have to determine whether or not that is a state road. Laura is going to check on that.

Mr. Brubaker then mentioned the guardrail at the curve by the Lyons Cove general area. Tommy responded that Berkeley County Roads came out and checked that, and it will be coming out of Berkeley County funds rather than SSTD budget funds. He would also like to have rumble strips put in there, also. There is an upcoming Berkeley County workshop where this will be discussed and will address this through county funding rather than SSTD budgeted funds. We had also discussed putting trees in also.

He also mentioned that there is random dumping of trash at the entrance area of Lyons Cove and was wondering if a “Keep Sangaree Beautiful” type signs could also be erected in that general area.

2. Zoom question – What is going on with the green area in the Tabby Creek / Highland Village area? The space has been sold and trees have been marked. Pat had talked to the owner about possibly donating that area for a park. As you go into Tabby Creek on the left hand side, there is a large tract of land which goes all the way over to College Park. That has been sold to a developer and the developer had filed plans with the county to develop 45 homes on that plot of land. Pat has talked to the owner, who, because of a death in his family, has not been able to

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negotiate further. However he had been interested in donating or leasing some land for a park in that area for a playground area. She will contact him again at the end of May or beginning of June to see what he is willing to do. The new development will not be a part of Sangaree.

In response to a suggestion that perhaps the pavilion could be placed there, the Commissioners said that they were trying to centralize the location which is why it has been planned for Sangaree Park. We could possibly consider a shelter over there, but the big pavilion is planned for Sangaree Park. There are a lot of “what if’s”, which are unknown at this point.

3. Darrell Moser – Darrell talked about the Community Emergency Response Team. Websites, such as the NOAA website, has all sorts of information for preparedness. Also Ready.gov, and South Carolina Emergency Management Department are available. He cautioned us to prepare now for the emergency. Stock up. Get extra fuel and keep your fuel tanks full. They are now recommending 3-week’s worth of supplies. He explained that the cone of probability is just that – where the center of the hurricane might go. We now evacuate by zone. Sangaree is in Zone H. He also suggested that your employer know what zone you are in. If you need sand bags, they are generally available at the fire station. It is suggested that you plan to evacuate early because all the key routes in the area are one way out of the Charleston area. With winds at 45 mph, they close the bridges which precipitates another type of traffic problem. Berkeley Electric also has the option to shut of power except for key critical areas in the event of a hurricane. Post storm, Emergency Management will send out teams to ensure areas are safe. If you are evacuated, you may not be able to get to your home as quickly as you want. You will be advised as quickly as you would like.
4. Zoom Question – What about the food trucks at the duck pond? Sangaree has nothing to do with the food truck Friday events. When Tarsha asked about donating 10% of the funds generated by Food Truck Friday to Sangaree, we discovered we are unable to accept funds like this. We told

her that, although we are unable to handle those funds, if she wished to do so, she could. That fee, or whatever she charged for the food truck vendors, helped to pay for a lot of events within Sangaree. Most residents do not realize this. Welcome bags for new residents were funded in part by those funds. Elle and Tarsha paid for those. Most of the Easter egg hunt came from those funds, also. If Tarsha decides not to do this anymore, we may not be able to have those events.

The only other things Sangaree does provide for, is the tree at the Duck Pond, and the cotton candy machine for Santa at the Duck Pond, and, as well as Community Day at Sangaree Park. The whole point is that SSTD does very little for the residents for the community-wide events.

The minutes you are reading, are basically discussions and not rules. Anybody can volunteer for doing those things. Is it a business event or a volunteer event for the Friday at the Duck Pond? Tarsha was setting up that as a volunteer. If that is also her business, it is coincidental. She volunteered here. We are not responsible for her or for what she does at any other place. This is her business. Donations are never the issue. The problem has been who is putting this event together. Lots of people say they will, but when it comes down to it, the same people over and over are the ones who actually do the work. Tarsha has also been providing historical records for other trucks that might want to set up at the Duck Pond, such as, this truck made “X” meals, and that one did “Y” covers (meals). It was a historical track for whoever wanted to see it. She also provided the advertising for it. There was a minimum of 3 notifications every week. She

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asked how many covers each truck made – covers meaning meals. She also has set a minimum number of meals that each truck can expect. This is strictly a volunteer effort where someone within the community tried to bring some funds back into the community.

Ann commented that she came to the meeting and asked if she could do this. The community response was marvelous with tremendous participation from the residents. People loved it. And then someone started making comments. A Sangaree resident was trying to make a business during the hardest time to start up a business.

Yes a private business is allowed on public property unless there is a county ordinance against it. Booze Pops is one of those businesses for which a ban exists. There is an ordinance prohibiting them from setting up on public property to sell products. However, they can drive up and down the streets and sell their goods that way. Also, if Tarsha schedules a food truck and 8 other food trucks show up, then we will just have 9 food trucks. It is open. This has nothing to do with the community itself. There are no restrictions.

The Commissioners are also volunteers. If anyone else wants to be on the Commission, please contact the commissioners or Councilman Tommy Newell.

5. Mobility devices – Mobility devices are allowed on green spaces, if the device is equipped to handle it.

Special Guest – Sgt. Zukoff, Sangaree CAT – The new substation is now open. There is a new app called “Neighbors” by Ring and it is being monitored by the Berkeley County Sheriff’s Department. He reminded the residents to be sure to wear their helmets when riding through the neighborhoods. He also said, since we are now in warmer weather, please be sure to keep your doors locked, both vehicular and home. There are people roaming the streets in the middle of the night checking door handles, etc., so it pays to keep things locked. Also, if you see anything suspicious, please report it.

A question was addressed to Sgt. Zukoff about additional patrols to prevent speeding, drugs, etc. He replied that they have had additional patrol cars in the area as well as at the Library and the Pond just to show a presence within the community. Before this substation opened, we had one in Goose Creek, but now we have one covering this area for faster responses. Laura mentioned having to stop by the new substation and how approachable and helpful everyone was. She saw

the deputies socializing with the kids and how accepting the kids were of the deputies, which speaks very well for the department.

A question was also raised about late night patrols because of increased traffic late at night, specifically, someone driving slowly through an area, meeting someone long enough to shake their hands and then take back off. We have also seen an increase in unknown vehicles in specific neighborhoods. Do we have extra patrols at night? Sgt. Zukoff suggested that information could also be sent by e-mail or entered on the website, if there is a marked increase in traffic or something looks suspicious.

If it’s an emergency, call 911. If it’s not an emergency, we can call the Berkeley County Sheriff’s Department at 843-719-4505 or call the substation directly at 843-900-3728. He stated that we can leave a message if he’s away from the office. He will also leave some of his cards and

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handouts with Laura. The best number for non-emergency is the Berkeley County Sheriff. They will contact him to respond. He might be out on another incident, and calling them will ensure the call gets answered.

He also mentioned that the substation will be looking for volunteers to man the phones, although the substation is not quite ready for that yet.

There was a phone-in question regarding the Tall Pines pool. We are not associated with Tall Pines, so we have no information on their pool. We have been informed that it will not be opening this season. They had some problems and now they have no one to look after the pool.

Mr. Toney said he wanted to volunteer but was not interested when several specific openings for volunteering were mentioned to him. He expressed his knowledge about real estate and specifically, what a “green space” was and his disappointment at not being appointed to the SSTD Commission. He was invited to look at a GIS map in the SSTD Office to see how much green space there really is in Sangaree.

He also raised the issue of 9 commissioners for SSTD. Michael replied that was struck down by the State.

V. Announcements

- A. The next Public Meeting is Saturday, August 06, 2022, at 10:00am.
- B. The next Planning meeting is June 7, 2022 at 6:00pm. at the Library

Additional Agenda Items, if needed

ADJOURNMENT – Commissioner Ann Birch made a motion to adjourn the meeting, seconded by Patricia Temple, and it was unanimously approved. The meeting was adjourned at 8:08pm.

Respectfully submitted,

/s/ Jeannie Beard, Secretary
Sangaree Special Tax District Commission