



Date: Tuesday, June 3, 2025
Time: 6:00 pm - 8:00 pm
Location: 102 Sangaree Park Ct. Suite 1
Conference: None

Sangaree Special Tax District

Minutes

Attendees:

- Michael Bagley, Chair
- Pat Temple, Vice-Chair
- Barb Webber, Secretary
- Ann Birch, Commissioner
- Lynn Toups, Commissioner
- Michelle Bechtold, Alt. Commissioner
- Tim King, General Manager
- Laura Baker, Administrative Assistant

Absentees:

- Harold Green, Alt. Commissioner
- Tommy Newell, Councilman

Meeting Called to Order: 6:08 pm

Agenda Items

I. Call to Order

- Agenda Approval** - Michelle Bechtold made a motion to approve the Agenda, seconded by Pat Temple, and unanimously approved.
- Minutes Approval** - Pat Temple made a motion to approve the minutes for April 1, 2025, seconded by Barb Webber, unanimously approved.
- Minutes Approval** - Pat Temple made a motion to approve the minutes for May 6, 2025, seconded by Barb Webber, unanimously approved.

II. General Manager's Update

- A. The next county holiday is Independence Day on July 4, 2025. Trash collection services will NOT be affected. On Labor Day, September 2, 2025, all services will be delayed one day.
- B. SSTD received 79 calls in April. 50 for Sangaree, 8 contractors, and 21 miscellaneous.
 - a. Most calls were educational questions (When is a service/I have...out for pick up)
 - b. In second place was neighbor on neighbor
 - c. In third place was when are they getting my demo/construction debris?
- C. Special Projects
 - a. Fence at the playground quotes: \$6,760, \$9780, \$12,925, \$13,820. Michelle Bechtold asked if there were any major differences. Tim King stated that all fences are vinyl-coated, and the price differences come from the type of railings quoted. Quotes were given along the perimeter of the playground equipment. Ann Birch stated there is no 100% way to maintain safety. Ann Birch stated we have agreed to move forward on the installation because we previously agreed with the installation and should not go back against our previous agreement. Discussion regarding the placement of shade sails and future additions to equipment and fall service may impact the installation of the fence. Laura Baker asked how the gates would be child-safe and ADA accessible. Michelle Bechtold stated she had seen gates at other parks that were also ADA accessible, and her prior fencing request was related to the safety of keeping children away from the creek. Further fence discussion occurred during the Five-Year Planning update during the meeting.
 - b. Grading - Roads and Bridges has completed some grading. Tim King is working with R&B to come back and complete the process. Ann Birch reiterated needs to be completed before Community Day.
 - i. Ann Birch requested that we respond to the previous request from a wheelchair basketball league to inform them of our progress and when we expect to complete this request. Upon further discussion, *the commissioners agreed that it would be part of the five-year plan and would determine where the sidewalk will go once the three pavilions are in place.*
 - ii. Michael Bagley asked about the quote for the driveway and parking at Sangaree Park. Mark Dirks has not responded yet with quotes for the parking/driveway area.
 - c. Quote for a 100-foot and 4-foot wide asphalt path starts at \$1350—the same dimensions for concrete start at \$2400.
 - d. Tim King shared that the additional Sangaree Park cameras are up and running. He showed the phone app camera access to the commissioners. It was noted that audio is also provided in the surveillance capabilities.
 - e. Pavilions - Brian Rheault sent plans and cost estimates for a larger pavilion than what was requested. Laura Baker sent him an email in January 2025 from Goose Creek John McCants Park. We are requesting similar plans and cost for a small pavilion 10X15 with a concrete base, 2 picnic tables, and a garbage can. Michael Bagley will contact Goose Creek for plans from the John McCants Park. Michael will forward this information to Laura Baker to be included in her next correspondence with Brian regarding the size of the pavilions we need quotes. The quote should be for a 10x15 structure with a concrete base, 2 picnic tables, and a garbage can.
 - f. We have the Giant Jenga with the Sangaree logo on the chips and board.
 - g. We are currently at full staff with 11 employees.

- h. Mr. Stacks will be ending chipping support the week of June 23rd. SSTD will be completing all chipping services for the next fiscal year. We will still contact Mr. Stacks for large trees and large jobs as needed.
- i. Tim King looked at the graffiti wall in Goose Creek. He shared that we could have a 16X8, 2-sided community art wall for about \$869.25. The commissioners agreed to move forward with the purchase; however, due to questions about the location, further discussion was held during the Five-Year Planning section of the meeting.
- j. Anti-graffiti paint for wood surfaces at parks would be \$205 for a 5-gallon paint bucket that could cover 900 to 1500 sqft. One coat should last up to 5 years. Michelle Bechtold shared that the paint brand Vandlguard has mixed reviews and encouraged Tim King to read reviews before purchasing paint. **The commissioners agreed that more research needs to be conducted. Tim King will research more options.** World's Best Grafetti Coating with a longer drying time and food safety for picnic tables could be another option.
- k. The popcorn machine has been ordered. The snow cone machine and cotton candy machines are on back order. Laura Baker asked who would be responsible for cleaning and maintaining the machines, and the need for the machines. Laura Baker asked if this was the best use of funds. Michael Bagley and Barb Webber reiterated that the machines could be used for community events such as Santa and the Duck Pond, Trunk or Treat, and Easter Egg Hunt. Tommy Newell had previously stated he would like to see SSTD support more community activities. **Commissioners agreed to purchase a popcorn machine and use vendors at the time of the events. We will cancel the order for cotton candy and snow cone machines.**
- l. Ann Birch asked Laura Baker to email an updated pickup services document so Ann and Lynn Toups can post on social media platforms.

III. General Projects and Information/Trello

- A. Grading Sangaree Park - discussed in General Manager's Notes
- B. Pavilion Quotes - discussed in General Manager's Notes
- C. Sangaree Park Quotes
 - 1. Walking Path around Sangaree Park - For a cork/cushion type walking surface, it would be 3420 sqft at \$18 per sqft for \$61,560. The path noted in Michelle Bechtold's design would be .25 mile track. Barb Webber asked about whether funds from Mr. Stacks' contract could be redirected to five-year planning projects. Tim King explained that a portion of the funds was reallocated for staffing, but there would be funds from Mr. Stacks' contract that would be available for such projects. Michael Bagley stated that there could be funds as well when large equipment and vehicles are not purchased during the five-year plan, which could be used to support projects. **Tim King will find out if the \$18 per sqft includes installation.**
- D. Capital Waste Updates - Tim King indicated there have been no concerns expressed from the community with the pick-up schedule or missed pick-ups. Laura Baker stated that during the next year, contract bidding for commercial and residential services will begin.
- E. Community Art Wall - Notes from Michael Bagley's meeting with Crystal Reed:
 - 1. **Park Details:**
 - The current wall is made up of wooden posts and plywood, and is approximately 6 ft tall and 48 ft wide.
 - There are 3 6ft picnic tables, 3 trash cans, 2 planters, and 1 rule sign on the property
 - Graffiti Park Rules are:

- Please be respectful
- Only paint the art boards and picnic tables
- You may paint over other Artwork
- No profanity, nudity, political, or hate speech
- No advertising of any kind
- Report any suspicious activity to: (Listed the non-emergency police number)
- The rules sign is covered in plexiglass, so we can cheaply replace it when it gets painted on
- The park is located on a busy road with plenty of eyes on it.
- It's been operating for approximately 4 years

2. **Maintenance:**

- Our maintenance team swings through a couple of times a week to check the trash and blow the property
- We paint the boards all black on the 1st day of each month, and prior to a scheduled event
- Maintenance of this property is minimal

3. **Programming:**

- Art in the Park (3 times a year, 2-3 hours, DJ, food Trucks, free paint)
- Artist meet-ups and spotlights on socials
- Social media page does birthday shout-outs, where people request a local artist to paint a happy birthday message on the board. Currently free, but I think could earn real revenue.
- Multiple nights a week, we rent the space to food trucks to set up and sell their products
- Our police department hosted an Overdose Awareness Event
- It's used frequently for photoshoots

4. **Management:**

- This park is programmed by our City's Art and Entertainment Coordinator, Barbara Richards. This is a newly created position after the addition of our Amphitheater last year, and we are opening an art gallery/studio space at the end of the month. Before this position, I worked with our Cultural Arts Commission and contracted City Art Director to manage the space. It's probably 4 hours of Admin work a month and can easily be added to another employee's load or run by volunteers.

5. **Other:**

- One of our volunteers has really taken ownership of the park. With our permission, she started an unofficial Goose Creek graffiti park page (Facebook: Goose Creek Graffiti Park ART), organizes artist meet-ups, teaches graffiti lessons, creates artwork for the community during special occasions, and helps us cover profanity and inappropriate pictures when they pop up. I buy her a case (<https://www.amazon.com/Montana-Complete-Professional-Crafting-Graffiti/dp/B084YZ2JWJ>) of graffiti spray paint every other month to keep her supplied.

- F. Invite Sheriff Lewis or Chief Baker/ County to the next Public Meeting and for next Commissioner meeting.

IV. Five-Year Planning Update - Michael will be emailing the update plan

A. Park Pavilion Construction

1. Raintree - no pavilion, have a sun shade installed over existing picnic tables
2. Lyons Cove - Sangaree Parks and Recreation owns and needs to consult legal and remove from the pavilion list until we get more info
3. Cambridge with gravel for parking due to pipes under the existing parking area and 2 lights.
4. Ceiling fans only at Sangaree Park Pavilion, 3 lights with two at basketball, one at skatepark
5. **Recommended to create a survey on lighting needs at Sangaree Park for community feedback. Michael Bagley will create and post.** While a survey was suggested by Laura Baker, Ann Birch felt that the makeup of the social media residents was far below the number of residents (with some multiple participants from the same household), and might not include enough households with children being represented. Laura also suggested that if lighting were to be installed that it should shut off at 9 pm rather than 10 pm, consistent with other communities. Her reasoning for this was that if the lights went off at 9 pm, people would clear out by 10 pm, However, Michele Bechtold advised that currently, without lighting, people were still in the park as late as 12-1 am.
6. Trenholm or Pierre could be a soccer field location
7. Trenholm could have 2 baseball backstops currently, possibly renovate with benches at the baseball field.

- B. **Commissioners will review and provide feedback/discussion back to Michael Bagley over email before our July 1st meeting.** Look for the email from Michael Bagley. (Included email at end of meeting minutes)

V. Announcements

- A. The next planning meeting is Tuesday, July 1, at 6:00 pm at the Sangaree Office.
- B. Prior to the next SSTD meeting, Tim King will email out General Manager Notes to commissioners to allow more time for the 5-year plan discussion in the July meeting.**
- C. The next public meeting is Saturday, August 2, 2025, at 10:00 am at the Sangaree Library.

- VI. **Adjournment** - Ann Birch motioned to adjourn at 9:02 pm, seconded by LynnToups, and unanimously approved.



**Sangaree Special
Tax District**

Five-Year Capital Improvement Plan: FY 2026 - 2031

Purpose:

This five-year plan outlines prioritized projects within the tax district aimed at enhancing community infrastructure, recreational opportunities, and long-term usability of public spaces. It balances improvements with fiscal responsibility and ensures sustained community benefit through structured development.

I. Plan Amendments and Safeguards:

To preserve the integrity of this long-term plan and ensure consistency in capital investment and community development, the following stipulations are in place:

- A.** Additions to these projects can be made at any time by the usual means of commission vote and council approval, where needed.
- B.** Any other proposed amendment, deviation, or removal of a project from this plan shall require the affirmative approval of:
 - 1. The sitting Tax District Councilperson,
 - 2. A majority vote of the Tax District Commission, and
 - 3. Final ratification by the County Council.

This provision ensures that no single party—elected or appointed—may unilaterally alter the agreed-upon five-year vision without comprehensive oversight and community representation.

II. Plan Projects

A. Sangaree Library Expansion

1. Construct a new office facility for the tax district as an addition to the existing library property, with primary funding provided by the county. It is expected that additional county offices will be housed here as well. providing expanded services to the community.

B. Playground Enhancement

1. Sangaree Park
 - a) ADA enhancements, to include poured-in-place (or wet pour) rubber surfacing
 - b) Wheelchair swing
 - c) ANYTHING ELSE?

C. Park Pavilion Construction

Up to five small pavilions may be constructed per year, unless a substantial discount is available for constructing more at one time, subject to the availability of funds from the annual budget. Locations and distribution across the five years: 1. Sangaree Park: 3 small pavilions

a) These will be located near the basketball court on the opposite side of the playground equipment from the existing pavilion.

2. Sangaree Duck Pond: 2 small pavilions (follow Michelle's general layout)
3. Pierre Park: 3 small pavilions
4. Cambridge Park: 1 small pavilion

D. Pathways and Parking Improvements

1. Sidewalks:
 - a) Construct a sidewalk at Sangaree Park, with material (asphalt or alternative) to be selected based on cost analysis and commission approval.
 - b) Additional gazebos constructed at Sangaree Park shall be connected to existing or expansion sidewalks.
 - c) A sidewalk expansion for Sangaree Park, location and distance shall be voted upon by the commission.
 - d) Connect the new pavilions at Sangaree Duck Pond to the existing sidewalk.
2. Develop driveway and parking areas at:
 - a) Sangaree Park
 - b) Pierre Park
 - c) Cambridge Park

Materials under consideration include chip seal or other cost-effective solutions. Cambridge Park can only be gravel/dirt due to pipes and cables under the entrance

E. Electrical Upgrades and Fan Installations

1. Sangaree Duck Pond:
 - a) Add electricity to the existing gazebo at Sangaree Duck Pond.
2. Sangaree Park:
 - a) Add three lights to Sagaree Park. All lighting should be set on a timer, which should be set to cut off no later than 10:00 pm.

- (1) One at the basketball court closest to the drainage ditch
- (2) One at the skate park centered closest to the drainage ditch.
- (3) One DID WE DETERMINE THIS? ...

b) Large Pavilion

(1) Additional power outlets for event use. These outlets should be lockable to prevent unauthorized use.

(2) Installation of three fans, Big Ass Fans brand was suggested by our councilman.

(3) LIGHTING? Any lighting should be set on a timer to shut off by 10:00 pm.

c) Small Pavilions

(1) One fan in each small pavilion?

(2) Lighting?

3. Provide power to the Sangaree Park pavilion for fans, lighting, and outlets for community day and other events. Any power outlets should be secured so that unauthorized use is prevented. All other power should be on timers to prevent running overnight.

4. Add two lights to Cambridge Park to cover the park.

F. Potential Amenities (Pending Feasibility and Approval)

1. Evaluate locations and feasibility for:

a) Splash pad or decorative water fountain (similar to the downtown Charleston fountain)

b) Tennis courts

c) Soccer field

d) Add Trenholm Park to the list of parks to begin sculpting

* Locations and implementation subject to site availability, public input, and final approval.

G. Infrastructure Improvement Considerations

1. Explore the construction of a retention wall along the drainage ditch in Sangaree Park to level the gradient between the disc golf and main park areas. Implementation to be determined based on detailed cost assessment.

III. Project Priorities

The following project list is in the requested order of priority as determined by the commissioners, with any associated notes referencing priority reasoning. If a project with a higher priority is delayed due to planning or any other reason that is not budget-related, lower priority plans may be implemented instead. If a higher priority project is delayed for budgetary reasons, every effort shall be made to minimize the use of funds to carry over additional funds until said project can begin.

A. Sangaree Library Expansion

1. The commission has agreed that the highest priority project is the expansion of the library, which will include a new home for the office of the Sangaree Special Tax District, as this would remove the lease from the annual budget and free up approximately \$ 26,000 per year of funds for other projects and needs.

B. Park Pavilion Construction

C. Pathways and Parking Improvements

D. Electrical Upgrades and Fan Installations

E. Potential Amenities (Pending Feasibility and Approval)

F. Infrastructure Improvement Considerations
