



Date: Tuesday, July 1, 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:

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

Meeting Called to Order: 6:04 pm

Agenda Items

I. Call to Order

- Agenda Approval** - Pat Temple made a motion to approve the Agenda, seconded by Lynn Toupes, and it was unanimously approved.
- Minutes Approval** - Michelle Bechtold made a motion to approve the minutes for June 3, seconded by Ann Birch, and the motion was unanimously approved.

II. General Manager's Update

- This month's update was emailed to the commissioners ahead of the meeting to save time and reduce discussion during the meeting. Tim emailed on July 1, 2025, at 4:46 pm. Laura Baker made copies for the commissioners. Tim asked for social media posts to remind that Monday is designated for Monday chipping.
- The General Manager's Update email is included below:
 - Upcoming County Holiday Closures:
 - o Independence Day – July 4. No service delays
 - o Labor Day – September 2. All services are delayed by one day

- b. SSTD received 86 calls in June 2025. (54 Sangaree, 9 contractors, 23 others)
 - o #1 Educational questions (When is a service/I have ... out for pick up)
 - o #2 Broken MSW Cart
 - o #3 Misc
 - c. Projects:
 - The Cork walking path/safety surface is now \$28 to \$38 per foot, installed
 - o **Cutting-Edge Three-Layer System** WillyGoat's pour-in-place rubber surfacing ensures optimal protection for all playground and outdoor users with its three-layer installation:
 - **Sub-Base: Compacted Crusher Run Sub-Base For Stability And Drainage**
 - **Buffering Layer:** Recycled rubber incorporation to meet critical fall height requirements
 - **Top Layer/Decorative Layer:** Selected color and design
 - This week began the "era of no Stacks" chipping. I have noticed several piles out today that were not out yesterday. I know because I ran the routes. We will have some growing pains, but things went well. We finished Indian Woods this morning.
 - Anti-Graffiti paint...I haven't found a well-reviewed one that works on concrete, metal, and wood. Not giving up yet.
 - Cameras are up and running. As evidenced by the damage to the split rail fence.
 - Waiting on Brian Rheault for the price of the small pavilions. He sent the \$19K price for the one at Cypress Gardens. We are now planning a meeting to discuss that and the Library expansion for the office.
 - Popcorn machine is here.
 - We have filled the last position...again. He started 14 June
- Other items: - Can we do a social media reminder that chipping is on Monday and may...MAY bleed into Tuesday.
Lynn Touns and Ann Birch agreed to post reminder on social media pages.

III. General Projects and Information/Trello

- A. Grading Sangaree Park - still waiting on information from the county
- B. Pavilion Quotes - still waiting on information from the county
- C. Sangaree Park Quotes - Tommy Newell stated that fencing is required for Sangaree Park. Discussion regarding ADA swing footprint needs to be included with a black border, and mulch before the new fence will be installed with SSTD funds. Recreation funds have \$10,000 available for the 2026 fiscal year. Commissioners have requested pictures, warranty, and a description of the quality of the fence to include a new ADA swing area. The previous quote included 370 linear feet. The ADA swing playground will add an extension of 32 square feet toward the courts for the width of the "L". Michelle Bechtold made a motion to add ADA swing to playground, seconded by Pat Temple. The motion passed 4-1 -Nay, Lynn Touns
- D. Capital Waste Updates - There have been no calls or drops in services over the last month

IV. Five-Year Planning

Included the Plan in the minutes and included comments in **RED**



**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.** This plan does not prevent other projects from being started or implemented and is instead intended to ensure that the plans for the future of the Sangaree community are upheld as requested.
- B.** Additions to these projects can be made at any time by the usual means of commission vote and council approval, where needed.
- C.** 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 plan 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.

Ann Birch requested to add a recreation room with gaming consoles. Michelle Bechtold shared concern for supervision. Laura Baker expressed concern for staff not having skill set to support or monitor the recreation room. Lynn Toups agreed. Michael Bagley informed the commissioners that we may not have any impact/voice in the expansion planning. Commissioners agreed that posting access to the multi-purpose room would be beneficial. Tim shared it is beneficial to have a code enforcement area in the expansion. Laura reminded the commissioners that the original floor plan is from 2012. Michael Bagley shared the commissioners have more questions than answers at this point in the process. The commissioners agreed our preference is Option #1 in the plan designs of the 2012 plan.

B. Park Enhancements and Upgrades

1. Sangaree Park

- a) Extension of the existing playground area towards the ballfield and basketball courts, by a minimum of 32 feet and equalling the existing length of the arm to provide space for the addition of ADA equipment
- b) ADA enhancements, to include poured-in-place (or wet pour) rubber surfacing, which will be completed before adding any ADA playground equipment, if grants are available to assist with funding
- c) Single ADA swing to be added in the extension area towards the ballfields/basketball court, only after pour-in becomes available
- d) Addition of saddle spinners to the layout of the park - presented by Michelle Bechtold

2. Trenholm Park

- a) Purchase a sign for Trenholm Park, to be named Trenholm Park
- b) Purchase soccer goals for Trenholm Park

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

2. Sangaree Duck Pond: 2 small pavilions (see Attachment A for locations)
3. Pierre Park: 3 small pavilions (see

Attachment B for locations) 4. Cambridge Park: 1 small pavilion

5. Distribution of the pavilion installations is to be spread out over multiple parks as opposed to completing one park before moving on to another, as requested by the residents

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 pavilions 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) Cambridge Park

(1) Parking area to be leveled out and completed with gravel or other similar material

b) Sangaree Park

(1) Entrance to park between 619 Longleaf Rd and the library parking lot.

c) Pierre Park

(1) Extend parking further inside the park and surface the entrance with gravel or other similar material

d) Trenholm Park

(1) Parking area to be leveled out as needed and completed with gravel or other similar material

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 two lights to Sangaree 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 closest to the drainage ditch.

Michael Bagley will create a survey to determine community preference for lights to be turned off at 9pm or 10pm for information purposes only.

b) Large Pavilion

(1) Additional power outlets for event use. These outlets

- should be secured to prevent unauthorized use.
- (2) Installation of three fans, Big Ass Fans brand if possible
 - (3) Add lighting to the inside of the pavilion
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, location to be determined by the commission at the time of installation

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. Electrical Upgrades and Fan Installations

D. Park Enhancements

1. This priority does not include the ADA portion of the enhancements, as that is dependent on the availability of grants and other funds

E. Pathways and Parking Improvements



V. Announcements

- A. There will be a special planning meeting on Tuesday, July 29, at 6:00 pm at the Sangaree Office.
- B. The next public meeting is Saturday, August 2, 2025, at 10:00 am at the Sangaree Library.
- C. The next planning meeting is Tuesday, September 2, at 6:00 pm at the Sangaree Office.

VI. Adjournment - Pat Temple motioned to adjourn at 8:57 pm, seconded by Lynn Toups, and unanimously approved.

Decision Register

👤 Motion	👤 Second	Tt Topic	📄 Status
Pat Temple ▾	Lynn Toups ▾	Approve agenda for July 1 meeting.	Approved ▾
Michelle Bechtold ▾	Ann Birch ▾	Approve minutes for the June meeting.	Approved ▾
Michelle Bechtold ▾	Pat Temple ▾	Add 32' to the playground extending towards the field/basketball courts. -Nay, Lynn Toups - Pass 4-1	Approved ▾
Pat Temple ▾	Lynn Toups ▾	Motion to adjourn the meeting.	Approved ▾
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