

Minutes  
McClellanville Town Council  
Special Meeting  
December 16, 2025  
3:30 PM

McClellanville Town Council met on the above-noted date. Notice of the meeting was published in compliance with the Freedom of Information Act. Mayor Leland, Councilman Bob Gannon, Councilman-elect Malcolm Baldwin, and Town Administrator Michelle McClellan were present in person. Council members Chris Bates and Jim Scott participated virtually. Steve Coe, Josh Capela, and Brandon Nelson of Capela Coe Architects, along with Hagood Morrison of Bridge Commercial, also attended virtually.

Mayor Leland opened the meeting with discussion of potential renovations to the old school building. Councilman Scott noted that the purpose of the meeting was to determine how to allocate available renovation funds, including whether to prepare the front portion of the building for tenants or focus on the rear classrooms.

Steve Coe emphasized that addressing moisture issues in the brick exterior should be the first priority, estimating the cost at approximately \$250,000. He added that soffit and gutter repairs to prevent further deterioration would likely require an additional \$50,000. Coe also explained that the deteriorated windows and sills needed replacement, with the window package alone estimated at roughly \$1.5 million.

Coe further explained that the building's polycarbonate windows have become hazy due to age and sun exposure, affecting their suitability for occupancy. Councilman Scott suggested that storm windows might serve as a temporary measure but questioned their long-term effectiveness. Coe acknowledged that budget limitations would influence decisions regarding window replacement.

Mayor Leland asked about the condition of the roof and potential repair costs. Coe responded that although the roof is aging, it is not currently leaking, suggesting that masonry stabilization may be the more urgent need.

Discussion then turned to broader renovation strategy and tenant recruitment. Hagood Morrison stated that a clear approach is needed and suggested renaming the property "Village Commerce Center" to appeal to a wider range of tenants. He emphasized that stabilizing the building's exterior is essential and noted that securing an initial tenant would help attract additional occupants.

Councilman Gannon discussed Council's vision for a public-private model that would combine government services with small business tenants. Participants noted the need to identify a committed tenant and ensure basic amenities, such as reliable plumbing and heating, to support

renovation efforts. The importance of community involvement in the project was also highlighted.

Council discussed prioritizing windows and masonry work to guide budget planning. Questions were raised about window options and associated costs, with the understanding that tenants' needs must be known before final decisions are made. An estimated renovation budget of approximately \$450,000 was discussed, including about \$150,000 that could be directed toward window improvements once a tenant is secured.

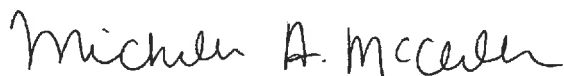
Councilman-elect Baldwin noted the need to inspect and potentially replace plumbing under both buildings, citing concerns such as cast-iron pipes resting on the ground and water flowing into the old pump station. The current water-usage limit of 1,500 gallons per day for all tenants was identified as a potential constraint.

Mayor Leland asked whether window replacement would be required before allowing tenant occupancy. Josh Capela noted that the building department had not provided a priority list but indicated that certain conditions must be met for occupancy. Councilman Bates questioned whether a certificate of occupancy from the County would be necessary given that the building has remained in use. The group agreed to schedule a meeting with the County to clarify these requirements.

The discussion concluded with acknowledgment of the county building department's role in the renovation process and the need to meet with the building official and fire marshal to confirm occupancy expectations. Mayor Leland stated he would contact Larry Kobrovsky to discuss arranging such a meeting.

There being no further business, the meeting was adjourned at 4:30 pm.

Respectfully submitted,



Michelle A. McClellan  
Clerk of Council