

Telephone: 843-549-2545

Fax: 843-549-9785

~~CDB~~ Relay: 1-800-735-2905

City of Walterboro

242 Hampton Street

Walterboro, South Carolina 29488

Mailing Address:

Post Office Box 709

Walterboro, South Carolina 29488-0008

Walterboro City Council
Regular Meeting
January 12, 2016
City Hall
6:15 P.M.

A G E N D A

I. Call to Order:

1. Invocation.
2. Pledge of Allegiance.

II. Swearing-in of Newly Elected Council Members:

1. Comments by Mayor Bill Young.

III. Public Input on Agenda Items:

IV. Public Hearing:

1. CDBG Needs Assessment Hearing - Kim Mullinax, LCOG.

V. Approval of Minutes:

1. Minutes of the November 10, 2015 Regular Meeting (Minutes attached).
2. Minutes of the November 24, 2015 Regular Meeting (Minutes attached).
3. Minutes of the December 8, 2015 Regular Meeting (Minutes attached).

VI. Old Business:

VII. New Business:

1. Nomination of Mayor Pro-Tem.
2. Council Internal/External Committee Appointment.
3. Notice of 2016 City Council Retreat, Location and Time (Notice attached).

VIII. Committee Reports:

IX. City Manager's Report:

X. Executive Session:

1. Receipt of Legal Advice - The Provision of Services Encouraging Location or Expansion of Industries or Other Businesses in the Area Served by the Public Body.
2. Personnel Matter - Consideration of Appointment to the Tree Protection Committee/Resignation from Economic Development Commission.

XI. ADJOURNMENT.

CDBG Notice of Public Hearing Concerning Needs Assessment**CITY OF WALTERBORO**

NOTICE IS HEREBY GIVEN that on Tuesday, January 12, 2016 at 6:15 p.m. in City Council Chambers inside Walterboro City Hall, 242 Hampton Street, Walterboro, SC, City of Walterboro will hold a public hearing to solicit public input on community needs and priorities for housing, public facilities, and economic development in the City and areas adjacent to the City within a two (2) mile radius. At this public hearing City of Walterboro will provide the results of its needs assessment and the activities which might be undertaken to meet identified needs, including the estimated amount proposed to be used for activities that will benefit persons of low and moderate income.

This public hearing and the matters to be discussed are subject to the provisions of the City's Citizen Participation Plan, developed in anticipation of participation in the State of South Carolina's Community Development Block Grant (CDBG) Program, providing for the participation of the citizens of the City in the planning and implementation of community and economic development projects which will involve CDBG funds. The Citizen Participation Plan is available for review at Walterboro City Hall, Monday through Friday between the hours of 9:00a.m. and 5:00p.m. Persons with questions or comments concerning the public hearing or the Citizen Participation Plan may contact Kimberly Mullinax, Lowcountry Council of Governments, PO Box 98, Yemassee, SC 29945, (843) 726-5536.

City of Walterboro does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Jeffrey Molinari, City of Walterboro, 242 Hampton Street, Walterboro, SC 29488, (843) 782-1000, has been designated to coordinate compliance with the nondiscrimination requirements contained in the U. S. Department of Housing and Urban Development's regulations.

Note: Assistance will be provided to accommodate the special needs of disabled and/or Limited English proficient persons upon request.

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Walterboro City Council
Regular Meeting
November 10, 2015

MINUTES

A Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, November 10, 2015 at 6:15 P.M., with Mayor Bill Young presiding.

PRESENT WERE: Mayor Bill Young, Council Members: Jimmy Syfrett, Paul Siegel, Tom Lohr, Bobby Bonds, James Broderick and Judy Bridge. City Manager Jeff Molinari, City Clerk Betty Hudson and City Attorney George Cone were also present. There were approximately 10 persons present in the audience.

Before calling the meeting to order, the Mayor recognized Former Mayor Charlie Sweat to make an announcement. Former Mayor Charlie Sweat told Council that he attended a Rice Festival Board Meeting last week and they discussed who would be the Grand Marshall for the Christmas Parade. This year, they have selected Mr. Horace Simmons as the Grand Marshall in our Christmas Parade. The Mayor then congratulated Mr. Simmons.

There being a quorum present, the Mayor called the meeting to order and welcomed everyone to the meeting. Council Member Syfrett gave the invocation and Council Member Siegel led the Pledge of Allegiance to our flag.

PUBLIC INPUT ON AGENDA ITEMS:

There were no public comments or questions on agenda items.

APPROVAL OF MINUTES:

The Minutes of the October 27, 2015 Regular Meeting were approved as submitted on the motion of Council Member Syfrett, seconded by Council Member Broderick with all members voting in favor.

OLD BUSINESS:

There was no Old Business before Council.

NEW BUSINESS:

1. Resolution No. 2015-R-09, A Resolution Authorizing Submission of a SC National Heritage Corridor Grant Application in the Amount of \$100,000 for the Development of a Discovery Center for the Walterboro Wildlife Sanctuary Located at 100 S. Jefferies Boulevard and Committing a 100% Match in Local Accommodations Tax Funds.

City Manager Molinari explained that staff became aware that there was a grant opportunity in late October, through the South Carolina National Heritage Corridor that could be applied toward development of a Discovery Center at the property the City owns at 100 S. Jefferies Boulevard. He stated that the grant requires a 1 to 1 cash match by the applicant. He recommended that the City pledge to match \$100,000 in local Accommodates Tax Funds, of which we have sufficient capacity in that fund to meet that requirement.

Mr. Molinari pointed out that since the City had such a short notice that staff had to scramble to put the grant application together. He noted that the grant application is due next Friday, November 20th, and we would like to include in the grant application a copy of the resolution to show the City's commitment to the project.

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A motion was made by Council Member Broderick to approve Resolution No. 2015-R-09, A Resolution Authorizing Submission of a SC National Heritage Corridor Grant Application in the Amount of \$100,000 for the Development of a Discovery Center for the Walterboro Wildlife Sanctuary Located at 100 S. Jefferies Boulevard and Committing a 100% Match in Local Accommodation Tax Funds. Council Member Lohr seconded the motion.

In discussing the motion, Council Member Bonds asked the City Manager if the City has come up with a plan for this? He said, obviously this is assuming that we are going to save the building, because it talks specifically about renovation of existing structure and I think the ordinance actually says that. So, have we got a plan? I mean that I haven't seen a plan. Mr. Molinari answered, yes and we will have a report on this a little later on the agenda. Our Parks Director, Adam Davis, is going to brief City Council on what the FROGS Committee has been working on. The FROGS Committee has been working with an architect to come up with a set of plans - conceptual plans, basically to put down on paper what the FROGS Committee has been discussing for the last year or so. This is something that can be given to City Council that you can either take and run with it or make some additions/modifications. He further stated that the City has been in contact with the architect with regards to this grant application and has asked him for his assistance with any contact with Heritage Corridor, who is administering the grant. They are familiar with the project and their direction to us was, you have been talking about this for a long time, go ahead and submit the grant application. So, from our perspective, we can't get funded unless we put in the application. So, that's why the resolution is before you.

Council Member Bonds then said, so, you are asking us to approve a Resolution that is going to obligate \$100,000 of Accommodation Tax money on a plan, but I haven't seen the plan yet? Has anybody seen it, did the FROGS Committee see it? I mean, do we know what the plan is, do we have drawings? City Manager Molinari responded, we don't have that yet - that is still being developed. Mayor Young then added, I think that the concept of what's going to be in the building is pretty much in place, but actually the specific ways to utilize the building to make that concept work is the part where we have been falling short on, and that's why we got an architect in. From my understanding, we just found out about the grant, but that committee has been working for several years and you are right we don't have any specific plans, but City Council will ultimately pass on whether they like the plans, adjust it or don't like it. Council Member Bonds then said, aren't we basically agreeing to whatever we submit are the plans? I mean, don't we have to submit the plans to get the grant money? Mr. Molinari stated that he believed that the City was not locked into that at all. He said, we just wanted to have something that we can include in the application, but as the Mayor has said, ultimately City Council controls the purse strings. You are going to dictate what goes in that facility and how much to spend.

Council Member Bonds then said, irrespective we have obligated ourselves to \$100,000 on something when this grant application goes in and we get it right? City Molinari responded, that's correct. If we are funded, it requires a cash match. Council Member Bonds further added, and if we get it, it is going to be based on plans that are being submitted, is that right? Mr. Molinari responded, yes, as a starting point. But like I said, ultimately, what is developed, Council is going to have the opportunity to modify that. Because ultimately, the plan that City Council is going to get from this architect is just going to be more of a rough sketched conceptual plan. He further stated that the bottom line is when it comes time to do the actual construction documents, staff will have to put out a Request for Qualifications to architects, and I am sure we will get a number of different proposals. So, from my perspective there is a chance to get some money, and I just wanted to put in an application and try to get funded and try to defray that cost as much as possible.

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Council Member Bridge, then said, moving forward after we start this, I would say that \$200,000 is not going to complete the project. Mr. Molinari said, that's correct. Council Member Bridge pointed out that this is ultimately a starting place to do the drawings and basic beginnings of the layout of the facility. Mr. Molinari responded, exactly, this would just be a portion of the total project cost. Mayor Young then added that we can do a significant amount to that building with \$200,000, don't you think?

Mayor Young then asked the City Manager where is the Discovery Center listed on our priorities list we made at the retreat last year? Mr. Molinari responded, from what I recall, at the end of the exercise the facilitator asked City Council to categorize each item that we discussed as this is something that "We Must Do" and this is something that "Would Be Nice to Do." I think there were about 14 or 15 items. Off the top of my head there was a 5/2 split for "We Have to Do" and "It Would Be Nice to Do" in terms of the development of the Discovery Center. From what I remember, that discussion for the two was along the lines that it would be nice to do, if we have the money to do it.

Council Member Bonds then asked about the project period, which says it has got to be completed by September 30, 2016. I mean, because that is less than a year away, he said. City Manager Molinari responded, I believe right after that statement, it also says there would be an opportunity for you to ask for an extension as well. I understand that it's tight, but there is money out there that the City could potentially capture and that's what I am trying to do.

Council Member Broderick then pointed out in the application, it says the grant would fund planning, development, revitalization and conservation of historic, cultural, and natural heritage tourism sites and attractions. So, then we can actually use money for planning and development, and it does not necessarily have to be for construction.

Council Member Siegel then stated that Councilman Syfrett had brought up the results of Council's retreat on his laptop computer. It says for the "Glover Building and Ampler Theater" there was (6) for Must Do and (1) for Nice to Do. The only matters that were rated higher were: Sludge Disposal and Inflow and Filtration Problems. This was as high as we got. It was a high priority.

There was no further discussion on this matter. The motion approving Resolution # 2015-R-09, to approve a SC National Heritage Corridor Grant Application in the Amount of \$100,000 for the Development of a Discovery Center at 100 S. Jefferies Boulevard and Committing a 100% match in Local Accommodations Tax Funds, then passed with a vote of 6/1 with Mayor Young and Council Members Syfrett, Lohr, Siegel, Broderick and Bridge voting in favor. Council Member Bonds opposed the motion. A copy of said Resolution is attached as part of these minutes.

2. Consideration of a Task Order with AECOM to Provide Engineering and Design Services and Observation of Construction Services for an Upgraded Booster Pump Station at the Public Works Facility for a Fee Not to Exceed \$43,890

City Manager Molinari informed Council that the City currently has three active CDBG projects - one in the North Lemacks Street area, phases 1C and ID of the Loop Project and the Hampton Street Waterline Project. He said that the City is basically capped at three active CDBG projects; however, Colleton County would like to submit a ready-to-go CDBG application to install a new Booster Pump Station at the Public Works Facility. The Booster Pump Station that we currently have at the Public Works Facility is more than 20 years old and is nearing the end of its service life. The County would be the lead applicant on this grant application and has asked for the City's

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assistance in providing the construction documents, as well as construction observation. As I have indicated in my memo, the task order is for no more than \$43,890 and this amount would be reimbursed to the City from the Capital Projects Sales Tax. Mr. Molinari noted that this project was part of one of the projects that the City applied for as part of the Capital Projects Sales Tax booster pump station. It was part of the Hampton Street Waterline Project. So, the \$43,890 draw down will come from those funds.

A motion was then made by Council Member Siegel to approve the task order with AECOM to provide engineering design services and observation construction services for an upgraded booster pump station at the Public Works facility for a fee not to exceed \$43,890. Council Member Lohr seconded that motion. A question was raised by Council Member Siegel. He asked if this was part of an already funded project which is within the scope of the penny sales tax. So, there will be money to draw down to reimburse us if we front the money? City Manager Molinari responded, that's correct. The motion then passed unanimously.

COMMITTEE REPORTS:

There were no Committee Reports given.

CITY MANAGER'S REPORT:

1. Update on Planning for the Walterboro Wildlife Sanctuary Discovery Center - Adam Davis, Parks Director and Staff Liaison to the FROGS Committee

City Manager Molinari stated that the Parks Director, Adam Davis, has been serving as the staff support for the FROGS Committee since Bill Floyd's retirement. He then recognized Mr. Davis to brief Council on where the FROGS Committee is in developing plans for the Discovery Center for the Walterboro Wildlife Sanctuary

Mr. Davis reported to Council that the FROGS Committee has been working pretty extensively trying to work with an architect to provide conceptual plans. We have been trying to get the ball rolling to get in touch with an architect and get some plans and some drawings. This grant will help us to push it over the edge to get something going.

EXECUTIVE SESSION:

The Mayor then entertained a motion to enter into an Executive Session.

Council Member Bridge then moved that the meeting enter into an executive session for a discussion of negotiations incident to proposed contractual arrangements on the I-95 Business Loop Project, Phase 1C and 1D Lighting. Council Member Broderick seconded the motion. All in favor. None opposed. Motion carried.

The meeting then entered into an Executive Session.

At approximately 7:14 P.M., a motion was made by Council Member Siegel to exit Executive Session and return to Open Session. Council Member Broderick seconded the motion. All in favor. None opposed. Motion carried.

The meeting returned to Open Session and a motion was then made by Council Member Syfrett authorizing the City Manager to negotiate a lighting agreement with SCE&G for Phase 1C and 1D of the Loop Project for an amount no greater than

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\$43,410 in up front costs. Council Member Siegel seconded the motion. All in favor. None opposed. Motion carried.

There being no further business to consider, a motion to adjourn the meeting was made by Council Member Bridge, seconded by Council Member Lohr and passed unanimously. The meeting adjourned at 7:15 P.M. Notice of this meeting was distributed to all local media and posted on the City's website and the City Hall bulletin board at least twenty-four hours prior to meeting time.

Respectfully,

Betty J. Hudson
City Clerk

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Walterboro City Council
Regular Meeting
November 24, 2015

MINUTES

A Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, November 24, 2015 at 6:15 P.M., with Mayor Bill Young presiding.

PRESENT WERE: Mayor Bill Young, Council Members: Jimmy Syfrett, Tom Lohr, Bobby Bonds, James Broderick and Judy Bridge. City Manager Jeff Molinari was present and Attorney Reaves McLeod attended the meeting on behalf of City Attorney George Cone. City Clerk Betty Hudson was absent and Bonnie Ross, Administrative Assistant, acted as recording secretary. Council Member Paul Siegel was late to the meeting and arrived during the executive session. There were approximately 23 persons present in the audience.

Mayor Young wished everyone a Happy Thanksgiving and then called the meeting to order. Council Member Syfrett gave the invocation and Council Member Bridge led the pledge of allegiance to our flag.

PUBLIC INPUT ON AGENDA ITEMS:

There were no public comments or questions on agenda items.

At this point, Mayor Young took a few minutes to congratulate Council Member James Broderick. Mr. Broderick is enrolled in the National League of Cities Certificate of Achievement in Leadership Program, and at the November National League of Cities Meeting in Nashville, he earned the Bronze Certificate by successfully completing 16 credits. Mayor Young also said, we have only had a few Council Members who have ever done this, so congratulations to Councilman Broderick and we appreciate your getting that extra education to help benefit the City.

OLD BUSINESS:

There was no Old Business before Council.

NEW BUSINESS:

1. Request to Close the Streets for the 5K Run/Walk, March 12, 2016 from 8:30 A.M. to 10:30 A.M. by Colleton Preparatory Academy

A motion was then made by Council Member Syfrett to approve the request to close the streets for the 5K Run/Walk by Colleton Preparatory Academy on March 12, 2016. Council Member Broderick seconded the motion that passed with all members voting in favor, except Council Member Siegel was absent and did not vote.

COMMITTEE REPORTS:

There were no Committee Reports given.

CITY MANAGER'S REPORT:

1. Introduction of New Fire Department Captain by Wayne Lake, Fire Chief

City Manager Molinari then recognized Fire Chief Wayne Lake to introduce the new Fire Captain for his department.

Chief Lake then introduced new Fire Captain, Chris Cook. Chief Lake gave a brief description of Mr. Cook's credentials. He pointed out that Chris has been in the

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fire service for 30 years and was hired to the City in July 1990 by Fire Chief Ashton Syfrett. He has served the citizens of Walterboro for 25 years. Mayor Young congratulated Fire Captain Chris Cook and stated that this was well deserved.

2. **South Carolina Rural Infrastructure Authority Grant Award in the Amount of \$500,000 for Improvements to the Wastewater Treatment Plant**

At this point, the Mayor stated that he is pleased to announce and congratulate the City Manager on the City receiving a \$500,000 Rural Infrastructure Grant for improvements to the Wastewater Treatment Plant. He then recognized and congratulated City Manager Molinari.

City Manger Molinari briefed Council that a couple of months ago the City put in an application for a \$500,000 Rural Infrastructure Grant. We also put in an application back in June to EDA for \$2,040,000 to make improvements to the Wastewater Treatment Plant, specifically for the installation of two screw presses. The project is estimated to be about \$3.4 million and we already have \$500,000. Regarding the \$2,040,000 grant we applied for from EDA, we received back in August a "further consideration letter." This means if they have money in their budget to fund us, then they will. So, we are anxiously awaiting that.

Mr. Molinari then recognized Utilities Director Wayne Crosby and Michelle Knight of the Lowcountry Council of Governments. He stated that they were instrumental in this grant award. Through Michelle's contacts, we were able to go to Columbia and meet with the reviewers of the grant, explain to them our needs and that was a successful approach. Looking at the numbers, if we are funded through EDA, we will have about \$860,000 to make up. We are still trying to figure out how to pay for that. But, one thing I do want to mention to you is what we have learned. When we went to Rural Infrastructure, we found that they have a low interest revolving loan fund for water and sewer system improvements and that may be an attractive route for us to use to make up that \$860,000 gap.

Before entering Executive Session, the Mayor thanked everyone for coming to the meeting tonight and again wished everyone a safe and Happy Thanksgiving. He also stated that those of you who will be working, we want to thank you for keeping us safe.

EXECUTIVE SESSION:

The Mayor then entertained a motion to enter into an Executive Session.

Council Member Bridge then made a motion to enter into Executive Session. Council Member Broderick seconded the motion that passed unanimously, except Council Member Siegel was absent and did not vote.

The Mayor announced that the meeting will convene into an Executive Session for a discussion of negotiations pursuant to proposed contractual arrangements for Brownfields Project.

The meeting then convened into an Executive Session. Council Member Siegel arrived at the meeting at approximately 6:27 P.M.

At approximately 7:12 P.M., a motion was made by Council Member Lohr to exit Executive Session and return to Open Session. Council Member Siegel seconded the motion. All in favor. None opposed. Motion carried.

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The meeting returned to Open Session, and there being no further business to consider, a motion to adjourn the meeting was made by Council Member Syfrett, seconded by Council Member Broderick and passed unanimously. The meeting adjourned at 7:13 P.M. Notice of this meeting was distributed to all local media and posted on the City's website and the City Hall bulletin board at least twenty-four hours prior to meeting time.

Respectfully,

Betty J. Hudson
City Clerk

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Walterboro City Council
Regular Meeting
December 8, 2015

MINUTES

A Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, December 8, 2015 at 6:15 P.M., with Mayor Pro-Tem Tom Lohr presiding.

PRESENT WERE: Mayor Pro-Tem Lohr, Council Members: Jimmy Syfrett, Paul Siegel, Bobby Bonds, James Broderick and Judy Bridge. City Manager Jeff Molinari, City Clerk Betty Hudson, and City Attorney George Cone were also present. Mayor Young was recovering from surgery he had on December 7 and was unable to attend the meeting. There were approximately 16 persons present in the audience.

There being a quorum present, Mayor Pro-Tem Lohr called the meeting to order. Council Member Syfrett gave the invocation and Council Member Bonds led the Pledge of Allegiance to our flag.

PUBLIC INPUT ON AGENDA ITEMS:

There were no public comments or questions on agenda items.

APPROVAL OF THE MINUTES:

There were no minutes before Council.

PRESENTATION:

Mayor Pro-Tem Lohr then asked the City Manager to introduce the presenter for the first item under Presentation.

1. 2014-2015 Comprehensive Annual Financial Report - Baird & Company, CPAs, LLC - Mr. Rep E. Whiddon

Mr. Molinari then presented Mr. Rep Whiddon of Baird & Company, CPAs. He stated that Mr. Whiddon was here to review with Council the Comprehensive Annual Financial Report for the 2014-2015 Fiscal Year. Mr. Molinari also recognized Amy Risher, Finance Director, and her staff for all their hard work in assisting with the audit.

Mr. Whiddon thanked the City for selecting his firm to do the audit and thanked City Manager Molinari, Amy Risher and her staff, who were very helpful during the audit.

Copies of the "City of Walterboro Comprehensive Annual Financial Report for the Fiscal Year Ending June 30, 2015" were distributed to Council at the beginning of the meeting. Mr. Whiddon then reviewed key portions of the audit report with Council.

He told Council that everybody we have dealt with this year is taking a pretty big hit to their fund balance or to net assets because of the booking of the net pension liability. In the past what you booked was the amount that you paid annually for those expenses, but now, accounting principles require that you book that liability and it was booked on these statements. That is one of the big things you will see in this report.

Mr. Whiddon reminded Council that the City has received a Certificate of Excellent in Financial Reporting for a number of years and this is a pretty good honor. There are not many municipalities or local governments in the state that have this designation, but you do and that is an honor to your management and staff.

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Mr. Whiddon further briefed Council on the CAFR Report for the City of Walterboro. He said that the City received an "unmodified opinion," and that is the best opinion that you can get. It's the opinion that you want.

He briefly reviewed the financial statements with Council and pointed out that police and fire and public works are your larger expenditures. Your bigger general revenues are taxes, which you would expect. He pointed out that the City has generated some good cash and revenue in the water and sewer fund, but you are using it to fund part of your general fund. I just needed you to be aware of that.

Mr. Whiddon stated that the City has about \$850,000 in cash, also \$21 million in capital assets (which is to be expected), and you have non current liabilities of around \$4.5 million primarily due to revenue bonds payable. He stated that the City has a net position of \$17.7 million at the end of the period.

Mr. Whiddon told Council there were some items in the report that you need to take note of. Primarily, please note the City's long term obligations. The big item there is the net pension liability.

In conclusion, Mr. Whiddon stated that there were no internal control issues that turned up, no major weaknesses or material weaknesses identified and no items of non-conformance were found during the audit process.

2. Colleton Commission on Alcohol and Drug Abuse & KEYS Coalition County-Wide Survey Project Regarding Substance Use Disorders - Mr. Ronald Rickenbaker, Director

Mr. Ronald Rickenbaker of the Colleton Commission on Alcohol and Drug Abuse appeared before Council. He passed out information regarding a countywide survey they are currently doing. He explained that this is a needs assessment project, and part of the project is actually getting community input and finding out from the community what their thoughts are about substance use disorders.

He stated that he had also received support for this program from Colleton County Council and had presented it to Edisto Beach Town Council. The center of all of this is county and local governments because you represent so many people. We are trying to get information from a wide perspective throughout the county and we decided to do it through a survey. The theme is "Talk to Us About Substance Abuse." We have devised the survey so that it will be simple and easy to fill out and turn in. He noted that he would leave printed copies of the survey with the City Clerk for anyone to pickup and fill out. The survey is also available online at www.colletonkeys.org or www.lowcountry.crossroads.org.

He noted that all of the information on the survey is given anonymously. We have no way of knowing who completed the survey. He asked for Council's support in getting these surveys done. He said, I would like for every City, county and law enforcement employee to take this survey. Once the results are analyzed and broken down, the second phase will be to come back and tell you what it says.

Mr. Rickenbaker stated that Colleton KEYS is a coalition that was developed by his organization several years ago to deal with substance use issues. Colleton KEYS will be hosting a conference in the Spring and we will be sharing the results to a greater community, but more especially we are going to ask people to give us some input into what they think might help.

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Council Member Syfrett asked what is the target date to have the surveys completed? Mr. Rickenbaker responded February 15, 2016. His goal was to have at least 1,000 surveys completed by February 15th. He said, that will help me decide how to move forward in 2017 in terms of programs and services.

Council Member Bonds asked what is the other drug beside heroin that we are seeing on the streets today? Mr. Rickenbaker answered that there is a new drug called rapata.

3. Association of Walterboro Homeowners - Ms. Mary Ann Burttt, President

Ms. Burttt thanked Council for the opportunity to bring an update on the Association and its Endangered Properties Fund. She said, I am also here to praise the many good things that are going on in our town and particularly with staff, police, and public works. All of them have been so responsive. The Police Chief has been so responsive to some of our worries.

She explained to Council that the Association of Homeowners was started a year ago in July, because we realized that collectively homeowners are the largest investors in our town. They are the larger stakeholders. So, when the City has problems, it affects our bottom line. In the first stage, we were very anxious to protect our natural, historic and cultural resources, and that's why we got involved in City politics to begin with. I think we have made real progress on that front. It became apparent, however, as we worked on various issues, including the big issue or heirs property and the revitalization of North Lemacks Street, that there were a number of historic buildings and homes in the town and county which were going to fall down from neglect. Some of you remember the DeTreville House on Jefferies, which we lost by neglect and the fact that there were dozens of heirs to that property who couldn't agree on anything.

Ms. Burttt then stated that her group has started the "Colleton County Endangered Properties Fund," but it's not part of the Homeowners Association. It is part of the Palmetto Trust for Historic Preservation in Columbia, SC, because they are a 501C3 organization. They do this in the state and have the experience. So, working with them, we have identified some 24 properties maybe more in the City and the county which are worthy of being saved, but are endangered by neglect. We have been working on several of them within the town, and I am happy to report tonight that we are seeing a renaissance in Walterboro. You can see it most vividly on Wichman Street as you come into town on Wichman Street from the airport. My family's farmhouse, which has been here since the late 1700s, is the first house you see on the left at Savage and Wichman Streets. Several houses in this area have been bought by individuals and they are rehabilitating them. There are at least a half dozen along Wichman Street and in other neighborhoods of the City. We are concerned about all the neighborhoods in the City, not just the historic ones.

Ms. Burttt reported on a house at the intersection of Haynes and Wichman Streets. This was bought by a young couple who are in the rehab business and they were disturbed by a drug party in their next door neighbors' garage apartment. He called the police and they were able to arrest the drug dealer. So, we are fortunate about that, but that brings the question of, are there no restrictions about background checks on rental property in this town. Can you rent your property to anyone you want without any concern for your neighbor's safety and the well-being of the neighborhood? Apparently, there are not. She stated that she has talked to several property owners and the most successful ones do comprehensive background checks. One of the property managers told me he does a complete face-to-face interview and you can tell whether someone is going to be a reliable client or not. But we don't have

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any requirements for that in the City. We require of course, that they have a business license, but I bet not everyone in the City who rents property in the City has a business license.

Another story is a house in Mayfield Terrace that a couple just purchased and is putting a lot of sweat-equity into it. They have realized that they are surrounded by rental property, and have questioned their decision to purchase. They have asked the question, who are the tenants going to be and will that effect our investment in the City of Walterboro. So, that's an issue the City must come to grips with. I understand some years ago, you tried to make restrictions on landlords, but City Hall was stormed by adamant folks. So, I am not asking for that tonight, but I think we could at least call upon our landlords to do volunteer background checks.

The third story relates to the cottages in the North Lemacks Street neighborhood. There are five of them. The locals have called this the Tuskegee barracks. I have searched the library's microfiche film, attended Tuskegee Airmen's meetings and talked to everyone I can. I have even tried to get money out of Boeing for further research to prove that those are the barracks. They are now slum housing, and I think the City would do a great service to the neighborhood, the town and the history of the Tuskegee Airmen, if it would rehab those five cottages. They were built during the war. I have taken a number of people through them and I think if we could rehab them and make them affordable housing, it would be a great thing for the City.

Ms. Burtt stated that her last story is about the Fraser House at 1217 Wichman Street, which was built in 1856. It has been vacant and derelict for years. Peden McLeod was the one who called and found a trust in Columbia and said you've got to help us with this house. As you come into Walterboro on Padgett Loop from Charleston and you turn left onto Wichman, this house is on the right and what you see is a huge oak tree that was split in the ice storm a while back, unkept grounds of several acres, and a house with vines crawling all over it. So, we have been working for a year and a half now with the homeowner who lives in Florida. She has been delinquent in taxes year after year, after year. We have finally gotten a call from her and been able to talk directly to her. We are trying through the trust to work out an agreement with her to help her sell the property to responsible people, and turn what was once a wonderful important house in Walterboro back into that same house again. If we are depending upon historic resources for people to come and visit in Walterboro, we have to protect them. So, wish me luck with that.

In concluding, Ms. Burtt stated that sometimes we don't really appreciate our own resources. She felt it was time for us to turn around the media's image of Walterboro from a crime-infested City into a beautiful little City that is a wonderful place to live and retire.

She said that the Homeowners Association is working on two big projects for the coming year - solar energy for Walterboro and the concept of retirement in place. As we grow older, we find that more and more people don't want to go to nursing homes or live with their children. They want to stay where they are. So, Walterboro is ideally suited for that concept, because so much is walkable.

Ms. Burtt also mentioned all the good work Michelle Strickland is doing with the tourism program in Walterboro.

OLD BUSINESS:

There were no items under Old Business for discussion.

NEW BUSINESS:

DRAFT

Walterboro City Council
Regular Meeting
December 8, 2015

MINUTES/Page V

1. **Consideration of the 2016-2017 Budget Calendar**

Mayor Pro-Tem Lohr stated that when Council starts the budget hearings, they are probably not the most interesting things, but they are open meetings. There have been a few times where some adjustments were made, but I think we are obligated to post those changes as well.

A motion was then made by Council Member Bridge to approve the budget calendar for 2016-2017 as presented. Council Member Broderick seconded the motion. All members voted in favor of the motion, except Mayor Young was absent and did not vote. The motion carried.

2. **Request for Street Closing for Martin Luther King Jr. Day Parade, January 17, 2016**

Mr. Lohr then gave the parade route in detail. He stated that the route is the same one used in the past several years.

A motion was made by Council Member Siegel to approve and accept the parade procession permit request of Mr. Herman Bright for the Martin Luther King Parade to be held on January 17, 2016. Council Member Bonds seconded the motion that passed with all members voting in favor, except Mayor Young was absent and did not vote.

3. **Consideration of Cancelling the December 22, 2015 Regular City Council Meeting**

Council Member Syfrett made a motion to cancel the December 22, 2015 Regular City Council Meeting. Council Member Broderick seconded the motion that passed with all members voting in favor, except Mayor Young was absent and did not vote.

COMMITTEE REPORTS:

There were no Committee Reports given.

CITY MANAGER'S REPORT & EXECUTIVE SESSION:

There was no City Manager's Report or Executive Session before Council.

Mayor Pro-Tem Lohr then entertained a motion to adjourn. He thanked everyone for coming and wished all a Merry Christmas.

There being no further business to consider, a motion to adjourn the meeting was made by Council Member Bonds, seconded by Council Member Syfrett and passed unanimously. The meeting adjourned at 7:06 P.M. Notice of this meeting was distributed to all local media and posted on the City's website and the City Hall bulletin board at least twenty-four hours prior to meeting time.

Respectfully,

Betty J. Hudson
City Clerk

COMMISSIONS & BOARDS APPOINTMENTS
PAGE 6

CITY COUNCIL COMMITTEE APPOINTMENTS

(Internal and External)
7/14/15

***Airport & Finance**

Tom Lohr (Appointed 9/3/13)

Economic Development Commission

Judy Bridge

Airport

Franklin Smalls

Bill Young

City Appearance Board

James Broderick

Budget

Tom Lohr - Chairman

James Broderick

Judy Bridge

North Lemacks St. Revitalization

Paul Siegel

Tourism Commission

Bill Young

Fireman Insurance Fund

Board of Trustees

Jimmy Syfrett

***Mayor Pro-Tem (APPOINTED 7/9/13)**

Tom Lohr

LCOG

Bobby Bonds

Joint Railroad Right-of-Way

Committee

Tom Lohr

Paul Siegel

(2-year appointments, in odd year)
terms start 2015, terms expire 6/17

The Mayor represents the City on the Walterboro Tourism Commission and the Airport Commission.

*Appointments to be made at first meeting in January 2016 after November 3, 2015 Election.

NOTICE OF ANNUAL RETREAT

Walterboro City Council

Walterboro City Council will conduct its 2016 City Council Planning Retreat beginning Friday, January 29, 2016 and running through Saturday, January 30, 2016 to be held at: Wampee Conference Center, 1190 Chicora Drive, Pinopolis, SC 29469. No formal action will be taken on any item at this retreat. Any action items will be brought back to a regular Council meeting for Council's consideration.