

Telephone: 843-549-2545

Fax: 843-549-9795

TTY 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  
Rescheduled Regular Meeting  
February 21, 2017  
City Hall  
6:15 P.M.

## A G E N D A

**I. Call to Order:**

1. Invocation.
2. Pledge of Allegiance.

**II. Public Input on Agenda Items:**

**III. Public Hearings:**

1. **Ordinance # 2017-01**, An Ordinance to Amend the FY 2016-2017 City of Walterboro, South Carolina Budget Ordinance # 2016-04 to Provide for the Establishment of a New Position, Assistant City Manager.
2. CDBG Needs Assessment Hearing - Michelle Knight , LCOG.

**IV. Presentation:**

1. Litter Around Walterboro - Barnwell Fishburne and Jean Harrigal.
2. Attributes of the City of Walterboro - Mary Helen Yarborough.

**V. Approval of Minutes:**

1. Minutes of the October 25, 2016 Special Called City Council Meeting (Minutes attached).
2. Minutes of the November 1, 2016 Public Hearing and Regular Meeting (Minutes attached).
3. Minutes of the December 6, 2016 Regular City Council Meeting (Minutes attached).
4. Minutes of the December 12, 2016 Work Session (Minutes attached).
5. Minutes of the January 3, 2017 Public Hearing and Regular City Council Meeting (Minutes attached).

**VI. Old Business:**

1. **Ordinance # 2017-01**, An Ordinance to Amend the FY 2016-2017 City of Walterboro, South Carolina Budget Ordinance # 2016-04 to Provide for the Establishment of a New Position, Assistance City Manager, **Second Reading and Adoption** (Ordinance attached).

**VII. New Business:**

1. **Ordinance # 2017-02**, An Ordinance Pursuant to Title 5, Chapter 3, Section 5-3-150, Subsection 3, of the Code of Laws of South Carolina, 1976, as Amended, to Annex an Area, Known as TMS # 146-00-00-158 into the City of Walterboro, A South Carolina Municipal Corporation, **First Reading** (Ordinance and Petition attached).
2. Consideration of Lease Purchase Proposals for 2017 E-One Fire Pumper Truck with Equipment ((Memorandum and proposals attached).
3. Request to Close Streets for March of Dimes "March for Babies" Walk on **April 8, 2017** by Cliff Warren, Chairman (Parade Permit Request attached).
4. Consideration of 2017 Rice Festival Requests for **April 28-29, 2017** by Jimmy Trippe, Chairman Colleton County Rice Festival, including Street Closing Requests and Parade Permit Request, etc. (Copies attached).
5. Acceptance of Susan McConnell's Resignation from the Accommodations Tax Board.

**VIII. Committee Reports:**

1. City Appearance Board - Council Member James Broderick.

**IX. City Manager's Report:**

1. 2017 Strategic Planning Retreat.

**X. Executive Session:**

1. Personnel Matters:
  - a. Assistant City Manager Search.
  - b. City Building Official.
  - c. Appointment of Associate Municipal Judge.
2. Receipt of Legal Advice - Railroad Right-of-Way Encroachment Permit.
3. Discussion of Potential Purchase of Property.

**XI. Open Session:**

1. Council May Take Action on Matters Discussed in Executive Session.

**XII. ADJOURNMENT.**

**AFFIDAVIT OF PUBLICATION**  
**IN**  
**The Press and Standard**

PERSONALLY appeared before me, William B. Moore, who being duly sworn, says that he is the publisher of The Press and Standard, published on Thursday of each week in Walterboro, County of Colleton, State of South Carolina; that the notice, of which a printed copy is hereby attached, was published in The Press and Standard for **One (1)** issues, and publication commencing on February 2, 2017 and ending on February 8, 2017.

SWORN to before me

this 2 day of Feb, 2017  
William B. Moore (L.S.)

Notary Public for South Carolina

Commission Expires 6-4-22.

William B. Moore



**PUBLIC HEARING  
NOTICE**

Walterboro City Council will hold a public hearing on Tuesday, February 21, 2017 at 6:15 P.M. in City Hall, 242 Hampton Street, to receive public comments on the following proposed ordinance:

**Ordinance # 2017-01**, An Ordinance to Amend the FY 2016-2017 City of Walterboro, South Carolina Budget Ordinance # 2016-04 to Provide for the Establishment of a New Position, Assistant City Manager.

A copy of the proposed ordinance is available in the City Manager's Office at City Hall, 242 Hampton Street. Written comments may be mailed to the City Manager, P.O. Box 709, Walterboro, SC 29488 and must be received prior to the public hearing. Please call the City Manager's Office (843-782-1011) for additional information or for disabled persons needing auxiliary aids. Please give at least 24 hours' notice if auxiliary aids are required.

**CDBG & HOME Notice of Public Hearing Concerning Needs Assessment****City of Walterboro**

NOTICE IS HEREBY GIVEN that on Tuesday, February 21, 2017 at 6:15 p.m. in the 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.

The City will also discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium funded by the US Department of Housing and Urban Development (HUD).

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. to 12:00 and 1:00p.m. to 5:00p.m. Persons with questions or comments concerning the public hearing or the Citizen Participation Plan may contact Michelle Knight, Lowcountry Council of Governments, PO Box 98, Yemassee, SC 29945, (843) 473-3990.

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. Jeff Molanari, PO Box 709, 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.*

**FISHBURNE & COMPANY DEVELOPMENT**

Investment Real Estate

WALTERBORO, SC 29488-0001

December 9, 2016

Land  
Timber  
Management

Post Office Box 80  
Telephone (843) 549-1581  
(843) 549-1582  
Fax (843) 549-5295

City of Walterboro  
PO Box 709  
Walterboro, SC 29488

Dear Gentlemen,

I and several citizens would like to be put on the agenda for the ~~January~~ <sup>February</sup> meeting to discuss litter around Walterboro.

Sincerely,



John B. Fishburne

JBF:fbh

## Betty Hudson

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**From:** MH Yarborough <mahariffic@gmail.com>  
**Sent:** Friday, February 17, 2017 4:07 AM  
**To:** Bhudson; MH Yarborough  
**Subject:** agenda presentation brief

I would like to be included on the agenda for town council's Tuesday meeting for purposes of citizen's comments. I will be providing a paper to highlight my points, which will be expressed verbally in short form. Among issues I'd like to address are the city's code enforcement office and notably, its former code enforcer Angelo (and I'll have his last name), and Bonnie Ross. I will praise this department and I will explain how this became a true benefit to me as it prevented harm to me here, and is an enormous improvement based on my challenges and lack of services in previous communities. My gratitude also will be expressed for the police and fire departments for helping provide a more secure existence. I can say the same for the Palmetto Rural Telephone Cooperative and I will explain how critical their service has been for me. I'll mention the hospital for providing the apex of patient care. And I want to report on some unusually fine businesses that have committed their practices to the highest of ethical standards while providing quality service at fair prices. There are some disappointments, but they are outnumbered by the good. It is contextual and highly relevant particularly in light of lax service in other areas of the state where swindling, deceptive and criminal behavior is status quo by virtue of public and commercial sector negligence; and cynical, ignoring stakeholders. In sum, I would encourage citizens of this town to embrace the work of the city's staff for otherwise difficult and thankless duties that too often are met with criticism and hostility. To support services that protect the safety, security and quality of life for Walterboro residents simply becomes an assuring beacon for newcomers and long-timers in what is sure to become a fast-growing, even more beautiful town enriched by the outlook of a robust, thriving economy and with its enduring gentle, warm and welcoming qualities.

M  
ary  
H. Yarborough

*I can't go back to yesterday, because I was a different person then. —Lewis Carroll*

Walterboro City Council  
Special Called Meeting  
October 25, 2016

**MINUTES**

A Special Called Meeting of Walterboro City Council was held at City Hall on Tuesday, October 25, 2016 at 4:00 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 4 persons present in the audience. The purpose of the Special Called Meeting was to hold Interviews for Architectural and Engineering Services for the Walterboro Wildlife Sanctuary Discovery Center at 100 Jefferies Boulevard.

There being a quorum present, Mayor Young called the meeting to order. Council Member Syfrett gave the invocation and Council Member Broderick led the pledge of allegiance to our flag.

The Mayor stated that this meeting was called today to interview for the architectural and engineering services for the Walterboro Wildlife Sanctuary. He asked if there were any comments and questions from the public on agenda items. No comments were received.

**NEW BUSINESS:**

City Manager Molinari then announced that City will now hear presentations from the following architectural firms on the upgrade for the Walterboro Wildlife Sanctuary Discovery Center. The following firms were allotted approximately 20 minutes each to present their ideas to develop the Discovery Center located at 100 South Jefferies Boulevard. The following firms made their presentations on the Discovery Center, followed by a question and answer session:

1. Watson Tate Savory, Inc.  
1316 Washington Street, Suite 100  
Columbia, SC 29201  
Mr. John McLean, leader on the project
2. McMillan Pazdan Smith  
121 Calhoun Street  
Charleston, SC 29201  
Ms. Paulette Myers, leader on the project
3. Liolio Architecture  
147 Wappoo Creek Drive, Suite 400  
Charleston, SC 29412  
Mr. Rick Bousquet, leader on the project
4. Montgomery Architecture & Planning, Inc.  
404 Ribaut Road  
Beaufort, SC 29901  
Mr. Robert C. Montgomery, leader on the project

Concluding the presentations, Mayor Young stated that there was no further business before Council. He then entertained a motion to adjourn. Council Member Lohr so Moved and Council Member Broderick seconded the motion that passed unanimously. The meeting adjourned at 6:45 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.

Walterboro City Council  
Special Called Meeting  
October 25, 2016

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Respectfully,

Betty J. Hudson  
City Clerk



Walterboro City Council  
Public Hearing and Regular Meeting  
November 1, 2016

**MINUTES**

A Public Hearing and Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, November 1, 2016 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 20 persons present in the audience.

There being a quorum present, Mayor Young called the meeting to order and welcomed everyone to the meeting. He then invited everyone to stand and join us for the invocation and the pledge of allegiance. Council Member Syfrett gave the invocation and Council Member Bonds led the pledge of allegiance to our flag.

The Mayor announced that this is Council's first regular meeting since Hurricane Matthew came through here. He just wanted to take a minute to thank all of our City employees, especially our parks and public works employees for the great job that they all did in the City. He said, I know in Forest Hills, almost every street was blocked and they got in there and got the streets cleared quickly. We had so many trees down all over Walterboro and I have had nothing but compliments about what a good job that the City has done during that time. I also want to thank SCE&G and Coastal Electric for the great job that they did in getting our power back on as quickly as they did; some others sooner than others, but we realize how much we depend on that when we have an emergency.

**PUBLIC INPUT ON AGENDA ITEMS:**

There were no public comments or questions on agenda items.

**PUBLIC HEARING:**

The Mayor then opened a public hearing, duly advertised, to receive public comments/questions on the following proposed ordinances:

1. **Ordinance # 2016-09**, An Ordinance Providing for the Issuance and Sale of Waterworks and Sewer System Revenue Bonds of the City of Walterboro, South Carolina, and Other Matters Relating Thereto.

City Manager Jeff Molinari briefed Council on this agenda item. He said, at the September meeting, we had Mr. Lawrence Flynn of Pope Flynn, LLC to come to our meeting. He gave a very detailed presentation outlining some proposed changes in the City's bond ordinance to reflect the changes in the market. The City's bond ordinance had not been updated since 1998. This evening, we have with us Ms. Margaret Pope, and she will entertain any questions that Council or the public may have.

Ms. Margaret Pope of Pope Flynn, LLC was present to brief Council on this ordinance. She said, I am in my 41<sup>st</sup> year of practicing law, so I have been in this room many, many times. I am here tonight to follow up on second reading. I am certainly happy to answer any questions. I am glad to hear that Lawrence followed my instructions. I have told all of my young people to go through the ordinances. Everybody has got to have an opportunity to read them and understand. There is not as much pressure placed on you now with respect to refunding your bonds and adding additional bonds. We also are allowing the custody of a reserve fund, if you have to create one for a bond issue, like a ready to go fund, in case you don't have

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enough money in your debt service fund. That is one change that we made not in this ordinance from last time to this time, but in your series ordinance, and that will be up at the next public hearing. And you have one reserve fund for your previously issued SRF fund, and it is held by the trustee. We were given instructions and gave you the opportunity to change that too. So, you have the option of putting it with the State Treasurer's Office. They do a good job and you will avoid a lot of things.

Ms. Pope further stated, you have two bond issues that are outstanding - one is held by BB&T for a refunding issue, and the other is a State Revolving Fund (SRF) loan with Trish Comp. The SRF loan requires a reserve fund unless you have an "A" credit rating. You have not sold bonds in the public market for a long time. It's kind of a burden. You have to provide a detailed description of management and the control of your utility system, numerous conference calls and could require travel to New York for the rating call. To obtain a rating from a rating agency, it costs \$15,000 due from the rating agency. The lawyer's fees increase and all of that, so, we have not bothered with obtaining a rating at this point. The SRF has been a great source of money for the City. When we get the refundings from the general obligation side and the revenue side years ago, I actually worked on those transactions, the banks didn't necessarily care if you had a rating or not, because they did their own credit analysis. So, Trish Comp with the SRF does require that the City have a reserve fund and we are going to move the one for the prior SRF and establish one for the current issue at the State Treasurer's Office.

If you'd like for me to give a little bit of detail about the bond issue, I can do it now or wait until we get to the discussion on the series ordinance. As you know the bond ordinance itself in front of us right now, does not authorize the issuance of any particular bond issue. If you are going to issue revenue bonds, it simply provides the requirements to do so. It is the next ordinance, the series ordinance, that is issued under the umbrella of the bond ordinance. It is shorter and it sets out how you are going to sell it, at what times, what for and what the proceeds can be used for - whether or not you have to establish a reserve fund, and that sort of thing. The bond ordinance, which is what is before you right now, simply provides the terms under which you issue your bonds. It tells you what terms you may have, lists the parity bonds, when you can do a refunding, how you have to run the utility system, etc. It's all the covenants that the people who buy your bonds, the lenders to you, want you to say affirmatively this is what the City will do. The City promises that it will keep its utility rates at a certain level. No one will want to buy your bonds if you were not mandated under your ordinance to keep your utility rates at a certain level. We give very distinct definitions to such things as net earnings and what that number is comprised of.

One different thing that I hope you picked up on is that you will have the opportunity to establish a rate stabilization fund. You don't have to, but if you have some money in one year that you want to set aside, you may do that. You have it all here, you can take that money out of the rate stabilization fund and use it in connection with the compensation of net earnings. There are a lot of things that bond holders want to be sure that Council understands.

The Mayor then opened the floor for comments or questions from the public.

A man in the audience asked if there was any indication of what the interest rate would be on these bonds? Ms. Pope responded that she would talk about that in the next public hearing, which is the one right after this one. We will talk about that particular issue. I will give you a little bit more information on it.

The next public hearing, dully advertised, was then announced by the Mayor. This public hearing was a follows:

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2. **Ordinance # 2016-10**, A Series Ordinance, Approving the Financing of a Wastewater Treatment Plant Upgrade Through the Borrowing of Not Exceeding One Million Five Hundred Thousand Dollars (\$1,500,000), Plus Capitalized Interest, If Any, from the State Water Pollution Control Revolving Fund, by Agreement with the South Carolina Water Quality Revolving Fund Authority, Pursuant to Title 48, Chapter 5, Code of Laws of South Carolina, 1976, as Amended; Providing for the Agreement to Make and to Accept a Loan, the Execution and Delivery of a Loan Agreement Between the City of Walterboro, South Carolina and the South Carolina Water Quality Revolving Fund Authority, the Execution and Delivery of a Promissory Note from the City of Walterboro, South Carolina to the South Carolina Water Quality Revolving Fund Authority; and Other Matters Relating Thereto.

City Manager Molinari briefed Council on this agenda item. He said, as you are aware, we were able to secure a grant from the EDA in the amount of \$2,040,000, as well as a \$500,000 grant from the Rural Infrastructure Authority. This final piece, the \$1.5 million will allow us to fund the improvements to the Wastewater Treatment Plant. He then turned the meeting over to Ms. Margaret Pope to talk about the details of the bond issue.

Ms. Pope told Council, this is the loan agreement with the SRF. We just got it a few days ago. I noticed a couple of typo's, which we will get them to fix and finish it up. But let me give you the details of this loan.

Ms. Pope then said, this is a loan that is provided by the State of South Carolina's Revolving Fund Authority. This is federal money that comes down to the state to be loaned out. You are borrowing, not exceeding, \$1.5 million. Until you let the bid and begin your construction and know exactly how much money you need, we put it in an "not exceeding" amount. It will actually only equal the amount of the disbursements plus if you wish, you can add capitalized interest to it. The way this happens is when you need a draw down in a month to make your payments on the construction, Trish Comp, who runs the program, will make that disbursement, and she will charge you interest on each disbursement, from the date of disbursement until what she calls the "payment initiation date". The payment initiation date for you is December 1, 2017, which is more than a year from now. That's when she forecasts that you'll be through with construction. She will add up all those interest amounts. She will call Jeff and they will be talking, and she'll say, do you want to pay that to me now at your payment initiation date, or do you want me to add that to the principal amount of the disbursement, which will be the amount of the loan. Most people with interest rates we have today, add that to it, rather than taking cash out of their pockets, but you can do either one. You just have to let her know which one you want to do.

The other thing I wanted to point out to you - we are at an interest rate of 1.80% for 20 years, a fixed rate. I don't know that we could get that kind of rate in the open market. I just doubt it, and we would have to assume that an "A" credit rating for the City would get that kind of interest rate, but she follows the market pretty well and better than a lot of the other federal agencies that we deal with. So, she has locked in a 1.80% over a 20-year period. Your first payment is not going to be due until 3 months from your payment initiation date. Your payment initiation date, we believe, is going to be December 1 of next year. That means that is when they expect construction to be finished, so she can add up all the interest costs and you pay it. Then, that's December 1. So, then she forecasted 3 months later, which is March 1, will be your first principal and interest payment. You pay quarterly, and each of those payments according to our exhibit is a little bit more than \$22,000 a quarter. Also notice that in the two ordinances, we will correct the second reading date. We thought we were going to have it in October, and that was delayed a little

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bit. So, that will be changed. I will change that and send you down new copies. So, the quarterly payments are each \$22,368.77.

The only other thing I would point out is that Trish Comp does charge a closing fee, and it cannot be advanced from the loan, so you have to write a check and please write it in blue ink. She doesn't take anything but blue ink, and it is \$3,750.00. They are a self-sustaining institution.

Ms. Pope concluded by stating that the last bond ordinance lasted a long time. The prior bond ordinance lasted from 1998 to present. So, if the market changes, that's when we really start changing ordinances. You can't change an ordinance while you have bonds outstanding unless the bondholder's give approval, because that was their contract. That's the way you need to look at your bond ordinances. It's the contract with the bondholder. So, of course, what we have done is we have secured the consent of Andy Smith of BB&T and Trish at SRF, because they are the only bondholders you have outstanding currently. You had multiple bond holders, like people owning a \$5,000 piece of each bond issue, which happens when you are in the open market.

This was an ideal time to revise the bond ordinance and you only had two bondholders and we know them both really well, so they were very agreeable to the amendment and restatement. So, it's just a perfect time to make changes with only two bondholders.

Ms. Pope then asked if there were any questions about the bond series ordinance. This is the document that is the smaller of the two, and it just states what you are going to spend the money on and it attaches the SRF loan agreement to it as an exhibit, and establishes that we are going to set up the reserve fund with the State Treasurer's Office and move the prior bond issue's reserve fund to the State Treasurer office also.

Mayor Young then asked if there were any questions from the public. Mr. Carlton Burke then asked about the fixed quarterly payment. Ms. Pope responded that she does not think she has ever had a bond ordinance adopted where we had a "not to exceed", and it comes in exactly that amount, because we don't know what your capitalizations will be, and we don't know if the City will decide to pay the capitalized interest or add it to the not exceeding principal amount of the bond issue. You only owe what she adds up as the disbursements. But we think \$1.5M with the other funds that the City Manager spoke of is great. It will be close. I mean Trish Comp is one of the best people working in State government.

There were no further comments or questions and the public hearing was closed.

Before proceeding with the meeting, Mayor Young stated that he would like to include others to thank for their good work with Hurricane Matthew. He said he would like to include our Fire Department and Police Department, who were also out there doing a great job. I know I got a text at 8:00 A.M. that Saturday morning, that a tree had fallen over a lady's house, and I called in and by the time I got from my house to their house, we had the Police Chief there and the Fire Chief and people helping her to make plans to get the tree out of the way. That was repeated across Walterboro many times. So, thank you too, I hope you didn't think I was leaving you out, because I sure did appreciate everything you did.

**PRESENTATIONS:**

1. **South Carolina Legislative Update - Senator Margie Bright-Matthews**

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Senator Bright-Matthews was absent and this agenda item was omitted.

**2. Jack Jackson, Southeastern Solar Development, LLC**

The Mayor then recognized Mr. Jack Jackson for his presentation on Southeastern Solar Development, LLC.

Mr. Jackson then thanked City Council for the opportunity to present the first commercial solar energy project in the City of Walterboro. We have been working on and off with the City Staff for about 8 months discussing this project. So, we are here to propose today two items to the Council. The first one is to authorize the signing of an interconnection and billing arrangement with SCE&G. The second is to consider approving going forward with the solar power installation for the Wastewater Treatment Plant.

Mr. Jackson then explained the interconnection and billing arrangements with SCE&G. He said, this is a program that SCE&G developed a year ago last summer. It's limited to a maximum number of type of watts in the program. There are only 4.5 megawatts left in this program. So, as I talked with the Mayor last week, it is imperative that we get Walterboro signed up under this program, because if you are not on the program, you have no chance of taking advantage of the benefits offered by this program. My signing the agreement you are under no obligation to go forward, but if you don't sign it, you could lose out and not be qualified for the program.

We will answer any questions you might have about this. There is a simple form and again, it's just merely to get you on the list and a slot reserved for you if you choose to go forward with the solar energy project.

Mr. Alex Baker, also present with Mr. Jack Jackson on the solar energy project then said, and you have up to a year from the point that it's accepted to make a decision to move forward or not. So, it's not a rush kind of decision.

Mr. Jackson then stated that the City of Hampton just signed their interconnection and billing agreement for their Wastewater Facility Plant.

Mr. Jackson then explained the second item. He explained that if the City approves his proposal for a solar power facility, the City would earn \$50,000 a year. These monies could be applied to the current Wastewater Treatment Plan electric bill. If that was the case, you could create a savings of some 21% over what you are paying currently. In addition to that, because this would be a new business coming in to Walterboro, you'll have new property taxes ranging in the area of \$30,000 to \$50,000. Those two numbers together account for a good source of new revenues coming to the City and to the County,

Mr. Jackson pointed out that all the electric power from this installation will be sold directly to SCE&G in accordance with South Carolina law and the regulations in existence today. The Wastewater Treatment Plant will continue to purchase its electric power directly from SCE&G. Solar installation will never disrupt the line coming in from SCE&G to supply the Wastewater Treatment Plant.

Mr. Jackson then introduced Mr. Alex Baker of Southern Current, who is also a partner in this project. Mr. Jackson also told Council that this solar power facility could be increased to generate another megawatt, which will bring you up to 2 megawatts, when the Wastewater Treatment Plant additions are made, which we estimate would cover your additional power uses for that 2<sup>nd</sup> phase improvements. Again, we would do this on a meter rental basis, and there would be no cost to the City.

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The other thing I'd like to mention is that this project we estimate is going to cost approximately \$2 million. The City will not have to fund any of that. Our investors will pick up that tab and pay all the costs for the development of this power plant. So, you really have no risk. The only benefit you will get is \$50,000 a year for the one meter rental. If we go to the second meter rental, it will be \$100,000 a year plus your ad valorem taxes or property taxes which will be generated because it is a new business coming to town.

Mr. Alex Baker of Southern Current, then addressed Council. He said, he is the head of Southern Current's Industrial Development Division. He said, we have done 70 megawatts projects between North and South Carolina. We have another 100 megawatts going into South Carolina in the next two years on top of that. All ground based very similar systems as what would be in the Walterboro Wastewater Treatment Plant.

So, I wanted to give a little bit background and dive into the details of how this works. If you look at the bill credit agreement, it is offered by SCE&G as an incentive for municipalities who participate in the program. They are willing to pay \$.22 per kilowatt hour that's produced from the solar energy production. So, Walterboro does qualify on the current rate schedule for municipalities on rate 3. It is the right size and that is why we are able to offer this agreement. It's pretty rare for other facilities in South Carolina.

Basically how it works, by signing the interconnection and bill credit agreement, you will be assigning the benefits of the tower production coming straight to us. In exchange for that, we will pay for the entire system cost, pay for the land and everything on that side and we would pay the City \$50,000 a year for 10 years. The 10 years is because that's the term of the bill credit agreement with SCE&G. And then Colleton County as well will get an additional property tax base from the \$2 million or so that we would be bringing into the county. SCE&G would pay us directly for that power, and out of that we would pay the \$50,000 a year. This is just a revenue projection from the models we brought. Obviously the \$50,000 a year for 10 years is pretty advertising, alongside the property tax. Those are estimates, we would have to dive further in to see what the exact property taxes would be for the County with the County itself. But if you look at the total, that's \$720,000 in new tax revenue and it doesn't cost the County or the City a dime.

Mr. Jackson then told Council that there has been some discussion about the subdivision, which is close to the Wastewater Facility Plant and how that might be affected by this new solar project. One of the things you'd have to do to qualify for this program is that you have to have the solar facility immediately adjacent to whatever facility that's going to be using the meter. So, we have to put it right next to the Wastewater Facility Plant. This gives you sort of an idea. There is a 14-acre piece of land with options. But to be sure and try to alleviate any concerns that the neighborhood might have, there is going to be a buffer zone of approximately 200 feet. Mr. Alex Baker added, we have to have a 200-foot buffer. It is required for us.

Mr. Jackson then said, with that 200 feet buffer, the subdivision would not be able to see this facility. As far as traffic coming into it, once the construction is done, the only traffic you are going to see would be once a quarter, when the guy comes in to mow the lawn. The meters are all monitored electronically, so they will be done right through their main office. Of course if something happens, we will have to send people out there. But there is practically no traffic involved.

Mr. Baker added that the best part is that there is no interruption of service at all. So, the power is going directly back onto the grid, not going into the Wastewater Treatment Plant at all. There is no interruption of service and no cost to the City.

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No comments or questions were raised. Mayor Young thanked Mr. Jackson and Baker and said, we will take it under consideration.

**APPROVAL OF THE MINUTES:**

Upon the motion of Council Member Bonds, seconded by Council Member Broderick, the Minutes of the October 4, 2016 Regular Meeting were unanimously approved as submitted.

**OLD BUSINESS:**

1. Ordinance # 2016-09, An Ordinance Providing for the Issuance and Sale of Waterworks and Sewer System Revenue Bonds of the City of Walterboro, South Carolina, and Other Matters Relating Thereto.(Amended and Restated Bond Ordinance). Second Reading and Adoption

City Manager Molinari did not have any further comments other than what was stated by Attorney Margaret Pope. He asked for Council's favorable consideration of this ordinance.

A motion was made by Council Member Bonds, seconded by Council Member Syfrett, giving Second Reading and Adoption to Ordinance # 2016-09; being, An Ordinance Providing for the Issuance and Sale of Waterworks and Sewer System Revenue Bonds of the City of Walterboro, South Carolina, and Other Matters Relating Thereto (Amended and Restated Bond Ordinance). The motion passed with all members voting in favor.

2. Next on the agenda was Ordinance # 2016-10, A Series Ordinance, Approving the Financing of a Wastewater Treatment Plant Upgrade Through the Borrowing of Not Exceeding One Million Five Hundred Thousand Dollars (\$1,500,000), Plus Capitalized Interest, If Any, from the State Water Pollution Control Revolving Fund, by Agreement with the South Carolina Water Quality Revolving Fund Authority, Pursuant to Title 48, Chapter 5, Code of Laws of South Carolina, 1976, as Amended; Providing for the Agreement to Make and to Accept a Loan, the Execution and Delivery of a Loan Agreement Between the City of Walterboro, South Carolina and the South Carolina Water Quality Revolving Fund Authority, the Execution and Delivery of a Promissory Note from the City of Walterboro, South Carolina to the South Carolina Water Quality Revolving Fund Authority; and Other Matters Relating Thereto. Second Reading and Adoption

A motion was made by Council Member Bridge giving Second Reading and Adoption to Ordinance # 2016-10, A Series Ordinance, Approving the Financing of a Wastewater Treat Plant Upgrade. Council Member Siegel seconded the motion that passed with all members voting in favor.

**NEW BUSINESS:**

1. Ordinance # 2016-11, An Ordinance Authorizing the City of Walterboro to Join with Colleton County and the Walterboro-Colleton County Airport Commission to Convey by Quit Claim Deed Unto Sealcraft Corporation, as the Grantee, All of its Rights, Titles and Interests, Including but Not Limited to Any and All Reversionary Interest, in and to the 5.00 Acre, More or Less, Tract of Land, Situated in Colleton County, South Carolina, and Being Located in the Industrial Area at 418 Wellston Circle, Walterboro, SC 29488, and Being

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**Designated as Colleton County TMS Number 132-00-00-019, and Now Owned by Sealcraft Corporation. First Reading by Title Only**

City Manager Molinari asked Council to review a letter that was sent last week to the City Attorney George Cone, as well as a title for that property and a map for that property at 418 Wellston Circle. He informed Council that the Airport Commission is going to take this matter up at their meeting next Thursday, but we were asked along with the County to give First Reading to an ordinance that would authorize us to join with the County and the Airport Commission to convey property by Quit Claim Deed to Sealcraft Corporation. This is essentially the reason why you have the request in front of you. The title company is requiring before they will ensure title to the property that they obtain a quit claim deed from the Airport Commission, the City of Walterboro and the County conveying the property to Sealcraft Corporation and cancelling the reverter and restrictions.

Mr. Molinari told Council that the client is going to be using the property for manufacturing operations, but the previous owner has ceased manufacturing operations in the last year and the title company is of the opinion that it could have triggered the reverter clause in the deed.

A motion was then made by Council Member Broderick, seconded by Council Member Syfrett, giving First Reading by Title Only to Ordinance # 2016-11, An Ordinance Authorizing the City of Walterboro to Join with Colleton County and the Walterboro-Colleton County Airport Commission to Convey by Quit Claim Deed Unto Sealcraft Corporation, as the Grantee, All of its Rights, Titles and Interests, Including but Not Limited to Any and All Reversionary Interest, in and to the 5.00 Acre, More or Less, Tract of Land, Situated in Colleton County, South Carolina, and Being Located in the Industrial Area at 418 Wellston Circle, Walterboro, SC 29488, and Being Designated as Colleton County TMS Number 132-00-00-019, and Now Owned by Sealcraft Corporation.

In discussing the motion, Council Member Bonds asked the City Manager if this property was conveyed in 1972 for \$3,000? Attorney Cone responded affirmatively. He said there are two ways they can convey the property. This was conveyed when the Development makes a recommendation that a desirable industry wants to locate here. Then, they don't have to have it appraised and can sell it at any price they want. I have looked through what you've gotten, but when I talked to Eddie Bennett and Tom Howard they had a copy of the resolutions and all that. So, the Development asked to sell it to them. The present owner and the desirable industry, no appraisal had to be done, and in order to attract that industry, we sold it for \$3,000.

Council Member Bonds then said, there was a reverter clause put in, correct. Attorney Cone responded right, Mr. Bonds then asked, and the reverter clause provided what? Attorney Cone responded that if it ceased to be used for basically industrial or manufacturing purposes, it would revert to the City and the County. Council Member Bonds then asked, so has it ceased to operate in that capacity? Attorney Cone said, I haven't been out there. Eddie Bennett and Tom Howard told me that the old owners had ceased using it for some period of time. So, the new owner wants to get rid of the provision to buy it from the present owner. Mr. Bonds then said, I guess what we I am asking is - are we giving up a valuable right. In fact, does it automatically revert to us, I mean it's ours now, correct? Attorney Cone then said, but you would have to pay for the cost of the improvement, and I don't know what they would be.

Council Member Bonds then stated, I am just concerned that it is possible that we are giving up a valuable right. So, what I want to do, I want to be certain that we know what we are giving up. And maybe there is no value right there at all, but



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if it is, I think we owe it to the citizens to at least look at and decide if that's something we want to do. Attorney Cone stated that Eddie Bennett and Tom Howard were acting on behalf of the County, but I will find out. If you want me to, I can look at what the assessor says what the value of the building is, and I can double check the language if you wish me to.

Mayor Young then stated that this is First Reading and it has to go through the Airport Commission and their attorney. All of those questions, we will have a chance to hopefully get those answers. Those are all good points.

Council Member Bonds then asked if Council would need to do second reading on this ordinance. Attorney Cone replied that under state law, you can only convey an interest in real estate by ordinance. Mayor Young noted that the Airport Commission has not met since this came about, so we don't have any more information, but we will have some after next Thursday.

No further discussion was held and the motion giving First Reading by Title Only to Ordinance # 2016-11 passed with a vote of 6/1 with Mayor Young, Council Members Syfrett, Lohr, Broderick, Siegel and Bridge voting in favor. Council Member Bonds opposed the motion for adoption.

Attorney Cone then asked Council if they would like for him to look into this matter on behalf of the City as to what you are giving up. Mayor Young and Council agreed to this request.

2. **Consideration of Funding Recommendations from the Accommodations Tax Advisory Committee**

City Manager Molinari informed Council that the Accommodations Tax Advisory Committee met on October 20, 2016 and recommended approval of the following requests for A-tax funding:

<u>Requests for 65% Tourism Fund</u>	<u>Requested</u>	<u>Approved</u>
Colleton Center -SCBA Barbeque Cookoff	\$10,000	\$8,000
Lowcountry & Resort Island-guidebook promotion	\$14,900	\$7,000
Walterboro Tourism Comm-digital advertising	\$30,000	<u>\$15,000</u>
Total		\$30,000

City Manager Molinari stated that this would leave a projected balance of approximately \$7,583 and the remaining funds will be up for consideration at the next scheduled meeting in February, 2017.

A motion to approve the funding recommendations of the A-Tax Advisory Committee was made by Council Member Bridge, seconded by Council Member Syfrett. The motion passed with all members voting in favor.

3. **Request to Use the Downtown Waterfall Plaza on November 8-9, 2016 for a Bike Display by Charles Fox, Event Coordinator, Festivelo**

City Manager Molinari recommended approval of this request. A motion was then made by Council Member Siegel to approve the request to use the Downtown Plaza by Charles Fox of Festivelo on November 8-9 for a Bike Display. Council Member Broderick seconded the motion that passed unanimously.

4. **Request to Close Streets for the Turkey Trot 5K Run/Walk, November 24, 2016, from 8:00 A.M. to 9:30 A.M. by Walterboro-Colleton Chamber of Commerce**

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A motion to approve this request as submitted to close the streets for the Turkey Trot 5K Run/Walk on November 24 was made by Council Member Bonds, seconded by Council Member Siegel and passed unanimously.

5. Request to Close Streets for the Annual Santa Spring Run on December 3, 2016 from 8:00 A.M. to 10:00 A.M. by the Colleton County Arts Council

A motion to approve this request as submitted was made by Council Member Broderick, seconded by Council Member Bridge. In discussing the motion, Council Member Bridge stated that this event will also be held in the Walterboro Wildlife Sanctuary. She asked what areas would be utilized? City Manager Molinari felt that the only areas they would be utilizing in the Sanctuary are the paved trails and those are all clear. The motion then passed with all members voting in favor.

6. Request to Use the City Parking Lot for the 1<sup>st</sup> Annual Rock-in the Holidays Festival on December 4, 2016 from 3:00 P.M. until the End of the Parade by Michelle Strickland, Tourism Director

A motion was then made by Council Member Lohr to approve this request as submitted. Council Member Syfrett seconded the motion that passed with all members voting in favor.

7. Request to Close Streets for Sarah Cole's Cancer 5K Run on March 25, 2017 from 9:00 A.M. to 12:00 P.M. (Proceeds to go to MUSC Hospital)

The Mayor announced that Sarah Cole's mother and aunt were present in the audience. A motion to approve this request as submitted was made by Council Member Broderick, seconded by Council Member Siegel and passed unanimously.

**COMMITTEE REPORTS:**

There were no Committee Reports given.

**CITY MANAGER'S REPORT:**

There was no City Manager's Report given.

**EXECUTIVE SESSION:**

The Mayor then entertained a motion to enter into an Executive Session. Council Member Bonds So Moved and Council Member Broderick seconded the motion. All in favor. None opposed. Motion carried. The Mayor announced that the meeting will convene into an Executive Session for:

- 1) A discussion of negotiations Incident to Proposed contractual arrangements - Architectural Services for the Walterboro Wildlife Sanctuary Discovery Center.
- 2) A personnel matter.

The meeting then convened into Executive Session.

At approximately 7:53 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.

The meeting returned to Open Session and a motion was made by Council Member Broderick to authorize the City Manager to negotiate a contract for design

Walterboro City Council  
Public Hearing and Regular Meeting  
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and engineering services for the Walterboro Wildlife Sanctuary Discovery Center with McMillan Pazdan Smith. Council Member Lohr 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 Bonds, seconded by Council Member Lohr and passed unanimously. The meeting adjourned at 7:54 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

Walterboro City Council  
Regular Meeting  
December 6, 2016

**MINUTES**

A Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, December 6, 2016 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, and City Clerk Betty Hudson were also present. Attorney George Cone was absent. Approximately 11 persons were present in the audience.

There being a quorum present, the Mayor called the meeting to order and welcomed everyone to the meeting. Council Member Syfrett then invited everyone to join him in the invocation. Council Member Bonds led the Pledge of Allegiance to our flag.

**PUBLIC INPUT ON AGENDA ITEMS:**

There were no public comments or questions raised on agenda items.

**PRESENTATION:**

1. **2015-2016 Comprehensive Annual Financial Report - Baird & Company, CPAs, LLC - Mr. Rep E. Whiddon**

Mr. Molinari then presented Mr. Rep Whiddon of Baird & Company, CPAs. Mr. Whiddon opened by thanking Council for selecting his firm to do the independent audit for the City. He said, you have good people that we work with and we love the area down here. I'd also like to thank Jeff Molinari and Amy Risher. They were very helpful. Amy is very helpful and we also worked with Lisa Wechsler of Crowley and Wechsler. They are the ones who actually put the financials together and do a lot of the year end closings for the City. They worked very closely with Amy during the year.

Copies of the "City of Walterboro Comprehensive Annual Financial Report for the Fiscal Year Ending June 30, 2016" were distributed to Council at the beginning of the meeting. Mr. Whiddon then reviewed key portions of the audit report with Council.

He reported that his firm did not incur any difficulties during the audit. We had no disagreements with management.

Mr. Whiddon pointed out that his firm did make one suggestion, and I will tell you why we did it. It's not a big deal yet, but I think in the future from what we can see, it maybe. It has to do with federal funds and establishing written policies and procedures for handling those funds. Amy is already working on that, so it shouldn't be a problem in the future. But we have seen it on several of our single audits where they are requiring written policies and procedures to get the federal grants. So, it looks like the City is getting a little bit ahead on that one, which is good.

The other thing that you have, of course, is your financial statements. The City presents a CAFR, which if you look at the book, there is a lot of statistical information. On page 1 is a letter from management and on page 5, I'd like to call your attention to the Certificate of Achievement for Excellence in Financial Reporting. The City has gotten this certificate for several years now. You are one of the few municipalities in South Carolina who gets this. It's quite an honor. A lot of hard work goes into Jeff and Amy getting that information and putting it together.

Mr. Whiddon further briefed Council on the CAFR Report for the City of Walterboro. He said that the City received an "unmodified opinion." That's the opinion that you want. It's a good opinion.

Walterboro City Council  
Regular Meeting  
December 6, 2016

**MINUTES/Page II**

He briefly reviewed the financial statements with Council and pointed out that under governmental activities, the City has about \$4.2 million in cash. Your business type activities has \$1 million, for a total of a little better than \$5 million in cash. He said, one thing I would point out. Your business activities have an unrestricted fund balance of \$1.3 million, which is a pretty good financial position to be in. Your governmental activities have a negative fund balance of \$2.8, and that was sort of brought forward from last year when the pension liabilities were booked. It was required to book them last year, and it was a pretty big hit. That is still being worked through.

Mr. Whiddon then brought attention to the balance sheet for the general fund. He stated that the City has \$3.4 million in cash and you also have unassigned of \$3.9 million. The reason that is a little bit higher is because of your receivables. So your general fund is in good shape. A fund balance of \$3.9 million is a really good financial position.

Mr. Whiddon told Council that the general fund is the one that most people take interest in. You have close to \$6 million from taxes and fines and fees. Those are your big revenue sources. Primarily, your big expenditure in the governmental fund is payroll and capital expenditures.

In the water and sewer fund, the City had revenues of \$3.6 million. Operating expenses were \$2.7 million, with an operating income of \$933,000. You took it all to the bottom line almost anyway. You had \$815,000 in profits. So your water and sewer is in a good financial position.

Mayor Young then asked, does anybody have the actual dollars to cover the GASB requirements? Mr. Whiddon responded that he did not know of anybody who is going to try and fund it. The reason being is that you have a multi employer program with the State. So, if you send them more money, all that is going to do if it were to go bust is you will still put in the same amount, because it is based on your population and your percentage. So, the thing that I would assume that you'd want to do as a management savings, I would think you would want to send them the money that they ask for, rather than try to free fund it. If you want to set some funds aside here, that's a different story. But I don't think I'd try go into funding it with the state. Mayor Young then said, and I don't think anybody is doing that, do you? Mr. Whiddon responded, not that I am aware of. You are right, nobody is sending extra money. If you want to fund it, fund it here.

Mr. Whiddon then pointed out that if the City expends over \$750,000 in federal funds, you are required to have a single audit. The single audit gets pretty involved. We don't really get to choose which items we test. They are pretty well stipulated. You have to go through a little process to pick the ones you have. In your case, we had to test at least 40% of the expenditures. If you are a low risk auditee, you only have to test 20%. The fact that you are a high risk auditee is not bad. It just says you didn't have a single audit last year or that you may have had a finding or something like that, or may have been unable to file your data collection report on a timely basis. It's just a calculation and it does not reflect any way on the City. It's just an item that determines whether we do 40% or 20%. You did not have a single audit last year, so all of a sudden we had to test 40% and it was a CDBG grant. Everything was good. In our opinion, you were in compliant with the requirements of the single audit.

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.

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Mayor Young then asked, so do you think we are doing everything that we ought to be doing? Mr. Whiddon responded, I think so. A lot of governments are going to have a hit to the net assets or net position once again to an item similar to what we had with the pensions. It's the other post employment benefits. A lot of municipalities and counties supply employees after they retire with health benefits, and this is going to be kind of expensive in some cases, especially in some of the larger counties, because the calculation is going to be based on the age of those retirees. Now, I think what most of them are doing is they are including them on their regular insurance and paying that premium, and it may be \$500 a month for example. Well, when they have to calculate it based on this guy's 65 years, then it's going to be higher than it would be when the younger people are included in that base premium. Well, we don't know actually how it's going to be done, or how it's going to affect it, but everybody is telling me that it's going to be a pretty big pot and probably bigger than it was with the pension liability. But we'll have to see. It's probably a couple of years out.

Mayor Young then thanked Amy and Jeff for their work on this report.

**OLD BUSINESS:**

There was no Old Business before Council.

**NEW BUSINESS:**

1. **Recommendation to Award Design and Engineering Services Contract for the Walterboro Wildlife Sanctuary Discovery Center**

City Manager Molinari reminded Council that the agenda packet contained a copy of the Scope of Services Agreement from McMillan Pazdan Smith for architectural endgineering design services for the Discovery Center in the amount of \$154,000. Mr. Molinari recommended that the funding for these services come from a variety of sources - \$49,770 would come from the SC Competitive Grant that the City secured a few years back, \$40,000 from the Bank of Walterboro that was refunded when the City purchased the building at 100 S. Jefferies, \$25,000 from the Municipal Association Hometown Economic Development Grant (we were just awarded that in the last month), and then we have capacity on the local hospitality tax fund in the amount of \$39,230, which adds up to \$154,000. City staff requests City Council's favorable approval of this proposal.

A motion to approve the recommendation to award a design and engineering services contract for the Walterboro Wildlife Sanctuary Discovery Center to McMillan Pazdan Smith in the amount of \$154,000 was made by Council Member Bonds, seconded by Council Member Lohr and passed unanimously.

2. **Consideration of 2017-2018 Budget Calendar**

City Manager Molinari stated that he had gone over the proposed budget calendar with the Budget Committee Chairman, Mayor Pro-Tem Tom Lohr and he agrees with what we have outlined. This is a little different from what we had last year, and the reason for that is that we had to account for moving our meetings from twice a month to once a month. So, as you will see here, we are proposing that we do First Reading of the Budget at the May Council Meeting and Second and Final Reading and Public Hearing on June 6. City Staff requests City Council's favorable consideration of this calendar.

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A motion was then made by Council Member Bridge to adopt the budget calendar for 2017-2018 as presented. Council Member Siegel seconded the motion. The motion passed with all members voting in favor.

3. **Request for Street Closing for Martin Luther King, Jr. Day Parade, January 15, 2017**

A motion was made by Council Member Siegel to approve the parade permit request of Mr. Herman Bright for the Martin Luther King Parade to be held on January 15, 2017. Council Member Broderick seconded the motion that passed unanimously.

**COMMITTEE REPORTS:**

There were no Committee Reports given.

**CITY MANAGER'S REPORT:**

There was no City Manager's Report given.

**EXECUTIVE SESSION:**

The Mayor then entertained a motion to enter into an Executive Session. Council Member Bonds so moved and Council Member Lohr seconded the motion that passed unanimously. The Mayor then announced that the meeting would enter into an Executive Session for:

- 1) Receipt of Legal Advice:
  - a) Quit Claim Deed for 418 Wellston Circle.
- 2) Personnel Matters:
  - a) Planning and Codes Department.
  - b) Appointments to City Appearance Board.
  - c) Municipal Judges.
- 3) Contractual Matter - Southeastern Solar Development, LLC.

The meeting then convened into an Executive Session.

At approximately 7:52 P.M., a motion was made by Council Member Lohr to exit Executive Session and return to Open Session. Council Member Broderick seconded the motion. All in favor. None opposed. Motion carried.

**OPEN SESSION:**

The meeting returned to Open Session and Mayor Young asked, "Do we have a motion to enter into the proposed agreement with Southeastern Solar Development to reserve megawatt hours for the solar energy proposal?" No motion was made.

There being no further business, a motion to adjourn was made by Council Member Bonds, seconded by Council Member Bridge and passed unanimously. The Mayor adjourned the meeting at 7:53 P.M. Notice of this meeting was distributed to all local media, 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

**Walterboro City Council  
Work Session  
Kickoff Design Work for Walterboro Wildlife Sanctuary Discovery Center  
December 12, 2016  
4:00 P.M.**

**Present were:**

Mayor Bill Young, Council Members Jimmy Syfrett, Paul Siegel, Tom Lohr, Bobby Bonds, and Judy Bridge. City Manager Jeff Molinari and City Clerk Betty Hudson were also present. Council Member James Broderick and Attorney George Cone were absent.

Also, present from McMillan Pazdan Smith were: Paulette Myers, Nick Galizia (MPS), Andrew Stever (Square Point) and Warren Pruitt (ADC, Landscape).

There were approximately 3 persons present in the audience: Michelle Strickland, Adam Davis and Charlie Sweat.

Mayor Young called the meeting to order and entered into the Work Session for the Kickoff Design for the Walterboro Wildlife Sanctuary Discovery Center.

City Manager Molinari then introduced Ms. Paulette Myers of McMillan Pazdan Smith. She is here to do a presentation on the Discovery Center Project Kickoff. He also stated that Ms. Myers will take Council through a few exercises to get your thoughts and get this project kicked off. We are very excited to have McMillan Pazdan Smith with us and we are excited to get this project started.

Ms. Paulette Myers opened by thanking Council for having them back and for letting them help with this project. We are excited to do it. She then introduced the members of her project team: Nick Galizia, Andrew Stever and Warren Pruitt.

She then provided Council with the following agenda items: She reminded Council that this is a Work Session and that she was looking for feedback from Council on their ideas:

**CASE STUDIES:**

Using an overhead projector, Mr. Nick Galizia showed Council 3 short case studies on other Wildlife Centers that are about the same as the building we are dealing with for a similar type reference. The case studies he presented were:

1) **San Dieguito Lagoon Nature Center**

This building is approximately 6,000 square feet. It's a little more terrain. There are multiple levels. But I think the important thing in looking at this one versus your project is that they incorporated a lot of the same elements. Looking at the overhead slide, he pointed out that in the design of this building, there is an administrative area, a conference room, exhibit space that opens onto a courtroom. There is a multipurpose room and a couple of labs. The multiple purpose room and some restrooms are over here. All of those are centered around this courtyard space. It's kind of an outdoor classroom space that feeds down onto a terrace seating area that is really reminiscent of what we are trying to do with the amphitheater. Again, this building is a little different. It is built into the landscape. There is a lot more tiers. This is a high lead type building. So, it's not so much the design that we are referencing, as much as the programmatic aspect and the size. Ms. Myers reminded Council that the reason we are showing all of these designs, is to see if there is something that you see that might be incorporated into your Discovery Center.

2) **The Ottawa Wildlife Refuge**

Again, looking at a plan. This is a partial plan of the building that has their exhibition space. Again, it is relatively the same size, but what caught my eye about this one before the presentation someone had mentioned the possibility of using the floor to kind of guide you through. And here they actually incorporated some of the mapping of the refuge onto the floor. So, they have their exhibit spaces set up, and here you can see the colors to represent the area of refuge. This is a replica of a hunting lodge, with that small kind of intimate exhibition space.



3) Darby Creek

Again, it is a similar size with similar kind of program with a multipurpose room, some class rooms and a big exhibition space. What I liked about this was the simplicity of the exhibit area, and its multi tier. They have incorporated the exhibits into the ramping as it moves down through the rest of the building. So, they have what they are calling a "live stream," that replicates a lot of the natural habitats of the area around it. As you can see here, this kind of display setup with the ramp going down the middle is really a simple exhibition area along the side.

Mr. Galizia then said, again those three projects are really just very similar programs, and very similar in size. I just wanted to show them to you really quickly to see if anything jumped out at you as something that you wanted to consider and something we can reference back to.

VISIONING EXERCISE:

Ms. Myers then lead Council through the Visioning Exercise.

At this point Mayor Young stated that the last picture you had up there was with the stream running through it. That was similar to the design of the original Discovery Center. We had a stream running through it that rose and fell. It wasn't exactly like that, but it was that kind of idea. Ms. Myers pointed out that this is really a couple of boards with a little interactive display with one big thing. That stream is the one big thing and then everything else is very simple. So, it's kind of interesting.

Ms. Myers then announced that she will conduct the visioning exercise in two ways. I would like to do it with the cards. Maybe get two or three in a group and then we just go through and pick out "great things you'd like to see in here." Then, we will talk about it as a group and maybe take 10 minutes to do it. Mayor Young invited former Mayor Charlie Sweat to come to the table and join the group.

Mayor Young then mentioned that he had sent pictures of the Lexington Nature Center to Ms. Myers. He said, when he started telling me how successful it has been and what a great project it was, it really made me excited about the possibilities we have here.

Ms. Myers had displays of similar Discovery Centers hanging on the walls in the room. She invited Council to come and look at those to see if there were similar features they liked which could be used in the Walterboro Discovery Center.

Council Member Bridge then said, before we think about the floor and space on the bottom level, it is worth considering using this as level space for events. That area could be designed so that we have a lot of usable space. Council Member Bridge then said, we want to design it so that the community can get a lot of use out of it. In addition to having exhibit spaces for our school children, we could have teaching classes and things like that. I think there will be a lot of social events. There is opportunity for a lot of social events there.

Ms. Myers then allowed Council about ten minutes to walk around the room, look at the displays on the walls and pick out some of the exhibit features they liked or didn't like to use in the Walterboro Discovery Center. She then asked that everyone get in groups of 2 or 3 to report on their findings using the note cards. Brief discussions were held among the individual group members.

Each team then gave the results of their findings/suggestions.

City Manager Molinari summarized the items that his group had picked out. He said, what we liked about it was just the different kiosk that it had. That was an interesting feature. He further stated this is kind of interesting to - where you had stuff that was hanging from the ceiling. Here is another one and it is kind of neat - was the exposed ceiling. This was the live stream.

City Manager Molinari then said, the next one here we just liked how you have this old tree with the Spanish moss. It fits in nicely with what we have in our Sanctuary. And this one right here, there was not anything particularly remarkable about it, but I put a sticky note on it, because in the corner here you can see this large window and that is one of the things that we are going to need to figure out. We've got that large window which faces Hampton Street. I think we are going to want to make a statement there, and what we ultimately want to do with that glass. Concluding he said, we focused more on what we liked.

Next, Mayor Young reported on his group's selections. He stated that he and Charlie Sweat had worked on this. Their comments/suggestions were as follows:

1) I liked this, but it's not necessarily what we want, but we sort of like the concept, as opposed to another one. Mr. Sweat then said, because what it has is a stage with the cover on it, which is one of the things we have been talking about. Then, the amphitheater is out front.

2) Mayor Young then said, this is an amphitheater. Of course, it has a lot of trees and things, but it doesn't show a stage. Mr. Sweat added, yes it has grass in, and that's one of the big things we were looking at doing too.

3) Mayor Young then said, this is a pond with a window in it that shows fish. I don't know how we would do that, but we were just thinking about having this on the inside. We probably don't have a way to really do that, but that is kind of neat. Mayor Young further stated, I think it was mentioned that in the big multipurpose room, there might be an opportunity to have an aquarium or something that would not distract from events.

4) He then went over more suggestions. He said, this is a plant display of some kind, we really didn't have an opinion on that.

5) This is a picture of another amphitheater. We will take it if it's big enough. Here's another amphitheater that does not have any delineated seating. It's just kind of a hill. We did not especially like that as much as the others.

6) Some of these things are like display walls. We really don't know how they would be used, so this did not especially knock us out, but you could possibly do something with them that would. Mr. Sweat said this is a part of the shelving. Mr. Young said, yes, we put a question mark and an "X" beside it, because we were not really sure.

7) The next one - I mean this is very neat and attractive. What it doesn't do to me, it looks like every other Discovery Center thing that you have ever seen. So, from that standpoint, it's not unique. Mr. Sweat said, it's just a standard run of the mill display area. The Mayor added, it's neat and attractive, but I don't know if it has any wow factor to it, but it may be all we can afford, who knows.

8) Speaking on the next item, Mayor Young then stated that this item didn't really knock our socks off, but kind of stood out, because when we had talked about a circular ramp coming down, this kind of looks like something that could be incorporated into the ramp idea. Mr. Sweat added that these were just displays on the wall for the ramp going down. The Mayor added, and we liked this. I mean, if you could do something like this inside, we liked that. We would need to have our kind

of trees. Mr. Sweat then said, this goes back to the \$4 million display. It's still like what we had going through the middle of the building. Is that the one we couldn't afford? Mayor Young then said, I think that's pretty, but I don't know how we would do it.

A brief discussion was held on the Lexington Nature Center.

Ms. Myers then said since we had a lot of inquiries on the amphitheater, maybe we can talk about that a little bit. I know we talked about the stage in the theater. Maybe some toilets can be placed into the exterior, depending on where you want to locate them. There is a lot of imagery that shows a heart scape, and then a lawn. Then, there is the one that just had a lawn that kind of flowed down. I think maybe that structure would be better. Is that kind of the general consensus? Mayor Young replied, that's kind of what I envisioned. Not necessarily that one, but one with a mix of grass and concrete or stone or something. Ms. Myers then said, so either one of those 3 would be something similar. That's a mixture of art scaling and grass. Mr. Sweat then said, so what you've got for the people who are going to be sitting is on a hard surface, right on the hill. Then, up on the top of it, you've got grass, which gives you that inert feeling - the whole feeling of being back to nature.

Council Member Bridge then said, I like how it all blends. I don't like the white stark difference. The concrete, I don't like the concrete. Mr. Nick Galizia then said, the old difference between the center image up top and the image right below it, is that they used a laid stone, like a stacked stone on the base, the vertical base. The rest of it is still all concrete.

Mayor Young then asked, have you looked at the one at Salem College? They have a nice amphitheater, too, in Winston Salem, NC. I've been there once, but I don't remember a lot about it.

More discussion was had on using stones, bricks or concrete for the amphitheater. Council Member Bonds felt that stones just make it look so much better. Mr. Charlie Sweat felt that stones gave it a different appeal, whereas if you did this out of concrete, all you have to do is to change the tint or the color you spray it. So, when you are actually mixing the concrete, go with a different tone, like instead of the doing the white, do the green. Mayor Young said, I like the stone on the base of it, but to sit on it, a smooth surface of some kind would probably be good for people to sit. Council Member Syfrett felt that the grass would have to be real to fit the theme.

Mr. Stever then asked Council, do you see the amphitheater being used more during the day or at night or both. Mayor Young responded, both. Mr. Stever then asked, what kind of performances do you see it being used for? Council Member Bridge responded, family style things, because I think that is the purpose of this. We'd like to get families and children involved.

Mr. Charlie Sweat then said, in doing that amphitheater, you are also looking at the use of it by people at the Rice Festival for concerts or programs. Here again, you will have family-oriented people sitting there watching a performance of some type. The same could apply for people who use the Colleton Center. Instead of using the stage in the Colleton Center, they can use the stage in the amphitheater and come off with a whole different type of scenario of what could be done.

Council Member Bonds said, I think for every night time performance, you will have 10 day time performances. Right now, when the little girls do their tap recitals at the Rice Festival, they get up on some clanky stage in an asphalt parking lot, but what happens is, Ilona's School of Dance, they can go down to the amphitheater and be able to sit down and have a nice event to watch the kids tap dance. I think you may have some night time events, a concert or things of that nature, but I think that you'll find people using that far more in the day time than at night time.

Mayor Young then said, we have also talked about having the ability to show movies in the summer time and have families there, and also if we want to bring the marine band in or if the high

school band wants to do an outside concert or Christmas concert during the Christmas Festival, that will be good. It will be a multi-use thing and like Mr. Bonds has said, we have a lot of activities that go on during the Rice Festival that we really don't have a good place for. So, the stage would need to be big enough to accommodate a band. If we can afford it, we would need some lighting to accommodate different kinds of things and electrical service.

Council Member Bridge then said, we envision that the amphitheater is to be that one thing that nothing else in town has. Now, there is no other place to entertain a large group of people outside. Mr. Stever asked, how large do you think it should be? Ms. Bridge responded 250 people. Mayor Young said, oh no, I think it has to be bigger than that. I think when they talked about one, they showed us one that they thought would seat 800 people. Mr. Galizia then said, the count we have done, just based on square footage, is somewhere north of 600 to 800 people. Mayor Young said, now it might not be that much, but as much as we can. He then noted that Lexington's seating may be 900 people, but they are having 1,800 people show up for events. Now, we are not Lexington. Council Member Bridge felt the number could be around 700. Ms. Myers felt that the target of 600-800 people was a good target to aim for. Mayor Young agreed. He said, we don't have to use it all.

Council Member Bridge reemphasized the outside areas for the amphitheater. She said, I love the natural wooden features. Grouped with Council Member Bonds, Ms. Bridge noted that they had ended up with more examples of outdoor space. We felt like anything outside that we could do is a great use of the money for that spot. It lends itself to different kinds of activities and groups. So, we like natural looking things, like the wood and the grass. We had one in here that had screens, like you would use in some areas outside that you want to have groups or activities going on in different places. Then, we liked this exhibit in there, because it is an interactive thing and I am thinking about a group of kids coming through. They don't want to just look at screens and have areas where all you do is walk through and look. They want hands on. They want to be involved. If you get them involved, they are going to come back. So, in addition to classrooms, we want families coming to our center with the kids wanting to come back and do things. So, we liked the idea to have activity areas in the exhibit area. Council Member Bonds pointed at a display and said, we liked this one because this one looked like any other interpretive center that you've been to, but we think that it's one that you may be able to use and put different things on the way and change them out. Just from a financial standpoint moving forward, we thought of that as something you might want to look at.

Mayor Young then said, going back to the amphitheater stage again. The other thing was if we had a naturalist or other people who might bring in birds of prey or animals of some kind, then we would also want to use the stage for demonstrations that can't go on inside the building. Mr. Stever then said, I am guessing that you are going to want some type of easy access, vehicular access, to the stage, so that if the Marine Band comes, they can unload all their instruments and things, and have some access to it. Council Member Bridge reminded that there is a street right behind there, and it would be close to where the stage would go down the hill. Mr. Nick Galizia then said, I think that you could have access from the top or the bottom without going all the way through the site.

Council Member Bridge and Ms. Myers briefly discussed outdoor movies and the use of movie projectors. Ms. Myers reminded that quite often when people come in to use the park, they bring in their projector. Mr. Charlie Sweat then made a suggestion on the amphitheater. He said, when you are putting your seats up there, you could have a module there that might have power and a platform seat that you could go ahead and stick the display or projector there and control it from downstairs. The Mayor added, this would be some kind of rear screen projector that sometimes could be housed up on the stage. I don't know what they do in Fort Mills and Rock Hill. I do know they are really successful in having summer movies. I tend to think that they might bring the screen and the projector in for those movies. Ms. Myers added that the ones she has attended, they always bring the screen and the projector in quite often. She added, a lot of times when I have seen the projector

used in amphitheaters, they are usually built in and not housed very well for the weather. So, we would have to build in housing that's really good or something that gets inserted in order to use it. Mayor Young said, we know we don't want it stolen, so it might need to be something that we could lock up and then take down if we needed to. Mr. Stever added, usually you accommodate it with whatever infrastructure you need. It comes and goes. Ms. Myers added, it seems to be safer that way.

Councilman Syfrett then asked, how much of this has to be ADA compliant? Ms. Myers responded, everything. It doesn't mean every road has to be compliant. It means we need to provide seating, etc., so we will work that in, including the building, and the ramp. Everything has to be compliant.

Council Member Siegel then spoke on the suggestions for his group. He said this shows an interior and it shows a ramp. The ramp replicates our ramps in the Wildlife Sanctuary. It would be nice if we had something to relay it back to our ramps down there so it brings things back together.

Council Member Lohr then spoke on the suggestions for his group. He said most everybody I have talked with, most of the time they have asked about the outside. The one up there, kind of in the middle at the top, I think that's about the first one I saw. I could never express anything real concrete to them to describe it. I guess I am not that creative in my expression. I kept thinking what could I say, and I think it was a Supreme Court Justice who was debating another one on something and he said, my vocabulary just won't let me describe it without embarrassing somebody, most especially myself. So, I think I would just rather say, I'll know it when I see it. Seriously, I always wanted to know is it going to be chopped off, that's my best term there, you know where it would look neat. I liked where the grass was in-between and all the other stuff. That's my contribution. I know everybody would be interested in what's on the inside, but they just can't take what's there now and use any creativity.

Council Member Bonds then said, we could do the stone rock instead of the rock. You know we have these type of sidewalks downtown that could blend in, the oyster shell. But I don't know how, but if you back up against that, you could rip your shirt, but you don't sit on it. I am saying have something that would be different. The oyster shell blends in with the whole Lowcountry theme. I think that could give you a softer look and it certainly blends in with the Lowcountry and our sidewalks. Mayor Young then said, as long as you had the flat surface, you could still have the tabby. I think that's a very creative idea.

Ms. Myers thanked everyone for participating in the exercises. She then moved into the Programming. She said, we would like to show you what we presented previously and then you can give us some feedback.

Ms. Myers then talked about the outdoor classrooms. It was suggested that the outdoor classrooms could kind of surround the building. Once again, that was just an idea to bring a new life to the building as you come down the street and you see something other than that store front which is existing now. I believe you talked about this one with the trees. It doesn't have to be trees, but it could be something else. It could be something to do with the swamp. Mayor Young then said, I hadn't thought about putting the slats all the way around the building or across the front of something, but that would be a different look. Ms. Myers suggested, maybe we could use a little bit of enclosure, but you could still see out. The tree one is interesting, but it doesn't have to be trees. Mayor Young then said, driving in on Hampton Street, some of those things could be pretty attention getting. Mr. Galizia said, it was our attempt to provide a way to dress up the building without having to address the building. I don't think you want to spend a ton of money redoing the facade, but if we are using an outdoor structure, whatever form that takes, it could be the thing that says this is a new place.

Mr. Sweat then said, one thing that just hit me - that building toward the front and main part, has a roll up door. You could turn around and roll up the door and incorporate something similar to this as far as bringing it out, so you can expand your display area, but do something similar to this.

Mr. Nick Galizia then said, so the first thing we did, we actually went back to the minutes from March, and I was curious to see what the other architect had originally presented, because we wanted to see where some of the thoughts and comments had originally come from. So, we started looking at the program that he had outlined, which is a lot of the same thing. He talked about not really doing much out front, except leave this as it was, these would become exhibit spaces, incorporating the ramp here with a raised area. He had a stage on the interior with the exhibit hall here, and then the addition of a bathroom going outside with the stage, so that you could utilize this garage door to bring that indoor space outside. I think it is interesting that we arose in our presentation to a lot of the same conclusions. Square footage wise, I think we are all kind of thinking about the same thing. He had a little warming kitchen down here. There were some storage and office and exhibit space here, with an exhibit hall down below as well. I pulled this so that we could start looking at the square footage for each of these phases as we move forward and to nail down as we talk about programming how big we think some of those spaces need to be. Again, we are looking at how that original setup for that space was going to work, and what elements from this plan do we really want to pull into the new design.

Ms. Myers then said, so now that we have you here as a group, does anyone remember what it was in the elaborate plan, that is really important that we should remember to focus on in those exhibits? There is an alligator slough and there is also the river. Maybe, there is some way to incorporate that. Maybe not a live river, but maybe there is still some way to incorporate that river.

Mr. Charlie Sweat then said, I think Bill touched on that. Instead of actually putting that there, you can turn around and either paint or dye the floor, so that you superimpose down on the floor itself, rather than up. I think you showed one picture where it had half an alligator coming out of the concrete floor.

Mayor Young then asked, are you asking us to comment on live exhibits? Ms. Myers responded, or on any exhibits. Any exhibit that you think is important that we need to start thinking about. Mr. Stever then added, yes anything worth retaining from these ideas, such as I really liked the idea of having a whole forest built in the middle of the room or something.

Council Member Bridge then said, I think it is so important for people here to understand and realize that we are a part of the Ace Basin, but the perception of what the Ace Basin is, I don't think it is realized by a lot of people. I can visualize (I don't know what superimposed or maps on the floor), but think about the Ace Basin concept of the rivers coming together.

Mr. Sweat then said, one of the big things about this was the sound. The sound was very important in this particular perception here. Not so much, the anatomic guy standing in the stream talking, but I am talking about the splashing, the gators. It was the noise factor. It transported your mind, as you stood there with your eyes shut, it transported you into the swamp, because of the sound.

Mayor Young added, the water rose and fell and things changed according to the life cycle of the swamp as you walked through it. You start at a higher elevation and as you walk through it, you know that the elevation decreased and of course there was an otter in there, and there was an alligator slough, and there was a heated area there that you could turn up to make the alligators active. Mr. Stever asked, so this is all like a lifelike habitat? Mr. Sweat and Mayor Young agreed. Mayor Young added, this had a lot of live displays in it and I don't think Council has talked about this a whole lot, but the Friends of the Great Swamp Sanctuary had kind of gotten away from trying to do mammals,

but we thought we might still be able to do some reptiles and some amphibians. You know we have salamanders in the swamp. There is a Lowcountry coastal salamander of some kind that inhabits the swamp. I think some live exhibits probably would be a good thing. I don't know how excited people are going to get about going in and looking at everything that's static. We were told that small alligators were not too big a problem to have. If they grew, you could swap them in and out. Of course, snakes and things like that we would have to have somebody to manage and take care of.

Mr. Stever said, right, definitely there is a kind of maintenance in it.

Mr. Sweat then said that we were looking at some of the vegetation. Of course, in that display you showed the rack of plants on the wall. Well, we were thinking you would do something a little different. It would be a little bit more incorporated into a set design, rather than just a planter with plants in it. Because I know, we have a very extinct orchard that grows beside one of the paths down there that the fellow from Salkehatchie found, and talks about when we tour it. So, there are different things that we have in the swamp. What we could try to do is to bring some of that in there. That would encourage people to go from the center to the sanctuary.

Mayor Young then said, the future plans for this design were to have an area as you went out the back of the Discovery Center, you would walk through that and into the sanctuary, and I don't know whether there would be a way to have, and I don't mean live birds, but some kind of birds in that main meeting room, somewhere you know that it wouldn't distract from the appearance. There might be ways to have stuffed dead birds in there.

Ms. Myers then said, I think I heard minor small reptiles and we could have some live plant displays. I think I just heard that. Maybe, that could be maintainable? Council Member Bridge then said, I mean when you do that, don't you have to have it temperature controlled? Ms. Myers responded yes.

Council Member Syfrett then said, I think we might be able to add the live animal exhibits years down the road. I am not sure what we budgeted for staffing to keep up stuff like that right out the gate. It could be planned so that you can expand into that, which would be good.

Council Member Bonds then asked if the old the stage coach line go right through the swamp. Mr. Charlie Sweat responded, yes. Mr. Bonds then said, I think that is actually part of history of the swamp and Walterboro. Mayor Young then said, I think we found that we were wrong about that. David Hiott tells us that we were mistaken about that. We have always said that was our story and we are sticking to it, but some of the historians did not agree.

Mr. Bonds then said, if it were true that could be added. I think that would be neat and we would not have to pay a lot of money as far as an exhibit.

Mr. Sweat then said, as you go down into the sanctuary, you will notice that what was there was created by man. Whereas, would you have that much dirt up in a pile to create some type of thoroughfare through there. If you haven't ever been in there, you really need to physically walk it and look at it. It's amazing. It's a marvel. Remember the year we had all those white birds in there. It was the talk of the town, and everybody who would go to the sanctuary would see all these white birds.

Mayor Young then said, going back to the live exhibits, one of the things we have always hoped to do was to have school groups to come in and for those teachers to want to bring them in. So, I would hope that we would be able to do, even if it's not on a grand scale, that we would be able to have some live exhibits. I know we'll have to see what we can afford and what we can manage,

but I'd at least like for us to consider that in the beginning. You know there is a fine line between building something and people saying, oh, what a great job you did with this and this is a great facility, and I don't know why they spent that much money on this facility and this is all we have. So, I don't want the latter, I want us to do it well enough that people look at it and this Council. This is going to be your accomplishment when you finish and it is going to be here forever probably. So, it needs to be the best that we can do and pay for.

Mr. Stever responded, obviously, I think just to the point of the live exhibits, I do think that is achievable, but I do think on a smaller scale having worked with other facilities that have that, there are definitely some requirements involved, but it's not unattainable. Mayor Young then said, a compromise for that might be to build a space where these different things can go, and then we would bring them in and out from other places. I know we have that exhibit at Edisto Beach, and there is a turtle sanctuary in Berkeley County and the Bee City in Cottageville. I don't know, but we might be able to bring things in that we wouldn't have to take care of. Maybe, there could be a live exhibit that could be there for two weeks or a week or something. Maybe, there is a way to do that which would work for us.

Mr. Charlie Sweat then said, of course, I don't know whether this is part of your design or not, but if you would go back to the area with the roll up doors, this is where we conceived putting in portable displays, like the bee city and the rapture center and places like that. You could use that space for those portable displays. It wouldn't be a permanent part of what you'd have to worry about. Of course, you would have the availability for school kids to come and see those portable displays at those particular times.

Mr. Galizia then showed Council a proposed drawing of the Discovery Center site. Mr. Galizia stated, this is the amphitheater. We are showing kind of on axis through the front of the building, with the idea that because the building is on an axis with the street that you'd come down the street and there would be this kind of way to move through the building. This is that enclosure that we were showing before, where this was the outdoor learning lab, and then you move the ramp down, there is display area in the middle. We have the classrooms and office space set off to the side with a big open gallery space down below. Then there is the wrap around porch. Because the site does fall off, it's relatively flat, so you hit this area here and it starts sloping off. We've got this big garage door here. So, in our initial layout, this big wrap around porch gives you visibility from the street. It also overlooks the amphitheater. So, if there were an event here, you could actually be up on the terrace, straight from the parking lot, never have to go any farther than that, and still be able to look down over the site.

Mr. Galizia then showed some of the stills from the presentation. He said that this was the screening element. Here is the new building that created the outdoor learning space.

Council Member Bridge then asked Ms. Myers to address the rolling doors, if we were thinking about bringing in live exhibits? Mr. Galizia said, you could see one right here. Here is another shot of this space inside. One of the roll up doors is right here. You could open up this and all this space could flow into this outdoor learning lab for temporary exhibits. Ms. Bridge then asked, could you actually back a truck into there? Mr. Galizia responded, not to this line. But you can see how the deck is here, there is a roll up door right here, so this would have all parking here. You could actually bring the truck in, off a load onto the deck and roll it straight into that door to the lower area.

Ms. Myers then said, do you think that is important to be able to bring a truck into this space. Council Member Bridge responded yes, if you are having an event. Mr. Sweat then said, I don't think she is particularly talking about bringing it into the building, but accessible. Like if you bring stuff there, it needs to be close enough so you don't have to carry it. Mr. Galizia and Ms. Myers pointed



out that the back door would give great access to the lower level. He said, there is actually another door right here, so if you need access to the upper level, you can access that space from that door. But there is a big garage door, I think you can back the truck right here. They could drop off a load onto the porch and carry it straight into that large gallery space. Ms. Myers said, it's a good idea to kind of change that a little next time to make sure we have direct access.

Mr. Galizia then said that this is the shot from the interior that faces the street. I found that image that everyone thought looked like every other space, and it was funny how much that resembled our setup. It had the kind of base and map, maybe some graphics of the wall, what the sanctuary was, what the Ace Basin was. I mean, we can do things with graphics to help introduce what it feels like and creating some kind of structure inside with displays. This was the outdoor space that gives you that connectivity, and gives you basically the extension of the interior space.

This was the gallery space where we were looking at the possibility of having a mezzanine there and what that would look like? We talked about it in our original presentation and heard a lot about how things would need to be mobile, or temporary so things could come in and out, so that people could use this space.

This is the other garage door that opens onto this terrace that would overlook the amphitheater. So, it's that extension of the gallery space, back to the outside and then that view down to the amphitheater. This is from the stage looking back up.

Mr. Galizia said, one of the things that we did not show in our initial presentation was any kind of structure at the back of the amphitheater. So, that is something we would need to incorporate for the stage. There was no canopy or overhead structure. So, our thinking is that all the parking would be up here to get to the amphitheater.

Council Member Bridge then asked, what kind of surface is the parking? Mr. Galizia responded, we didn't render the parking, but it would be asphalt. Ms. Bridge then asked, do you have any flow through from street to street? Ms. Myers said, I was just going to say that. We need to have sidewalks so you don't have to go through the building.

Ms. Bridge then said, I was just looking at the property and thinking there is not enough room to have traffic coming in and going out onto Jefferies Boulevard. That's just a point I wanted you to address. Ms. Myers responded, we are looking into that right now. We realized that we didn't show any traffic access during this study, but we understand you are going to have buses. So, we need to be able to get buses through the lot so it will be able to turn around and get back out. It sounds like buses are important to bring school groups in. We need to decide if we will go all the way though the site, then exit out the back or if you bring them in and then circle them back out onto Jefferies Boulevard.

Council Member Bridge then mentioned that there is a possibility that the buses coming through that back road, if they could unload, it would have some accommodations so that they could get off the bus and come up the amphitheater area that way, instead of bringing them off of Jefferies Boulevard. Ms. Myers responded, we could do that. We could come through the rear as well. We just started looking at the site layout. As long as we can get them up close to the building so we can drop them off and they can run in. Get them close enough to the back. Mayor Young suggested having the children to unload in the parking lot and then they could just walk through.

Ms. Myers then talked about the offices. She said, when we went over our floor plan, we saw we had a couple of offices. I think we talked about the fact that you don't really need the offices. We need the warming kitchen. These are the things I think is part of that. We could do the Discovery

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Center in the front part of the building and the larger space, which is just an open space, you can have rentals or you can bring in exhibits, and have classroom space. How many people do you think might be in a classroom? Are they bringing 30 children? Like how large should we think this space should be?

Mr. Charlie Sweat answered, sometimes school groups will come, and they don't bring one bus, they bring one, two maybe three buses. Ms. Myers said, well then, you would have to do it in your exhibit space. Mr. Sweat then said, so what you need to do is you need to worry about putting them off at the street, then coming through and going out the back.

Ms. Myers then said, but they could be in a smaller classroom, or they could go to the amphitheater or they could go into the big open space? Mayor Young then said, they would have to be in a group that we could manage. Then the groups could move from one area to the other, as we went through there.

Ms. Bridge then said, I was just thinking that Jeff Molinari might be able to answer this. Are we going to need an office space up in the front, so if somebody is housed in the facility, so that they would be accessible to the people coming in? I mean the entry way is going to be upstairs, right? Ms. Myers replied, I think you need that. You need a secured office space behind, like in the front when you come in. I know we talked about retail. We haven't talked about whether or not you are going to have anything to sell there. Then, you would need a place to lock things up in that office right behind the Discovery Center.

Ms. Myers then said, do you see this admin support space here kind of behind the reception desk. It seems like that is still important to have some kind of space there. I think that is important, I just don't know if you really need these offices in the back, at the top when you come in.

If you see up there, we have admin support. I assume that's really important if we have that, at the top when you come in. Then we talked about the mezzanine idea. We are just doing a little bit more feel for it. I am not sure if it's space that you will need anyway. If not, then there is no need to build it.

Ms. Myers then said, right now we are only showing bathrooms at the center, but we know we need to add toilets that can be used by the exterior and interior. We talked about those before being accessible to the exterior.

Mayor Young then asked if the office area and the classroom space would all be located on the mezzanine level? Ms. Myers said those were below the mezzanine area.

Mr. Galizia then talked about the mezzanine. He said one thing we need to consider with the mezzanine is that we didn't show any ADA access to it. So, the inclusion of a mezzanine means the inclusion of an elevator or some kind of lift or some other way to get up there. Mayor Young then said, there is not enough room to have a mezzanine. We are just not going to have that.

Ms. Myer then said, the other idea, is something coming down the ramps, some large exhibits and maybe some type of map with a leaf. I still think that's a viable exhibit to do that. Mayor Young then said, that's neat.

Ms. Myer then asked if there were any other programming ideas besides office classrooms? Is there anything else you can think of?

Council Member Bridge then said, I am just thinking about the aquarium in Charleston - the

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big thing at the entry, when you put your hands in the water (touch tanks). If there were some way we could come up with something where the students would have an opportunity to do some hands on or something, which would be good.

Mr. Galizia then said, absolutely; I think a touch tank itself might be in there along with the live exhibits. It's on a different scale, but I think there is definitely an opportunity for it and I will certainly push for a lot of hands on, especially having artifacts or things like that, which kids could look at and experience. I think that is important - not necessarily a live thing, but having that touch trait.

Ms. Myers then said, it's 5:30 p.m., and I don't want to keep anybody too late. Our next step is to go back and do a schematic design or a conceptual plan, and bring it back to Jeff. Then, he will share it. That's what we think our next steps are. I think maybe if there are any conversations between then and if you have more comments, let's figure out a way to filter them back to us.

Mr. Galizia then said I'd just like to ask is there anything in the presentation and what we showed you in the interview that anyone think that you really liked or something that you really disliked about the direction that we have guessed at?

Mayor Young said, I really liked the way you built the deck around the back and it overlooked the amphitheater down the hill. Jeff and I were just talking about it. We thought that was really sporty.

Council Member Bridge stated that she liked the porch feature, too. She then asked about the fabric used, whether or not it was durable? Ms. Myers noted that they had not figured that out yet. She added that they will need to investigate that more to figure out what is the best material to use that is maintainable.

Mr. Syfrett then asked, so are we in favor of scrapping the mezzanine? Mayor Young then said, the mezzanine is not tall enough. I mean, you need to have a really low ceiling in the office areas or would be bumping your heads up on the mezzanine. The Mayor said, I don't think we need to worry about the mezzanine.

The Mayor also said, you could do a lot of stuff in that little area there, beside the ramp. I mean, you could put the map in there, you could put turtles in, or you could put fish in there. You could put the touching exhibit there. I mean you have all kind of options. Do you have enough room to get the grade right for a wheel chair to go down the ramp there? Have you measured all that? Mr. Galizia said this is actually modeled in our 3D software. This is the right slope to get from here to here.

Mayor Young then said, I know something that was in the original plans that I thought would be neat. I don't know where you would put it, but it's the beaver hut. We originally had that beaver hut designed so that children could crawl into it and they could see what a beaver hut looks like from the inside and maybe they could stick their head out, here or there or something, but I think the beaver hut for a small child or a younger child would be a neat thing. Council Member Bridge thought it was called a beaver den.

Mr. Stever then said I just want to talk to you about the exhibits, to think about the specific exhibits. I have prepared these quickly to talk about the various topics and things you want to cover, because this really is from the exhibit design standpoint. This is where we would start in a lot of ways. You want to know the stories you want to tell and then how to tell them. We talked about the Ace Basin, the Discovery Center and what is a braided swamp. Answering a lot of these questions,

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it might even seem obvious to a lot of us, but the average person might want to know. Also the history, we touched on that.

Mayor Young added, and this is part of the head waters of the Ace Basin which are in our Sanctuary.

Mr. Stever said, I think we could incorporate all of that information into what is on display. I had some other images of specific exhibits from various nature centers, and again something to think about in terms of laying out the information to what you addressed in terms of having things you can touch, things you can look at and can hear.

We have done some very simple hands-on features that are not complicated and are robust and will last a long time, but are interesting. They are not electronic and do not require power. I think that is always a good feature to have.

Mayor Young then said, one thing that we mentioned today and it's something that you showed us in your presentation was the touch screen kiosk type thing. I thought at the time, that was one of the things that impressed us about your firm was that you could do that. I don't want that to fall through the cracks since we hadn't mentioned it today. Mr. Stever agreed this was a great tool to use. He said, I want to include that idea and these low tech ways of making the exhibit interesting in addition to things like touch screens.

Council Member Bonds then said, I want to bring out two things. One, I think you ought to go to the museum here in town. They have a nature area. My point is I don't want our nature area to look like their nature area. You walk over there, then you can say, okay that's what Bobby doesn't want. We don't want to have something that looks like what they have. The other thing is, you may want to go to the Edisto Beach Interpretive Center, because a lot of our school kids will ride on the bus and go to their interpretive center, which actually is really nice. We want ours to look different, because I don't want somebody saying, we already have this in Colleton County. We don't want to repeat what they have.

Mr. Charlie Sweat then said, the thing is there is so much to choose from to put in an exhibit like this that you could be very selective. So, if they've got something, then we want something different, because we want people to come here to see something unique.

Council Member Bridge then said, they have had a lot of things given to them because of the displays they have. So, that might happen in our situation too - where our people will say they have something at home they would love to give us.

Mayor Young then said, that projection thing they had in Pittsburgh, it was like looking at a flat screen TV, but it was as big as that wall back there. I could see us having the wild turkeys and things that we have in the sanctuary, with ducks and other kinds of wildlife that you could project onto that wall that would be very vivid and colorful.

Mayor Young then asked about the seating in the amphitheater. He asked, can we do that in such a way that it won't scratch kids legs if they are sitting there in shorts in the summer time, or is that going to be a problem? Ms. Myers responded, I think we need to do a little research there. There is a park in Beaufort and they have a lot of those type of things. Mayor Young then suggested that we could use stucco, too. Council Member Bridge then said, we've got to have something smooth. I think we just need to stay smooth if it were going to be in contact with a person. The Mayor then said, well it is something to think about, but I do think that the idea of having it match the sidewalks is neat. I think people would see that and recognize it.

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Mr. Stever then said, one thing that popped into my head was maybe it's not used as a surface, but maybe you could use the idea, you know how you take an oyster shell and you press them in? Maybe you could do little areas inside the amphitheater that carried out through the park where you have leaves or a salamander outlined or something like that, so it gives that feeling of the tabby sidewalk, but yet it is done in more of a design character of what you are trying to convey to children. That's a way of bringing that material in, without a whole lot of expense.

The Mayor then announced that if anybody had any more suggestions to give them to Jeff to compile and send to Ms. Myers and her group.

No further input was received and the meeting was adjourned.

Submitted by,

Betty J. Hudson  
City Clerk

Walterboro City Council  
Public Hearing and Regular Meeting  
January 3, 2017

**MINUTES**

A Public Hearing and Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, January 3, 2017 at 6:15 P.M., with Mayor Bill Young presiding.

**PRESENT WERE:** Mayor Bill Young, 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, along with Lindsey Peterson, were also present. Council Member Tom Lohr was absent. There were approximately 10 persons present in the audience.

There being a quorum present, Mayor Young called the meeting to order and wished everyone a happy new year. The Mayor then invited everyone to join in the invocation and the pledge of allegiance. Council Member Syfrett gave the invocation and Council Member Siegel led the pledge of allegiance to our flag.

The Mayor then wished Council Member Jimmy Syfrett a happy birthday today.

**PUBLIC INPUT ON AGENDA ITEMS:**

Ms. Carol Black, a City resident, addressed Council. She stated that she wanted to ask that Council postpone Second Reading and Adoption of Ordinances # 2015-07 and Ordinance # 2016-11, based on how much these are related to the airport operations and the fact that there won't be any time between this public hearing and the passage of these ordinances. She said, if you vote for it tonight, there is no time for anyone to be able to read the newspapers and to talk among themselves about the imposing cost of the ordinances that are up for consideration. I am not saying it is wrong or improper to do it, but I would ask that you consider it in this situation, and maybe in future situations to consider having a public hearing on matters of such importance a week before you actually have the Second Reading and passage of the ordinance.

There were no further comments or questions on agenda items.

**PUBLIC HEARING:**

The Mayor then opened a public hearing, duly advertised, to receive public comments/questions on the following proposed ordinances:

**Ordinance # 2015-07,** An Ordinance Authorizing the City of Walterboro to Join with the Walterboro-Colleton County Airport Commission and the County of Colleton in Approving a Commercial Ground Lease for Lowcountry Aviation Company, LLC (Project C).

City Manager Molinari reported that Council gave First Reading to this ordinance back in June, 2015, and at the time, we were instructed by legal counsel for the Airport Commission that the business was waiting for consent to come through from the State. That is why Second Reading on this has been delayed. He stated that this project will involve 5.8 acres of property that is owned by the City of Walterboro and Colleton County. The prospective industry is looking at investing over \$3,270,000 in total in buildings, infrastructure, new machinery and equipment. It is projected that 127 new jobs will be created on completion of the project.

Mr. Molinari also reported that County Council will be giving final reading of this ordinance, as well, this evening. It will be forwarded to the Airport Commission at its meeting on next Thursday. The Airport Commission has been working on this project for some time. I believe that work was started on this two years ago. It entailed

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several meetings, a lot of negotiations back and forth and a lot of time by the Airport Commission.

Ms. Carol Black again addressed Council on this ordinance. Reading from a newspaper in hand, she stated that the "details concerning the company's plans are not expected to be officially announced until the first part of June, 2017". So, how do we actually know what their plans are? So, why are we passing it before we actually know what their plans are? City Manager Molinari responded that this information came directly from the company. Mayor Young added that the Airport Commission has had the plans, working on them, in and out and negotiating for over two years. City Council passed First Reading on the plans a year and a half ago. So, it's been a long and tedious process to reach this point with the ground lease.

Ms. Black again asked, how do we know what their plans are in terms of what they are going to do? She added, that she did not get a chance to look at the agenda documents. Attorney Siegel told Ms. Black that all their activities are listed in the ground lease. Ms. Black then asked, aren't they also expanding operations? Mayor Young responded, yes they are, from what they originally started with.

Ms. Black then said, I guess I am trying to find out if there is any way to see where it is reported. I have been on websites looking for information the past few days. I did see where it's predicted about the entries and the volume number of planes, gasoline, etc. Mayor Young pointed out that so many things have changed over those two years of negotiating, so I hesitate to say anything specific, because I could get it mixed up. But I think they are required to domicile eight airplanes, at least eight at our airport. There are other things like that which are in the agreement.

She then asked, do you know the size of the planes and if they are jets? Mayor Young stated that he wished that Council Member Lohr was here, because he was in on those negotiations, and he was on the Airport Commission then. Mayor Young further stated that he believed that the aircraft would have to be of a certain weight to be included. Of course, they cannot be any larger than what the airport can handle. So, we are limited by the load bearing capacity of the runways and the length of the runways.

Mayor Young then said, one of the things that has held us up was that state money was involved in the recruitment of this industry and some special legislation had to be passed in order for this to go forward, and we have waited until that time when the legislature has taken care of those things. The negotiations of course, were all in Executive Session, because any time you have an Economic Development Project, they guard them, and up until tonight all that the project has been known as is Project C. So, this is actually, the first time that you are seeing the name of the actual company. I don't think that the plans are any secret, but I don't think that it's not going to go forward at this point, after two years of negotiating with them, and a year and a half since we did First Reading. I am sure that the Airport Commission would be glad to give you the figures. If you would give them questions in writing, they would give you the figures on the number of planes. I mean, there is no maximum number. We don't know, but we could certainly give you an estimate of what we expect in terms of the number of planes.

No further questions or comments were made on Ordinance # 2015-07.

The next public hearing was held on:

2. **Ordinance # 2016-11**, An Ordinance Authorizing the City of Walterboro to Join with Colleton County and the Walterboro-Colleton County Airport Commission to Convey by Quit Claim Deed unto Sealcraft Corporation, as the Grantee, All of

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Its Rights, Titles and Interests, Including but Not Limited to Any and All Reversionary Interest, in and to the Five (5.00) Acre, More or Less, Tract of Land, Situated in Colleton County, South Carolina, and Being Located in the Industrial Area at 418 Wellston Circle, Walterboro, South Carolina 29488, and Being Designated as Colleton County TMS Number 132-00-00-019, and Now Owned by Sealcraft Corporation.

The Mayor then asked the City Attorney, are we granting the quit claim deed to Sealcraft? Are we granting that to Sealcraft or to the new business owner? Attorney Cone responded that it is being granted to Sealcraft.

City Manager Molinari briefed Council on this ordinance. He reported that City Council gave first reading to this ordinance by Title Only in November, 2016. The City Attorney wrote this ordinance and has been in communication with the other attorneys. Sealcraft Corporation is asking for the removal of the reverter clause. It's in the deed to the property. It used to be owned by the City and the County and was sold in September of 1972 for \$3,000, and they are simply asking for the reverter clause to be taken out.

Mayor Young then said, I don't know if the new company is going to be known as Sealcraft or not. Sealcraft was the owner, I think, and is selling the property. But there is a deed restriction that needs to be cleared up. So, that's what that is.

Attorney Cone explained that the quit claim deed will be in Sealcraft's name. Then, they are selling it. Mayor Young added, they will sell it to the new company, but the new company is not named Sealcraft. Attorney Cone said, once Sealcraft gets it, they will do a deed.

No further comments or questions were given and the public hearing was closed.

**PRESENTATION:**

1. Litter Around Walterboro - Barnwell Fishburne and Jean Harrigal

The Mayor announced that at the request of Mr. Fishburne and Ms. Harrigal, this agenda item would be deferred to a later date. He said, we will schedule this for another meeting.

2. Airport Concerns - Carol Black

Ms. Black opened by stating that she did not know that there would be a public hearing tonight. Had she known, she would not have asked for a separate presentation. However, she did want to point out two things. One, I am not against the airport. I've been to an Airport Commission Meeting. Chris Bickley has included me on the agenda every month. I have been reading through it. I understand how hard it is to bring industry in and to create jobs in the Walterboro-Colleton area, and I don't want you to think I am anti-airport. I want to disclose this at the very beginning that I have purchased a house, apparently directly under the flight path where most of the planes come in. I do have a vested interest. With that being said, I have become very concerned because I have been visiting my mother over the past years and the planes have been getting lower and lower over the Savage and North Lemacks Street area. Now that I have purchased this house, and I have been working on it along Church Street across from the Presbyterian Church and behind the Episcopal Church. I have been concerned and frankly sometimes amazed at the number of planes and particular large jets that are flying over the house. I can't chase these planes to follow their complete path, but the ones that I have been watching have been going over near the A.M.E. Church, the Episcopal Church, the Presbyterian



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Church, cutting across Savage Street to North Lemacks Street and out to where they land at the airport. When I went to the Airport Commission meeting last April, I asked about flight paths. Later, my mother said that in World War II, when this (Walterboro) was a training base for pilots, they required that the planes actually fly around the City and land not coming over the actual residential areas.

Ms. Black said, I am concerned that we should think of what is going to happen now. This is a 30-year ground lease, and the company is investing over \$3 million. I understand they are not going to do that for a five-year lease. They have to have enough time to amortize their investment over a period of time. But I am wondering if enough attention has been paid for the people who live near the airport and where I live and also the North Lemacks Street area.

I understand there has just been a large grant for the North Lemacks Street revitalization, and if you go down and look, the trees had to be cut near the end of the street where it comes into Robertson Boulevard, because that is so close to the runway there.

I have talked to an appraiser here, who has told me that he has not been able to approve an FHA loan for a house in Silverhill, because that is too close to the runway. I am just concerned that all the ramifications may not have been anticipated and I am afraid it could be too late. I urge you to please consider waiting to vote on this. Maybe to try and get more input.

Ms. Black further stated that she had talked to a number of people, her neighbors and people around town. We talked about these planes and how low they are. I told them to come to Council to talk about it, but people are afraid. You know, they don't want to be a naysayer, they don't want to be negative about something.

I have seen those planes coming over during church services and I have heard them come over the house during night. I am very concerned about the people who live on North Lemacks Street who think that they don't have a voice to come to you to express their concerns. They are bearing the brunt of this.

I have gone and watched other places where the planes have been taking off and landing, and it's always coming in over the North Lemacks Street area. This is the oldest historic black neighborhood in this area, and I want someone to think what it would be like to be so close to the runway when these planes are coming in.

Ms. Black said that she was particularly concerned when she went to the website and read about the fuel costs. She said, one good thing to know is that the Lowcountry Regional Airport offers some of the lowest fuel prices in the nation. It said, "Fly in and let us top off the tank for you." I started thinking to myself - how many of these jets are flying in merely to refuel and then taking right back off again. Is that amount of money we are making on jet fuel worth having all these planes flying in?

Ms. Black said, I would like for someone to look at these figures to see how much money this is? Is this worth having people not be able to have peace and quiet? Are we now the lowest fuel priced, and is that really worth it? What are the consequences of that? I can tell you now that other cities with larger airports had to go through the process of condemning property on the flight paths, because it's so noisy and so dangerous.

I've talked to people here and they told me there has already been a plane crash on Robertson Boulevard years ago. What if one of these planes crashed somewhere over North Lemacks Street. Of course, they can crash anywhere, but more often the

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greatest danger is on the take off or landing of the planes. I just hope that someone would look into all these types of things.

She said, again, I would ask you to please postpone Second Reading and passage. If not, do try to monitor what's happening. Ride over there on certain days. I can tell you that in a twenty minute period on December 26, planes flew over my house which was the size of planes I fly to Chicago or Dallas. These were large jets. They are very noisy, and they are very loud.

I am asking that Council please look into all that, because I have a terrible feeling that five years down the road things might not look good. We are trying to sell a historic area, the town is part of the Front Porch of the Lowcountry and the Bedon Lucas House is here. People are telling me that their windows are rattling and they had mirrors to fall off the walls. Again, don't just take my word for it. I do have a vested interest, but I am also trying to speak for people who I feel are uncomfortable coming in here talking to you about it.

**APPROVAL OF THE MINUTES:**

The Minutes of the September 20, 2016 Work Session on the proposed plans for the 300 Hampton Street Building were approved as submitted on the motion of Council Member Siegel, seconded by Council Member Broderick and passed unanimously, except Council Member Lohr was absent and did not vote.

**OLD BUSINESS:**

1. **Ordinance # 2015-07**, An Ordinance Authorizing the City of Walterboro to Join with the Walterboro-Colleton County Airport Commission and the County of Colleton in Approving a Commercial Ground Lease for Lowcountry Aviation Company, LLC (Project C), **Second Reading and Adoption.**

A motion was made by Council Member Bonds giving Second Reading and Adoption to Ordinance # 2015-07 as submitted. Council Member Siegel seconded the motion.

In discussing the motion, City Attorney Cone felt that Council should postpone this agenda item until after Executive Session. He said, as the Executive Session is listed, it allows you to receive legal advice on a contractual arrangement. Mayor Young replied, I don't believe it does. I think we could go through the process of amending the agenda which we can do under certain circumstances. Somebody would have to guide me through that. If everybody on Council votes to amend the agenda, I think we could amend the agenda to place that in Executive Session, if you think it's necessary.

Attorney Cone added, then you can act on it after Executive Session.

Mayor Young then said, but first we have a motion on the floor. He then asked Councilman Bonds if he wanted to withdraw his motion. Attorney Cone then suggested, or you can lay it on the table until after Executive Session.

Mayor Young then entertained a motion to Lay this Agenda Item on the Table until after Executive Session to receive legal advice. Council Member Siegel so moved. There was no second received.

Council Member Bonds then said, I am just concerned about getting legal advice now in Executive Session, and then coming out and voting on something. You can do

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whatever you want to do with that, but I am going to object to amending our agenda.

Mayor Young then said, I think we would have to amend the agenda to do that and I had forgotten that if we were to have action on it, it would require 2/3 votes of Council. So, if we are going to take action on this, we would have to have a motion and a second and 2/3 votes of Council to amend the agenda. We don't usually amend our agendas.

Council Member Bridge then asked to make a comment. She said, I appreciate the concerns that Ms. Black has made, considering that this has been on the drawing board for a two-year period of time as discussed. And I know that the project is sitting on hold, and it's ready to be put into effect. I think we have gotten to the point where we have voiced these concerns and they have been valid on discussions about that. I think for the future of Walterboro, we do need to emphasize more and look more closely, and that point is well taken. But tonight, at this point, it's too critical with funding and so forth, not to go ahead and do the vote tonight.

Mayor Young then said to Attorney Cone, as the City Attorney, is there something in this agreement that Council needs to be made aware of that you just noticed at the last minute? Attorney Cone responded that he had tried to contact Mr. Duffie since before Christmas and as late as today, and apparently, he has not been in his office to answer a couple of questions. I can inform you of what they are, but since it's a contractual agreement, I would prefer to do that as legal advice.

Mayor Young then said, I hesitate to pass something when our attorney is sitting there and saying we need legal advice on it.

Council Member Bonds then said, Council can vote the motion down or do whatever it wants to do, but I don't think we need to take action on it until George talks to us and I am not comfortable amending the agenda. I don't think we need to amend the agenda on this.

Mayor then asked if there were any more debate on this item. He said, it is kind of late in the process. Mayor Young then said, I think we can amend the agenda if we got to receive legal advice before we vote on something. Attorney Siegel said, I agree with that. Mayor Young then said, then we could receive the legal advice and then come back out and act on it. We have no way of knowing if it's going to make a difference or not.

Council Member Syfrett said, I think it has been read and reread by a lot of attorneys a lot of times.

Attorney Cone then handed Council a marked up sheet showing his concerns. Mayor Young asked him to give Council a minute to look at this during the discussion period.

Mayor Young then said, if we pass this ordinance tonight, there will not be another vote on this. He also commented that all of this has been negotiated.

Council Member Bonds then asked, can we sit here and talk about this and whisper in Open Session. Mayor Young responded, I don't think so. I think we can look at part of the contract.

After a short period of time, the Mayor announced that we have a motion and a second to give Second Reading and Adoption to Ordinance # 2015-07. Is there any more discussion? Council Member Siegel then asked if he still had a motion to Lay it on the Table. He said, I thought I made that motion, but nobody seconded it. City

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Manager Molinari affirmed that is correct. Mayor Young then asked Council if there were a second to that motion. No second was made.

The Mayor then said, we will go back to the original motion (made by Council Member Bonds, seconded by Council Member Siegel) to adopt on Second Reading Ordinance # 2015-07, An Ordinance Authorizing the City of Walterboro to Join with the Walterboro-Colleton County Airport Commission and the County of Colleton in Approving a Commercial Ground Lease for Lowcountry Aviation Company, LLC (Project C). The Mayor then asked for a vote on this motion.

The motion passed with a vote of 4/2 with Mayor Young and Council Members Syfrett, Broderick and Bridge voting in favor. Council Members Bonds and Siegel opposed the motion for adoption. Council Member Lohr was absent and did not vote.

2. **Ordinance # 2016-11**, An Ordinance Authorizing the City of Walterboro to Join with Colleton County and the Walterboro-Colleton County Airport Commission to Convey by Quit Claim Deed unto Sealcraft Corporation, as the Grantee, All of Its Rights, Titles and Interests, Including but Not Limited to Any and All Reversionary Interest, in and to the Five (5.00) Acre, More or Less, Tract of Land, Situated in Colleton County, South Carolina, and Being Located in the Industrial Area at 418 Wellston Circle, Walterboro, South Carolina 29488, and Being Designated as Colleton County TMS Number 132-00-00-019, and Now Owned by Sealcraft Corporation, **Second Reading and Adoption.**

A motion was made by Council Member Syfrett giving Second Reading and Adoption to Ordinance # 2016-11; being: An Ordinance Authorizing the City of Walterboro to Join with Colleton County and the Walterboro-Colleton County Airport Commission to Convey by Quit Claim Deed unto Sealcraft Corporation, as the Grantee, All of Its Rights, Titles and Interests, Including but Not Limited to Any and All Reversionary Interest, in and to the Five (5.00) Acre, More or Less, Tract of Land, Situated in Colleton County, South Carolina, and Being Located in the Industrial Area at 418 Wellston Circle, Walterboro, South Carolina 29488, and Being Designated as Colleton County TMS Number 132-00-00-019, and Now Owned by Sealcraft Corporation.

Council Member Broderick seconded the motion that passed with all members voting in favor, except Council Member Lohr was absent and did not vote.

**NEW BUSINESS:**

1. **Ordinance # 2017-01**, An Ordinance to Amend the FY 2016-2017 City of Walterboro, South Carolina Budget Ordinance # 2016-04 to Provide for the Establishment of a New Position, Assistant City Manager, **First Reading.**

City Manager Molinari told Council that this proposed Ordinance # 2017-01 was to establish a new position of Assistant City Manager, under the City Manager budget. This proposed position would combine three functions into one position - Assistant City Manager, Planning Director and Economic Development Director. Some of the responsibilities of this position would be:

- To supervise the Planning and Codes Department
- Coordinate Economic Development activities for the City.
- Be the City's liaison for business development in the City.
- Provide staff support to the Planning Commission, Board of Zoning Appeals and Economic Development Commission.
- Serve as the City's annexation coordinator, and Special Projects Coordinator.
- Handle grants administration.

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-Be the Downtown Development Manager, and also assist the City Manager with budget and policy analysis.

Mr. Molinari pointed out that the Finance Director had attached to the ordinance an updated budget summary, which would show \$31,658 from the Planning and Codes Department being transferred to the City Manager's budget to fund the position.

A motion was made by Council Member Bridge giving First Reading Approval to Ordinance # 2017-01, being: An Ordinance to Amend the FY 2016-2017 City of Walterboro, South Carolina Budget Ordinance # 2016-04 to Provide for the Establishment of a New Position, Assistant City Manager. Council Member Siegel seconded the motion. The motion passed with all members voting in favor, except Council Member Lohr was absent and did not vote.

2. **Consideration of Bids Received for the Walterboro Wastewater Treatment Plant Biosolids Handling Improvements**

City Manager Molinari briefed Council on this agenda item. He told Council that the Utilities Department recently accepted bids to upgrade the Wastewater Treatment Plant. We received bids from four contractors. The bids received were as follows:

Wharton Smith, Inc. (Charlotte, NC)	\$3,644,000.00
BRW Construction Group, LLC (Savannah, GA)	\$3,857,000.00
M B Kahn Construction Co., Inc. (Columbia, SC)	\$3,898,898.00
State Utility Contractors, Inc. (Monroe, NC)	\$4,054,000.00

Mr. Molinari stated that the City's engineer, AECOM, had evaluated the construction experience of the bidders and recommends the lowest bidder, Wharton Smith, Inc. (Charlotte, NC) in the amount of \$3,644,000.00. He also stated that this project would be funded from a \$2,040,000 grant that the City received from EDA, a \$500,000 grant received from the South Carolina Rural Infrastructure Authority, and a Clean Water State Revolving Fund Loan in the amount of \$1,104,000, as you recall has a very favorable interest rate of 1.8%.

In summary, Mr. Molinari felt that the bids received were pretty competitive given the amount of construction activity that's happening statewide. He said, we have our Utilities Director, Wayne Crosby, here if you have any technical questions. City staff asks for Council's favorable consideration of this request.

A motion was made by Council Member Broderick, seconded by Council Member Bonds to accept the low bid as recommended from Wharton Smith, Inc. (Charlotte, NC) in the amount of \$3,644,000. The motion passed unanimously, except Council Member Lohr was absent and did not vote.

3. **Consideration of Task Order with AECOM to Provide Construction Observation Services for the Walterboro WWTP Biosolids Handling Upgrade for a Fee Not to Exceed \$96,000**

City Manager Molinari told Council that the City had received a task order from the City's Engineer, AECOM, for construction observation services in an amount not to exceed \$96,000 for the Wastewater Treatment Plant Upgrade Project. Mr. Molinari stated that the City has sufficient capacity in its Water Consumer Deposit account to fully fund the construction observation services. City staff asks for Council's favorable consideration.

A motion was then made by Council Member Siegel, seconded by Council Member Broderick, to approve the task order with AECOM to provide construction observation services for the WWTP Upgrade not to exceed \$96,000.00. The motion

**MINUTES/Page IX**

passed with all members voting in favor, except Council Member Lohr was absent and did not vote.

4. **Consideration of an Intergovernmental Agreement Regarding Building Inspection Services Between the City of Walterboro and Colleton County**

City Manager Molinari stated, as you are aware, the City is in the process of recruiting for a new City Building Official. In the interim, we have talked with Colleton County and they have agreed to provide building inspection services for the City. We have worked out a system to get that information to them and for them to conduct the inspections. Pursuant to a conversation I had with the County Administrator, we have agreed to compensate Colleton County in the amount of \$40.00 per hour to provide inspection and plan review services. We ask for Council's favorable consideration of this.

A motion was made by Council Member Bonds, seconded by Council Member Broderick to approve the intergovernmental agreement regarding building inspection services between the City of Walterboro and Colleton County. The motion passed with all members voting in favor, except Council Member Lohr was absent and did not vote.

5. **Notice of 2017 City Council Retreat, Location and Time**

Next, the City Manager announced that Walterboro City Council will conduct its Annual Strategic Planning Retreat beginning Friday, January 27, 2017 and running through Saturday, January 28, 2017 to be held at the Wampee Conference Center in Pinopolis, SC. No formal action will be taken at the retreat. Any action items will be brought back to a regular City Council meeting for Council's consideration.

6. **Consideration of Rescheduling the February 7, 2017 Regular City Council Meeting**

Mayor Young announced that he had asked that the City Manager put this on the agenda because he has a conflict on February 7, as President of the Municipal Association. He said, it would help me out if we could have that meeting on either the 14<sup>th</sup> or the 21<sup>st</sup> of February.

A brief discussion was held, after which Council agreed that February 21<sup>st</sup> was acceptable for everyone. A motion was then made by Council Member Syfrett to reschedule the February 7 regular City Council Meeting to February 21, 2017. Council Member Siegel seconded the motion that passed unanimously, except Council Member Lohr was absent and did not vote.

Mayor Young then said, just for information, the National League of Cities has set up a meeting with the Presidents of the State Leagues and the Executive Directors of the State Leagues to meet with some of the transition teams for the President, and also for some of our Congressmen. So, we will fly in on Wednesday and fly out on Thursday.

**COMMITTEE REPORTS:**

There were no Committee Reports given.

**CITY MANAGER'S REPORT:**

There was no City Manager's report given.

**EXECUTIVE SESSION:**

Walterboro City Council  
Public Hearing and Regular Meeting  
January 3, 2016

**MINUTES/Page X**

The Mayor then entertained a motion to enter into an Executive Session. Council Member Bridge so Moved and Council Member Broderick seconded the motion. All in favor. None opposed. Motion carried.

The Mayor announced that the meeting will convene into an Executive Session for a discussion of negotiations incident to proposed contractual arrangements - I-95 Business Loop Project Phase 1B Lighting and a personnel matter on Boards and Commissions Appointments.

Before entering into Executive Session, the Mayor announced that he will take a break and then convene into Executive Session.

After a short break the meeting entered into Executive Session.

At approximately 7:34 p.m., a motion was made by Council Member Bridge to exit Executive Session and return to Open Session. Council Member Broderick seconded the motion. All in favor. None opposed. Motion carried. Council Member Lohr was absent and did not vote.

The meeting returned to Open Session and a motion was made by Council Member Broderick, seconded by Council Member Syfrett, to appoint Greg Pryor to the Planning Commission, and Andrew McConnell and David Nay to the City Appearance Board. The motion passed with all members voting in favor, except Council Member Lohr was absent and did not vote.

There being no further business to consider, a motion to adjourn the meeting was made by Council Member Bonds, seconded by Council Member Broderick and passed unanimously. The meeting adjourned at 7:35 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

**ORDINANCE # 2017-01**

**AN ORDINANCE TO AMEND THE FY 2016-2017 CITY OF WALTERBORO, SOUTH CAROLINA BUDGET ORDINANCE # 2016-04 TO PROVIDE FOR THE ESTABLISHMENT OF A NEW POSITION, ASSISTANT CITY MANAGER.**

**WHEREAS**, the fiscal year 2016-2017 budget was adopted with the passage of Ordinance # 2016-04 on June 7, 2016; and

**WHEREAS**, the Mayor and City Council has determined that a need exists to amend said budget.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Walterboro, South Carolina, that the fiscal year 2016-2017 Budget shall be amended as follows:

1. Establishment of an Assistant City Manager position under the City Manager budget increasing General Fund expenditures by \$31,658 shall be authorized in the departmental line items specified on the attached table.
2. Elimination of the position of Director of Planning and Codes under the Planning Department, decreasing General Fund expenditures by \$31,658 shall be authorized in the departmental line items specified on the attached table.

With no amendment to the General Fund budget expenditures established for Fiscal Year 2016-2017.

**ADOPTED**, this 21<sup>st</sup> day of February, 2017.

---

William T. Young, Jr.  
Mayor

ATTEST:

---

Betty J. Hudson  
Municipal Clerk

First Reading: January 3, 2017  
Public Hearing: February 21, 2017  
Second Reading: February 21, 2017



**CITY OF WALTERBORO  
FY 2016-2017 BUDGET  
SUMMARY SHEET BY CATEGORY**

LINE ITEM	APPROVED FY 2016-2017 BUDGET	RECOMMENDED FY 2016-2017 BUDGET AMENDMENT	VARIANCE ORIGINAL VS AMENDED BUDGET
<b><u>REVENUE</u></b>			
<b>GENERAL FUND</b>	<b>\$ 6,747,362</b>	<b>\$ 6,747,362</b>	<b>\$ -</b>
<b><u>EXPENDITURES</u></b>			
<b>CITY COUNCIL</b>			
PERSONNEL	\$ 132,640	\$ 132,640	\$ -
OPERATING	\$ 41,300	\$ 41,300	\$ -
CAPITAL	\$ -	\$ -	\$ -
<b>SUBTOTAL</b>	<b>\$ 173,940</b>	<b>\$ 173,940</b>	<b>\$ -</b>
<b>CITY MANAGER</b>			
PERSONNEL	\$ 206,092	\$ 237,750	\$ 31,658
OPERATING	\$ 10,500	\$ 10,500	\$ -
CAPITAL	\$ -	\$ -	\$ -
<b>SUBTOTAL</b>	<b>\$ 216,592</b>	<b>\$ 248,250</b>	<b>\$ 31,658</b>
<b>FINANCE</b>			
PERSONNEL	\$ 181,603	\$ 181,603	\$ -
OPERATING	\$ 137,498	\$ 137,498	\$ -
CAPITAL	\$ 53,000	\$ 53,000	\$ -
<b>SUBTOTAL</b>	<b>\$ 372,101</b>	<b>\$ 372,101</b>	<b>\$ -</b>
<b>PUBLIC WORKS</b>			
PERSONNEL	\$ 498,187	\$ 498,187	\$ -
OPERATING	\$ 393,230	\$ 393,230	\$ -
CAPITAL	\$ -	\$ -	\$ -
<b>SUBTOTAL</b>	<b>\$ 891,417</b>	<b>\$ 891,417</b>	<b>\$ -</b>
<b>PLANNING &amp; CODES</b>			
PERSONNEL	\$ 235,528	\$ 203,870	\$ (31,658)
OPERATING	\$ 25,050	\$ 25,050	\$ -
CAPITAL	\$ -	\$ -	\$ -
<b>SUBTOTAL</b>	<b>\$ 260,578</b>	<b>\$ 228,920</b>	<b>\$ (31,658)</b>
<b>POLICE</b>			
PERSONNEL	\$ 2,091,476	\$ 2,091,476	\$ -
OPERATING	\$ 335,016	\$ 335,016	\$ -
CAPITAL	\$ -	\$ -	\$ -
<b>SUBTOTAL</b>	<b>\$ 2,426,492</b>	<b>\$ 2,426,492</b>	<b>\$ -</b>
<b>JUDICIAL</b>			
PERSONNEL	\$ 157,069	\$ 157,069	\$ -
OPERATING	\$ 37,914	\$ 37,914	\$ -
CAPITAL	\$ -	\$ -	\$ -
<b>SUBTOTAL</b>	<b>\$ 194,983</b>	<b>\$ 194,983</b>	<b>\$ -</b>

**CITY OF WALTERBORO  
FY 2016-2017 BUDGET  
SUMMARY SHEET BY CATEGORY**

LINE ITEM	APPROVED FY 2016-2017 BUDGET	RECOMMENDED FY 2016-2017 BUDGET AMENDMENT	VARIANCE ORIGINAL VS AMENDED BUDGET
<b>FIRE</b>			
PERSONNEL	\$ 924,619	\$ 924,619	\$ -
OPERATING	\$ 222,351	\$ 222,351	\$ -
CAPITAL	\$ -	\$ -	\$ -
<b>SUBTOTAL</b>	<b>\$ 1,146,970</b>	<b>\$ 1,146,970</b>	<b>\$ -</b>
<b>SANITATION</b>			
PERSONNEL	\$ -	\$ -	\$ -
OPERATING	\$ -	\$ -	\$ -
CAPITAL	\$ -	\$ -	\$ -
<b>SUBTOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>PARKS</b>			
PERSONNEL	\$ 308,666	\$ 308,666	\$ -
OPERATING	\$ 127,695	\$ 127,695	\$ -
CAPITAL	\$ -	\$ -	\$ -
<b>SUBTOTAL</b>	<b>\$ 436,361</b>	<b>\$ 436,361</b>	<b>\$ -</b>
<b>TOURISM</b>			
PERSONNEL	\$ 102,866	\$ 102,866	\$ -
OPERATING	\$ 36,500	\$ 36,500	\$ -
<b>SUBTOTAL</b>	<b>\$ 139,366</b>	<b>\$ 139,366</b>	<b>\$ -</b>
<b>NON DEPARTMENTAL</b>	<b>\$ 211,657</b>	<b>\$ 211,657</b>	<b>\$ -</b>
<b>RESERVE ACCOUNTS</b>	<b>\$ 276,905</b>	<b>\$ 276,905</b>	<b>\$ -</b>
<b>TOTAL ALL EXPENDITURES</b>	<b>\$ 6,747,362</b>	<b>\$ 6,747,362</b>	<b>\$ -</b>
<b>GENERAL FUND - FUND BALANCE</b>			<b>\$ -</b>
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**ORDINANCE # 2017-02**

**AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX AN AREA, KNOWN AS TMS # 146-00-00-158 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION.**

**WHEREAS**, Title 5, Chapter 3, Section 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended, provide for the annexation of any area or property which is contiguous to a city or town by filing a petition with the municipal governing body which is signed by one-hundred (100%) of the owners owning at least one-hundred percent (100%) of the assessed valuation of the real property in the area requesting annexation; and

**WHEREAS**, one-hundred percent (100%) of the freeholders owning one-hundred percent (100%) of the assessed valuation of the real property in the area hereafter delineated and described, have filed a petition with the City Council of Walterboro, South Carolina, requesting that such property be annexed into the City of Walterboro, South Carolina. Such property is contiguous to the current City limits of the City of Walterboro, and is described as follows:

TMS # 146-00-00-158

To include any road, waterway, easement, railroad track, marshland or utility line that intervenes between these properties and the municipal limits of Walterboro.

The owner of said property has requested that the property be annexed into the City of Walterboro. All applicable City services will be provided immediately upon annexation. This is undeveloped property.

**WHEREAS**, the property is a closed parcel of land in Colleton County, South Carolina, consisting of 4 acres, more or less, for the purpose of annexation into the City of Walterboro. The area is more fully shown on a plat entitled "146-00-00-158.000," as prepared by the City Manager.

**NOW, THEREFORE, BE IT ORDAINED** and ordered by the Mayor and City Council of the City of Walterboro, South Carolina, in Council duly assembled, that all real property as hereinafter delineated and described are hereby annexed into the City of Walterboro, South Carolina, a South Carolina municipal corporation, pursuant to Title 5, Section 3, Section 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended, and a zoning district classification of Resource Conservation District (RCD) be applied thereto immediately upon adoption.

**ADOPTED**, this \_\_\_\_\_ day of March, 2017.

\_\_\_\_\_  
William T. Young, Jr.  
Mayor

ATTEST:

\_\_\_\_\_  
Betty J. Hudson  
City Clerk

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_

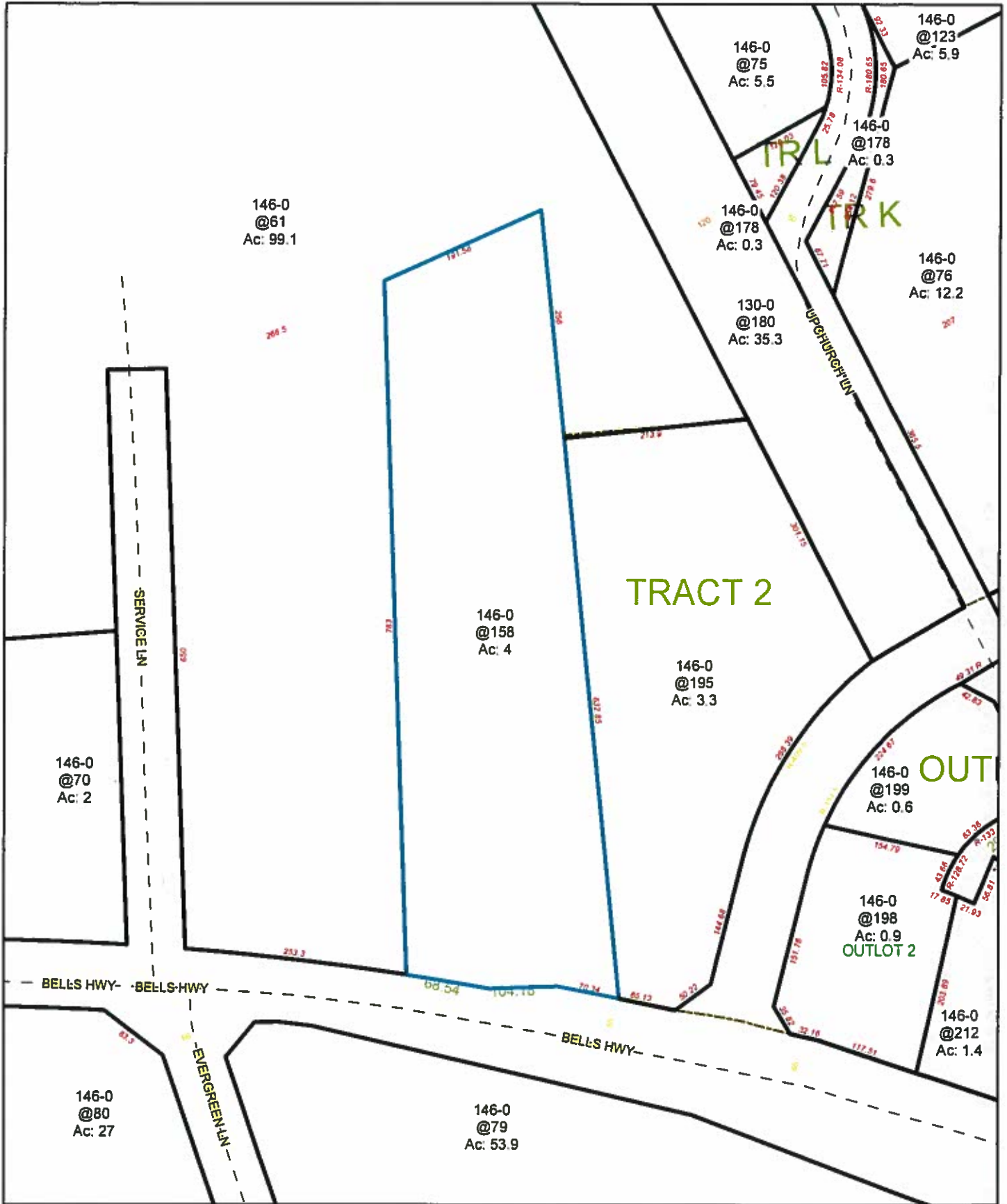
Date: January 13, 2017

PETITION

WE, THE UNDERSIGNED FREEHOLDERS AS DEFINED BY TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, CONSTITUTING THE FREEHOLDERS OF REAL PROPERTY IDENTIFIED AS TMS NUMBER 146-00-00-158, TRACT SC 64 & I-95 MAPPLATB 16 MAPPLATP 131, TO INCLUDE ANY ROAD, WATERWAY, EASEMENT, RAILROAD TRACK, MARSHLAND OR UTILITY LINE THAT INTERVENES BETWEEN THIS PROPERTY AND THE MUNICIPAL LIMITS OF THE CITY OF WALTERBORO, HEREBY PETITION THE MAYOR AND CITY COUNCIL OF THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION, FOR ANNEXATION OF THE AFOREMENTIONED PROPERTY INTO THE CITY OF WALTERBORO PURSUANT TO THE PROVISIONS OF TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED.

A MAP SHOWING THE PROPERTY AS OWNED BY THE PROPERTY OWNERS OF TMS NUMBER 146-00-00-158 IS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

✓ Joe Ben Butler 2-14-17  
Joe Ben Butler Street Address, City Date



146-00-00-158.000

1 inch = 150 feet



Colleton County Technology Dpt  
 31 Klein Street, Rm. 111  
 Walterboro, SC 29488  
 (843) 782-4282  
 technology@colletoncounty.org

Date: Monday, January 09, 2017



DISCLAIMER: County GIS data is made available to the public as a service of the Colleton County Technology Department. This information is intended for general reference purposes only. Colleton County does not assume any liability for damage arising from errors, omissions or use of this information. This information is offered to the public AS IS WITHOUT WARRANTY OF ANY KIND.



**MEMORANDUM**

**To:** Jeffrey P. Molinari  
City Manager

**From:** Amy J. Risher  
Finance Director

**Date:** February 9, 2017

**Subject:** Consideration of lease purchase proposals  
2017 E-One Fire Pumper Truck w/equipment

We have solicited seven (7) local financial institutions and have received four (4) proposals for the financing of one 2017 E-One Fire Pumper Truck w/equipment (\$372,759.89) on January 10, 2017.

The following is a tabulation of the proposals:

<u>Financial Institution</u>	<u>Term</u>	<u>Rate</u>	<u>Fees</u>
South State Bank	5 years	1.79% APR	NO
BB&T	5 years	1.97% APR	NO
Community First National Bank (Bank of Wboro)	5 years	2.35% APR	\$250.00
Heritage Trust	5 years	2.95% APR	\$931.90

South State Bank has offered the lowest interest rate on the lease purchase financing of the E-One Fire Pumper Truck w/equipment.



February 8, 2017

City of Walterboro  
Amy Risher, Finance Director  
248 Hampton Street  
Walterboro, South Carolina 29488

Re: LP 2017 E-One Fire Pumper truck w/ equipment

Dear Mrs. Risher;

Please accept this letter as South State Bank's bid on the referenced lease purchase request for proposal.

- The interest rate offered by the bank is: 1.79%.
- There will be no administrative, issue or legal fees charged to the City.
- South State Bank will hold and manage a no fee escrow account. Funds from the account will be disbursed directly to the vender by certified check as soon as the invoice is received from the City.
- Enclosed please find copies of South State Bank's standard Escrow Agreement and Lease Purchase Agreement.

As always, if you have any questions or concerns with regard to this or any other banking matter please do not hesitate to contact me at (w) 843.549.8231 or (c) 843.599.2223. I thank you now for your consideration of South State Bank's bid.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lee T. Petrolawicz', written over a blue horizontal line.

Lee T. Petrolawicz  
Senior Vice President  
& City Executive



P.O. Box 714  
Columbia, S.C. 29202  
(803) 251-1328  
Fax (803) 251-1329

February 8, 2017

Amy J. Risher  
Finance Director  
City of Walterboro  
248 Hampton Street  
Walterboro, SC 29488

Dear Ms. Risher:

Branch Banking and Trust Company ("BB&T") is pleased to offer this proposal for the financing requested by City of Walterboro ("City").

- (1) **Project:** Pumper Truck & Related Equipment Lease Purchase
- (2) **Amount To Be Financed:** \$372,759.89
- (3) **Interest Rates, Financing Terms and Corresponding Payments:**

<u>Term</u>	<u>Rate</u>
5 Years	1.97%

Principal and interest payments shall be monthly in arrears, as requested.

The interest rate stated above is valid for a closing not later than March 25, 2017. Closing of the financing is contingent upon completing documentation acceptable to BB&T and upon the condition of the property being acceptable to BB&T. If needed, the proceeds will be deposited in a Project Fund Account with BB&T Governmental Finance at the time of closing.

All applicable taxes, permits, costs of lawyers for the City and any other costs shall be the City's responsibility and separately payable by the City. The financing documents shall allow prepayment of the principal balance in whole at any time without penalty.

The stated interest rate assumes that the City expects to borrow no more than \$10,000,000 in calendar year 2017 and that the financing shall qualify as qualified tax-exempt financing under the Internal Revenue Code. BB&T reserves the right to terminate its interest in this bid or to negotiate a mutually acceptable rate if the financing is not qualified tax-exempt financing.

- (4) **Financing Documents:**

BB&T proposes to use its standard form financing contracts and related documents for this installment financing. We shall provide a sample of those documents to you should BB&T be the successful proposer. This financing shall be secured by a first lien security interest in all personal property acquired with proceeds.

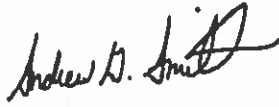


BB&T shall have the right to cancel this offer by notifying the City of its election to do so (whether or not this offer has previously been accepted by the City) if at any time prior to the closing there is a material adverse change in the City's financial condition, if we discover adverse circumstances of which we are currently unaware, if we are unable to agree on acceptable documentation with the City or if there is a change in law (or proposed change in law) that changes the economic effect of this financing to BB&T.

Please call me at 803-251-1328 with your questions and comments. We look forward to hearing from you.

Sincerely,

BRANCH BANKING AND TRUST COMPANY

A handwritten signature in black ink, appearing to read "Andrew G. Smith". The signature is fluid and cursive, with a large initial "A" and "S".

Andrew G. Smith  
Senior Vice President

Enclosure(s)



City of Walterboro  
Attn: Amy Risher, Finance Director  
248 Hampton Street  
Walterboro, SC 29488

February 8, 2017

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**RE: Financing for E-One Pumper Truck**

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Dear Amy,

Thank you for the opportunity to submit a proposal for City of Walterboro, SC. Per your request, we have attached our finance proposals and sample financing contract for your review. We have included both an annual and monthly payment option.

As part of our submittal response:

- There are no additional documentation, closing or origination fees associated with our proposal at lease commencement or maturity.
- Early payoffs are available throughout the lease term, and would follow the attached amortization schedules. With each payment date, the corresponding payment would be due along with the Purchase Option Price (found on the same row).
- We would hold the escrow account, if needed, and there would be a one time set up fee of \$250, which we would take from the earnings of the account so as to eliminate any additional fees back to the City.

We are partnering with the Bank of Walterboro in an effort to keep the funds for this lease – local. If you have any questions, please let us know. Thank you for the opportunity.

Regards,

Blake J. Kaus  
Vice President and Director of Leasing



Phone: 888.777.7850  
Fax: 888.777.7875  
Cell: 785.313.3154  
215 S. Seth Child Road  
Manhattan, KS 66502  
[www.clpusa.net](http://www.clpusa.net)

February 8, 2017

Customer Name: Walterboro, SC  
Amy Risher, Finance Director

Equipment: One 2017 E-One Pumper Truck  
Sales Representative: TBD  
Delivery: Estimated March 2017

Community Leasing Partners, a Division of *Community First National Bank*, is pleased to present the following financing options for your review and consideration.

**Option 1**

Total Cost:	\$ 372,759.89	Payment Frequency:	Monthly
Down Payment:	\$ -	First Payment:	One month from closing
Trade In:	\$ -		
Amount Financed:	<u>\$ 372,759.89</u>		
Term in Years:	5		
Payment:	\$6,590.88		
Factor:	0.017681		
Interest Rate:	2.35%		

**Option 2**

Total Cost:	\$ 372,759.89	Payment Frequency:	Annual
Down Payment:	\$ -	First Payment:	One year from closing
Trade In:	\$ -		
Amount Financed:	<u>\$ 372,759.89</u>		
Term in Years:	5		
Payment:	\$79,889.26		
Factor:	0.214318		
Interest Rate:	2.35%		

- **THERE ARE NO DOCUMENTATION OR CLOSING FEES ASSOCIATED WITH THIS PROPOSAL.**
- Fixed interest rate for the terms provided unless otherwise stated.
- This financing is to be executed within 30 days of the date of the proposal or Lessor reserves the right to adjust the interest rate. The proposal is subject to credit review and approval and mutually acceptable documentation.
- This proposal has been prepared assuming the lessee is bank qualified and that the proposed lease qualifies for Federal Income Tax Exempt Status for the Lessor under Section 103 of the IRS Code.

**Thank you** for allowing Community Leasing Partners the opportunity to provide this proposal. If you have any questions regarding the options presented, need additional options, or would like to proceed with a financing, please contact me at 1-888-777-7850.

Respectively,

Blake J. Kaus  
Vice President & Director of Leasing  
[blakekaus@clpusa.net](mailto:blakekaus@clpusa.net)



## TERM SHEET-FOR DISCUSSION PURPOSES ONLY

January 27, 2017

Ms. Amy Risher  
Finance Director  
City of Walterboro  
248 Hampton Street  
Walterboro, SC 29488

Dear Ms. Risher:

Heritage Trust Federal Credit Union, hereafter "Credit Union", appreciates the opportunity to provide this term sheet in response to your request for a proposal for financing. This term sheet is presented to provide the terms and conditions generally offered with loans similar to the request you have made. This term sheet is for discussion only and is not a commitment to lend. A commitment can only be issued when the credit union has completed its review and analysis of all information necessary for underwriting and analysis. Our suggested terms and conditions are as follow:

**Borrower:** City of Walterboro, SC.

**Guarantor(s):** N/A

**Loan Purpose:** To purchase a 2017 Pumper Fire Truck

**Loan Amount:** \$372,759.89.

**Loan Facility:** Term Loan

**Loan Term:** A 5 year fully amortizing loan with monthly payments of principal and interest.

**Loan Rate:** 2.95% fixed for five years.

Interest rates are based on market conditions as of January 27, 2017 and are subject to change between now and a commitment or subsequent loan closing based on changes in the market.

**Loan Fee:** Origination Fee will not exceed .25% of the loan amount.



**Collateral:** 1<sup>st</sup> and only lien of the vehicle being financed.

**Insurance:** Borrower will be required to maintain hazard insurance on the collateral naming Credit Union as lienholder.

**Financials:** Borrower will be required to provide Credit Union with its financial statements on an annual basis.

**Please be advised this term sheet DOES NOT CONSTITUTE A LOAN COMMITMENT OR LOAN APPROVAL. It is provided for discussion purpose only and should not be construed, either explicitly or implicitly, as a commitment to lend. The term sheet outlines general terms and conditions upon which Credit Union may offer should your loan request meet our underwriting guidelines and be approved by our Loan Committee after receipt of all required information and completion of our due diligence. If approved, Credit Union will provide a formal commitment letter outlining all approved terms and conditions for the loan. Borrower should take no action, make any commitment, fund or pay any expense, based on the contents of this Term Sheet.**

Sincerely,

Heritage Trust Federal Credit Union

A handwritten signature in blue ink, appearing to read "A. King", is written over a horizontal line.

By:

A handwritten signature in blue ink, appearing to read "Member Relationship Manager", is written over a horizontal line.

Its:

**CITY OF WALTERBORO**  
**PARADE/PROCESSION PERMIT REQUEST**

(PLEASE PRINT INFORMATION REQUESTED)

Application Date: 2/6/17

1. Person submitting application: Holly Mandell  
Address: 115 Camellia Dr Wboro  
Telephone: 599 2254
  
2. Name of Organization: March of Dimes (March for Babies)  
Chairperson/President: Laura Tregner  
Address: 1064 Gardener Rd Chas SC  
Telephone: 843 614-3358
  
3. Parade Chairman: Cliff Warren  
Address: 213 Jeffrey Blvd  
Telephone: 843 782 4510
  
4. Date/Time of Parade: 4/8/17 @ 9 AM
  
5. Parade Route requested (Attach Sketch) See attached
  
6. Number of Vehicles/Floats: 0 Number of Animals: 0
  
7. Portion (width) of street parade will occupy: 1 lane (1/2 road)
  
8. Additional Information (Upon Request): See attached

  
\_\_\_\_\_  
Signature/Parade Chairman

  
\_\_\_\_\_  
Signature/Organization Chairperson

\_\_\_\_ Approval

\_\_\_\_ Disapproval

\_\_\_\_\_  
Police Chief

\_\_\_\_\_  
City Manager

**NOTE: >>> Call Police Chief (782-1032) to confirm Parade/Procession Route three days prior to parade.**

**March for Babies**  
**Saturday April 8<sup>th</sup>, 9AM**  
**Start & Finish at the Colleton County Museum & Farmer's Market**

Route (see attached map):

From museum parking lot-

RIGHT on Neyle St

LEFT on E. Washington St

RIGHT on Hampton St

RIGHT on Jefferies Blvd

LEFT on W. Washington St

LEFT on Dowling Ave

RIGHT on DeTreville Rd

(Walterboro Wildlife Sanctuary via DeTreville entrance)

RIGHT onto trail toward W. Washington St

RIGHT on W. Washington St (cross Jefferies to E. Washington St)

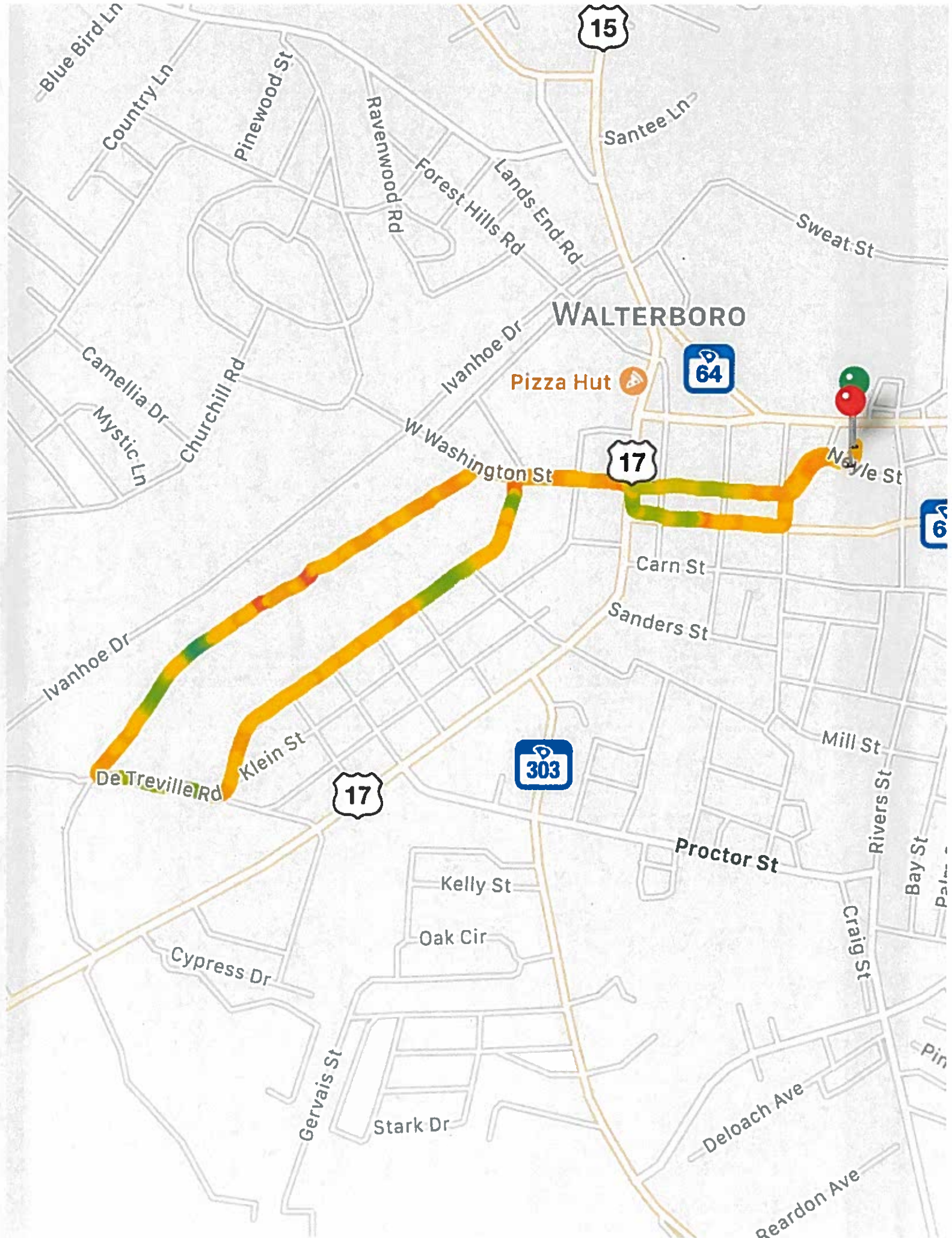
Continue down E. Washington St (Main ST)

LEFT onto E. Washington St

RIGHT on Neyle St

END at CCMFM

Distance 3.1 miles



15

WALTERBORO

Pizza Hut

64

17

Noyle St

303

17

DeTreville Rd

Klein St

Mill St

Proctor St

Kelly St

Oak Cir

Cypress Dr

Gervais St

Stark Dr

Deloach Ave

Reardon Ave



Sign up at [marchforbabies.org](http://marchforbabies.org)



Women's and  
Children's Services  
Amazing Together

Regional  
sponsor



# Walterboro March for Babies

## Saturday, April 8, 2017

### Colleton Farmers Market

### 8:30 am Registration

### 9:00 am Walk



## Colleton County Rice Festival

403 E. Washington Street, Suite A

Walterboro, SC 29488

Website: [www.ricefestival.org](http://www.ricefestival.org) E-mail: [ricefestival@lowcountry.com](mailto:ricefestival@lowcountry.com)

(843)-549-1079 / (843)-549-5232 Fax

January 6, 2017

City of Walterboro  
Mayor and City Council  
P. O. Box 709  
Walterboro, SC 29488

Attention: City Officials

We are preparing for the 2017 Colleton County Rice Festival: a Celebration of History and Art, and request to be put on the City Council agenda for Tuesday, February 7, 2017. We wish to inform you of the proposed activities for April 28<sup>th</sup> and 29<sup>th</sup>, 2017. We would also like to request endorsement of the 2017 Rice Festival; as well as approval of the following:

1. The waiving of business license requirements for all sanctioned activities.
2. We request the closing of the City Parking Lot for Festival use.
3. The closing of Hampton Street from Jeffries Blvd. to the Memorial Avenue intersection. Also, we request the closing of Walter Street and Lucas Street from Lucas Alley to Hampton Street. These should be closed on Thursday evening until 9:30 am Sunday the 30<sup>th</sup>.  
We ask that you close Washington Street from Dowling Avenue, stopping at Ivanhoe Road, close Ireland Creek Drive from the corner of Ireland Creek Drive and Dowling Avenue to Washington Street from 2 p.m. Friday night for the Fireworks.  
In addition, we ask that you close Washington Street from Jeffries Blvd. down Hargo Hill, stopping at Dowling Avenue, from Friday night after the Fireworks until Saturday 10:00 a.m. for the Rice Run.
4. We request that you give the Rice Festival exclusive rights to control events related to all Rice Festival activities.
5. We request the closing of E. Washington Street at 7:45 – 8 a.m. Saturday, April 29<sup>th</sup> from Memorial to Jeffries Blvd. The Rice Run will originate at the City Parking Lot due to the location of the festival and vendors.
6. We request the use of golf cart (s) by Rice Festival Committee members during the event.

The 42<sup>nd</sup> annual Colleton County Rice Festival features all proposed activities in the Rice Festival on our website, [www.ricefestival.org](http://www.ricefestival.org). A poster of the event schedule will be distributed throughout the State to promote our City, County and Festival.

As always, the Rice Festival involves many City of Walterboro residents in the planning of events, in order to make the celebration safe and fun filled for the entire family. With this in mind, we would like to present this letter to Council, in order to obtain the necessary waivers, permits, street closures and etc. needed to make a successful weekend for the community.

As in the past, we look forward to the city's gracious and generous cooperation.

Regards,

A handwritten signature in black ink, appearing to read "Jimmy Trippe". The signature is fluid and cursive, with a large initial "J" and a long, sweeping tail.

Jimmy ( Bubba) Trippe, Chairman  
Colleton County Rice Festival

JT/cfb

cc:

Mayor Bill Young

Bobby Bonds

Tom Lohr

Paul Seigel

James Broderick

Judy Bridge

Jimmy Syfrett

**CITY OF WALTERBORO  
PARADE/PROCESSION PERMIT REQUEST**

(PLEASE PRINT INFORMATION REQUESTED)

Application Date: 01-04-2017

1. Person submitting application: Bubba Trippe  
Address: 403 E. Washington St. Suite A, Walterboro, SC 29488  
Telephone: 843-893-7058
  
2. Name of Organization: Colleton County Rice Festival  
Chairperson/President: Bubba Trippe  
Address: 403 E. Washington St. Suite A, Walterboro, SC 29488  
Telephone: 843-549-1079
  
3. Parade Chairman: Jody Mc Millan  
Address: 716 Wood Road, Green Pond, SC 29446  
Telephone: 843-908-1553
  
4. Date/Time of Parade: Sat, April 29, 2017 11AM
  
5. Parade Route requested (Attach Sketch) Starts at Live Oak Cemetery, S. Jefferies Blvd. traveling north on N. Jefferies, turn left at Rizer Chevrolet & disperse in Ivanhoe Shopping Center
  
6. Number of Vehicles/Floats: 60 appx Number of Animals: 10 appx.
  
7. Portion (width) of street parade will occupy: Entire Street
  
8. Additional Information (Upon Request): Street in front of Live Oak Cemetery to be closed at 10 AM for line up & other streets to be closed TBD by Police Dept.

Jody Mc Millan  
Signature/Parade Chairman

[Signature]  
Signature/Organization Chairperson

[Signature] Approval      \_\_\_\_\_ Disapproval

[Signature]  
Police Chief

\_\_\_\_\_  
City Manager

**NOTE : >>> Call Police Chief (782-1032) to confirm Parade/Procession Route three days prior to parade.**

## Jeff Molinari

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**From:** Amy Risher <arisher@walterborosc.org>  
**Sent:** Thursday, February 16, 2017 3:36 PM  
**To:** 'Jeff Molinari'  
**Subject:** FW: Atax Committee

**From:** Susan McConnell [<mailto:susanlmccconnell@yahoo.com>]  
**Sent:** Thursday, February 16, 2017 2:19 PM  
**To:** Amy Risher <arisher@walterborosc.org>  
**Subject:** Re: Atax Committee

Amy,

I am so sorry I have not sent this to you before now.

Please accept this as my resignation from the A Tax board effective October 20, 2016. It has been a pleasure to serve my community for so many years.

Most sincerely,  
Susan McConnell

Sent from Yahoo Mail on Android