

**MINUTES**

A Special Called Meeting of Walterboro City Council was held at City Hall on Tuesday, May 17, 2017 at 6:00 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 and Attorney Reaves McLeod were also present. There were approximately 9 persons present in the audience.

There being a quorum present, Mayor Young called the meeting to order and welcomed everyone to the meeting. Council Member Syfrett, in recognition of National Police Week, stated that he wanted to remember the three Walterboro Police Officers who died in the line of duty. The first one was Officer Marion Nettles, Sr., who was stabbed by a suspect that he had arrested in 1949. The second one was Officer Frank Knapp, who responded to a call in Forest Hills in 1968, and the police car he was riding in hit a train on Washington Street. The final one was Officer William Ireland, III, who died in an automobile accident during a chase in 1978. Council Member Syfrett then gave the invocation and Council Member Broderick led the pledge of allegiance to our flag.

**PUBLIC INPUT ON AGENDA ITEMS:**

No public comments or questions were received.

**OLD BUSINESS:**

There was no Old Business before Council.

**NEW BUSINESS:**

1. Ordinance # 2016-04, An Ordinance Adopting the City General Fund Budget for Fiscal Year 2016-2017 and Matters Relating Thereto, First Reading.

A motion was made by Council Member Lohr giving First Reading Approval to Ordinance # 2016-04, being: An Ordinance Adopting the City General Fund Budget for Fiscal Year 2016-2017 and Matters Relating Thereto. Council Member Broderick seconded the motion.

Mayor Young then asked Council Member Lohr, Budget Chairman, if he wanted to make any comments on the budget before Council voted on the matter.

Council Member Lohr then gave the following details of the proposed 2016-2017 budget:

- 1) \$10,765,358 total City budget.
- 2) \$6,743,207 General Fund budget.
- 2) There is no property tax increase, no business license increase, and no water or sewer increases.
- 3) Health insurance premiums are anticipated to go down 4.9%. We will be shifting the Sanitation Department to the Enterprise Fund. A lot of that has to do with employees' salaries, who have some real direct contact with the Enterprise Fund.
- 4) There is a proposed 1.5% cost of living adjustment for City employees.

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Council Member Lohr then gave a brief summary of the budgets for the following City departments:

**Mayor and City Council:** Status quo.

**City Manager:** Status quo.

**Finance:** There will be some renovations made at 300 Hampton Street.

**Public Works:** Status quo.

**Planning and Codes:** Status quo.

**Police Department:** Status quo.

**Judicial Department:** We will upgrade one part time clerk/cashier to full time.

**Fire Department:** We will purchase a Fire Pumper with equipment.

**Sanitation Department:** Status quo.

**Parks Department:** We will purchase new plaques and brick bases for the five renovated parks and tennis facilities.

**Tourism Department:** Status quo.

**Water Department:** We will purchase new radio read meters.

**Utilities Support Department:** Secure a Clean Water State Revolving Fund Loan to finance improvements to the Wastewater Treatment Plan

**Sewer and Sewer Support Departments:** Status quo.

Councilman Lohr stated that the proposed new budget is a good budget and would not have any negative effect on the taxpayers.

The Mayor then asked if there were any questions on the motion? Council Member Bonds then asked the City Manager to explain where the money would come from to purchase a new fire pumper. Mr. Molinari responded that the monies would come from the General Fund. The estimated cost of that piece of apparatus is \$380,000, and we are going to be looking at financing that over a five-year term. Interest rates are still very favorable and the lead time on that pumper will probably be about 10 months. The impact will really be seen in subsequent budget years. As I had talked about during the budget process, that our Fire Chief Wayne Lake has been very aggressive in pursuing grant sources to try and defray the cost of that pumper.

The motion then passed with all members voting in favor.

2. **Ordinance # 2016-05, An Ordinance Adopting the City Enterprise Budget for Fiscal Year 2016-2017 and Matters Relating Thereto, First Reading.**

Council Member Siegel made a motion giving First Reading Approval to Ordinance # 2016-05, An Ordinance Adopting the City Enterprise Budget for Fiscal Year

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2016-2017 and Matters Relating Thereto. Council Member Bonds seconded the motion that passed unanimously.

3. Resolution # 2016-R-05, A Resolution Approving the Inclusion of a Multi-County Business Park for Project Deck Inside the City Limits of the City of Walterboro.

City Manager Molinari reminded Council that both the City and County have been working on Project Deck for some time, and as publicized for the last couple of weeks, we will have a new industry, J & L Wire, who is going to be occupying the old printing press building on Mable T. Willis Boulevard. As part of the incentive package that the County put together for J & L Wire, they included the project as part of their multi-county park. The County currently has a multi-county park agreement with Hampton County. What that allows the County to do is that it gives them some additional tools, incentive wise. One of the things that it does is that the multi-county park is exempt from property taxes. It's really a matter of terminology, instead of a property tax, they pay a fee. Also, if you are included in a multi-county park, the industry receives an additional \$1,000 per job tax credit from the state. So, the initial investment that J & L Wire is looking at is \$1.3 million and 24 jobs. That will enable them to receive an annual \$24,000 tax credit from the state. Because this is located within our City limits, state law requires that the governing body must consent to it being within our boundaries. So, that is why the resolution is before you this evening.

A motion was made by Council Member Bridge to adopt Resolution # 2016-R-05, a resolution approving the inclusion of a multi-county business park for Project Deck inside the City limits. Council Member Broderick seconded the motion. In discussing the motion, Council Member Bonds asked the City Manager how does this affect, if at all, the zoning and moving forward, having this entire property now designated as a multi-county business park. City Manager Molinari responded that this is totally separate. One does not have an impact on the other. When we rezoned that property a couple of months ago, what that did is that it made the future use of that property a permitted use. So, through its inclusion in the multi-county business designation, it has no impact on the zoning. We have already taken care of that with the rezoning, in that the manufacturing process that is going to take place there is a permitted use, pursuant to our Unified Development Ordinance.

The Mayor asked if the Deck property would be the only property that will be included in that multi-county business park? Mr. Molinari responded affirmatively.

Mayor Young asked the City Manager to provide clarification on the distribution of the pro-rata payments to all tax amenities. He said, I assume that means that they will pay the City also? City Manager Molinari responded that the County and J & L Wire have an agreement for a special source revenue credit. What they are going to do is a portion of what they would have been paying in county taxes, will actually be credited to them. So, instead of paying that tax, they will use that money to invest into the facility. So, I believe that money is going to go toward equipment and improvements to that building.

The Mayor then asked where is the fee that comes back to the City and the County in lieu of taxes? City Manager Molinari responded that a portion of it goes back into the business. From my understanding of it in speaking with the County Administrator, a portion of the county millage will be credited back to J & L Wire. From the City's perspective, we will get our 88 mills.

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Attorney Cone then asked didn't this say pro-rata? The City Manager responded that this is pro-rata based on the different entities involved. You have the City, the county, and the School District. Attorney Cone then asked if the payments would be in two different forms? Mr. Molinari responded, that's correct. Attorney Cone then asked if the City will get a prorated payment. City Manager Molinari stated that there is the tax on the real property and then there is tax on the personal property, the equipment, the investment that J & L Wire is making.

Council Member Bonds then pointed out that when the City rezoned this property, we rezoned not only the press printing property, we also rezoned the county property. So, the county property is where they have their storage and fire facilities, etc. that has been rezoned also as industrial. So, is that property not included in the multi district park. Mr. Molinari responded, that is correct. Mr. Bonds said, and they (the county) could not include that property in the park if they wanted to? Mr. Molinari explained that the only way that property could become part of that park is if those 15 or so acres owned by the county are completely re-purposed. If they were to relocate the Fire Station there, if they were to relocate their Public Works facilities and it was to be used for some type of industrial site, but no, it's strictly the 4.7 acres where the J and L Wire Company would be located.

Council Member Bonds then asked, if the county were to do that, would we have a say so as to whether or not that property becomes part of the multi county park? City Manager Molinari responded, we would have to give our consent, because they would be expanding the boundaries of the multi county park and it is within our jurisdiction. So, we would have to consent to that before they would be able to do that. I don't know if that would happen, but theoretically, if the properties were to be re-purposed for some type of industrial development, they would have to go back before the City to get permission to include it in the park.

The motion to approve Resolution # 2016-R-05 then passed with all members voting in favor of the motion. A copy of said Resolution is attached as part of these minutes.

**COMMITTEE REPORTS:**

There were no Committee Reports given.

**EXECUTIVE SESSION:**

The Mayor then entertained a motion to go into an Executive Session. A motion to enter an Executive Session was then made by Council Member Bonds, seconded by Council Member Broderick, and passed with all members voting in favor. The Mayor announced that the meeting will enter an Executive Session for:

- 1) Receipt of legal advice on the I-95 Business Loop Project, Phase IC and 1D.
- 2) The provision of services encouraging location or expansion of industries - Colleton County Commerce Center.
- 3) Discussion of negotiations incident to proposed contractual arrangements -Walterboro Wildlife Sanctuary Discovery Center.

The meeting then entered into an Executive Session. At approximately 7:28 p.m., a motion was made by Council Member Bridge to exit Executive Session and

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return to Open Session. Council Member Lohr seconded the motion. All in favor. None opposed. Motion carried.

The meeting returned to Open Session and no action was taken as a result of the Executive Session.

There being no further business to consider, a motion to adjourn the meeting was made by Council Member Siegel, seconded by Council Member Lohr and passed unanimously. The meeting adjourned at 7:28 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

**APPROVED: July 12, 2016**