

## **MINUTES**

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

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

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

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

### **PUBLIC INPUT ON AGENDA ITEMS:**

There were no public comments or questions on agenda items.

### **APPROVAL OF MINUTES:**

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

### **OLD BUSINESS:**

There was no Old Business before Council.

### **NEW BUSINESS:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**COMMITTEE REPORTS:**

There were no Committee Reports given.

**CITY MANAGER'S REPORT:**

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

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

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

**EXECUTIVE SESSION:**

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

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

The meeting then entered into an Executive Session.

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

The meeting returned to Open Session and a motion was then made by Council Member Syfrett authorizing the City Manager to negotiate a lighting agreement with SCE&G for Phase 1C and 1D of the Loop Project for an amount no greater than \$43,410 in up front costs. Council Member Siegel seconded the motion. All in favor. None opposed. Motion carried.

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

Respectfully,

Betty J. Hudson  
City Clerk

**APPROVED: January 12, 2016**