

MINUTES

A Public Hearing and Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, February 26, 2013 at 6:15 P.M., with Mayor Bill Young presiding.

PRESENT WERE: Mayor Bill Young, Council Members: Paul Siegel, Dwayne Buckner, Charles Lucas, Randy Peters, Tom Lohr and Bobby Bonds. City Manager Jeff Lord, City Clerk Betty Hudson and City Attorney George Cone were also present. There were approximately 12 persons present in the audience.

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

Next, the Mayor congratulated former Mayor Charlie Sweat for the good work being done at the cemetery.

PUBLIC INPUT ON AGENDA ITEMS:

No public comments were made on agenda items.

PUBLIC HEARING:

Ms. Michelle Knight of Lowcountry Council of Governments then opened the CDBG Needs Assessment Hearing.

Ms. Knight stated that each year the City is required, in order to participate in the state Community Development Block Grant Program to hold a public hearing at the beginning of the process to determine the needs and priorities of the City that's coming in, and that's what the public hearing is about tonight. Ms. Knight explained that she would give information about the program, accept any public comments or discussion and then at Council's next meeting, it can rank the City's priorities.

Ms. Knight then gave the following highlights of the CDBG program.

1. For 2013, South Carolina has been allotted approximately \$16.5 million in CDBG funds. Of this money, set asides will be made to two major programs and then four smaller set asides.

A. Community Development - 1st Major Program - \$13,429,001

-Community Infrastructure	\$6,242,001
-Community Enrichment	\$1,500,000
-Village Renaissance	\$5,250,000
-"Ready to Go" Public Facilities	\$500,000

B. Business Development - 2nd Major Program - \$ 2,000,000

-Regional Planning Program	\$500,000
-State Technical Assistance (1%)	\$180,741
-State Administration (2% of Allocations + \$100,000)	\$461,481

Ms. Knight stated that the remainder of the \$16.5 million is utilized for regional planning grants which are received by each of the ten Council of Governments in the state to help to hold public hearings, work with city and county staff and discuss what is doable or not. For the state, it is to administer the program and technical assistance.

MINUTES/Page II

Under the community development program, there are basically four set asides:

1. Community Infrastructure - This project is used to provide water, sewer, roads, drainage or other infrastructure activities that will do one of three things:
 - a. Provide a significant improvement to existing infrastructure, health concerns, meet quality standards and ensure sustainability for a community.

A project under this program could be addressing new access to service for people who don't have water, sewer or storm water drainage, that provides a more viable regional infrastructure solutions to address those kinds of needs, where it's cost effective to upgrade existing infrastructures where there are general health concerns or provide new services that are not near a business center when it is cost-effective to address a health threat.

2. Community Enrichment - This is basically a facility's type project, where you can go in and basically address one of three state priorities. First, is workforce development to be done by construction or expansion of libraries, construction of workforce or quick jobs training facilities or to purchase equipment for those facilities. The third priority under workforce development is to make improvements, construct publicly-owned facilities that would offer extended educational opportunities to at-risk children who are low-to-moderate income.

The second priority under Community Enrichment is healthy and safe communities. Examples of these type projects include public safety facilities such as police substations or other public improvements that address crime prevention, the demolition of vacant or dilapidated structures to support crime prevention in LMI neighborhoods, construction of fire substations or fire trucks to address LMI residential areas that are near a business center in town, and also to address health clinic facilities in under served areas.

The third priority under this set aside is obstacles to economic competitiveness. Some of the types of projects we can do are: improvements or modifications to buildings that serve predominantly low-to-moderate income clientele to either make them accessible to the disabled or make them more energy efficient, Brownfield projects, demolition of obsolete buildings, downtown streetscape infrastructure where there has been a significant investment prior to this application being made almost a dollar for a dollar match, or transportation oriented public facilities that serve low to moderate workforce populations.

3. Village Renaissance Or Neighborhood Revitalization Programs. The City has a project like this with Lemacks Street. The majority of the funds that are set aside are basically earmarked for projects like Lemacks Street, which if it closes at the end of this year on schedule, the City will automatically get another \$500,000 without applying. The idea behind this project is if you look at a neighborhood where you already have a neighborhood plan in place and you address multiple activities to address concerns in that neighborhood. Ideally, it's a low-to-moderate income neighborhood that's near an in-town business center, where the people who live in that neighborhood can walk to the business center. The activities that can be included in these type projects include: water, sewer, storm water drainage, roads, lighting sidewalks, pedestrian trails, police or fire substations, housing activities which would include small rehabilitation work to exterior housing, and demolition of vacant or dilapidated houses or structures. A small component of it could be a public service component - if there is not an existing program for crime watch or gang prevention, but you can only use up to 15% of what you are requesting for that.

4. "Ready to Go" Programs. This is basically where you take a project that qualifies under community infrastructure or community enrichment, and basically you

MINUTES/Page III

have done all your homework or background work - environmental reviews, engineering permitting, basically but for having money, you could bid the project. This money is noncompetitive. So, you basically put a project in whenever you have something to do, but there has to be some kind of compelling need for you to pursue this money outside of a regular funding cycle.

5. Business Development. This is the old Economic Development Program where if you have a company that is committing jobs and investment and there is a public infrastructure need, you can pursue funding that provides an infrastructure to support that company.

All projects have to meet a national objective meaning:

- Benefit low-to-moderate income (LMI) persons.
- Aid in the prevention or elimination of slums or blight.
- Meet other urgent community needs posing a serious threat to the health or welfare of the community where other financial resources are not available to meet such needs.

In South Carolina, roughly 90-95% of the projects that are funded, are funded under Low-to-Moderate Income. In Colleton County a low-to-moderate income family of four would make less than \$38,000 a year. That number goes up or down based on the number of people living in your house.

The City of Walterboro does not discriminate against fair housing. If someone comes to you thinking they are a victim of fair housing discrimination either in the sale or rental of housing, residential real estate transactions or the provisions or brokerage services, have them to call Lowcountry Council of Government at 843-726-5536.

Application Request Deadlines

Ongoing

- "Ready to Go"
- Business Development

March 15, 2013 at 5:00 P.M.

- Community Infrastructure

August 16, 2013 at 5:00 P.M.

- Community Enrichment
- Village Renaissance

Applications are Due By:

April 15, 2013 at 5:00 P.M.

- Community Infrastructure

September 16, 2013 at 5:00 P.M.

- Community Enrichment
- Village Renaissance

"Ready to Go" and Business Development Projects are due 30 days after a request is made.

Funding Amounts to be Applied for:

	<u>Minimum</u>	<u>Maximum</u>
Community Infrastructure	\$50,000	\$500,000
Community Enrichment	\$50,000	\$500,000
Facilities Services Other Activities	\$50,000	\$300,000
Village Renaissance	\$50,000	\$375,000
"Ready to Go"	\$50,000	\$500,000
Business Development	\$50,000	\$500,000

MINUTES/Page IV

Match Requirements:

Matching fund requirements for all projects are now 10% of the grant requests. Additional leveraging for Community Development projects will make your project more competitive.

Concluding her presentation, Ms. Knight told Council that at the last public hearing for needs assessment, the City ranked its priorities as follows:

1. Public Safety within the jurisdiction.
2. Water and Sewer issues in the City and adjacent areas where there are complaints of low pressure or poor wells.
3. Housing rehab activities and Village Renaissance type projects.
4. Downtown Revitalization.
5. Public Facilities.

Ms. Knight then suggested that City Council rank its new CDBG priority needs at its next meeting.

She then opened the floor for any questions. Former Mayor Charlie Sweat reminded that the City was currently involved in the North Lemacks Street Project. He asked Ms. Knight to give a brief time line on this project, what we are doing and how much time remained on this project.

Ms. Knight responded that this project has to be closed by December 31 of this year, and bids are out right now for the water and the sidewalk work for that project, which is the bulk of the work. What is not out yet is the work for the pedestrian trail, and that is because we have to acquire easements before we can do that work. We are sending the initial notices out for those easements, so that we can get started on that as well. It is doable to get it done by December 31st, having gone through it with another community this year. We had a project like it and we had it closed by December 31st. The State worked with us really hard to make sure that happened. You have to submit an application for your next phase with Lemacks Street, but that will be a negotiated discussion with City staff, the Dept. of Commerce and myself about what the next step really should be.

Council Member Buckner then asked Ms. Knight about the status of the plan for lighting on the sidewalks of the Lemacks Street project. Ms. Knight responded that she would need to go back and look at this project, however, she believed that lighting was connected with the trails, not with the sidewalks. She stated, I might be wrong about that, but I mean it ties into the sidewalk or it may be the second phase. I know part of the second phase is demolition.

Ms. Knight then said, the only other thing I would mention is that right now the City is working toward closing out a project with the Jackson Street Pump Station, so that we can be in a position, if that project closes come March, you could apply.

No further comments or questions were received. The public hearing was closed and the regular meeting began.

APPROVAL OF MINUTES:

1. The Minutes of the February 11, 2013 Rescheduled Regular Meeting was approved on the motion of Council Member Lucas, seconded by Council Member Bonds and passed unanimously.

OLD BUSINESS:

There was no Old Business before Council.

MINUTES/Page V

NEW BUSINESS:

1. Request for Street Closings and Use of Parking Lot for Annual Downtown Walterboro Criterium Pro Cycling Classic

A motion was made by Council Member Peters, seconded by Council Member Lucas to approve the request for street closings and use of the City Parking Lot for the Criterium Pro Cycling Classic on May 1, 2013 as submitted. Council Member Lucas seconded the motion.

In discussing the motion, Council Member Buckner asked if notification had been given to the Criterium members that the streets are not as wide as they use to be because of the new construction downtown. We now have plant beds or tree beds that are extending out into the roadway, he said. So, I don't want there to be any kind of potential liability to the City. These racers should realize that things are not like they were last year, as it relates to their ability to get through the downtown area. Has anyone made them aware of that fact? Former Mayor Charlie Sweat, who is a member of the Criterium Committee, responded that they had been made aware of that fact. He also stated that they(the cyclists) understand that certain intersections have bricks on them and in case of rain, those bricks are very slippery.

The motion then passed with all members voting in favor.

COMMITTEE REPORTS:

There were no Committee Reports given.

EXECUTIVE SESSION:

A motion to enter an Executive Session was then made by Council Member Lucas, seconded by Council Member Bonds and passed unanimously. The Mayor announced that the meeting will convene into an Executive Session for a personnel matter on Boards and Commissions Appointments and a discussion of negotiations incident to proposed contractual arrangements.

The meeting then entered into an Executive Session.

The meeting returned to Open Session, and a motion was made by Council Member Lucas to reappoint all the Committee or Board Members who have indicated an interest to remain or to serve another term. Council Member Peters seconded the motion that passed unanimously. The reappointments to the Boards and Commissions were as follows:

Alta Mae Martin, Susan McConnell and David Evans were reappointed for another 3-year term on the Accommodations Tax Board.

Carl Brown was reappointed for another 4-year term to the Building Board.

Ron Ordell was reappointed for another 3-year term to the Board of Zoning Appeals.

Eliza Williams, Horace Simmons, Jackie Hodgson and Shawn Millen were reappointed for another 4-year term on the City Appearance Board.

MINUTES/Page VI

Henry Hiott and Nicole Holmes were reappointed for another 4-year term on the Economic Development Commission.

Mary Corbett and Linda Godley were reappointed for another 2-year term on the Historic Preservation Commission.

Michael Ferrari and Harris Beach were reappointed for another 2-year term on the Tree Protection Committee.

A second motion was made by Council Member Lucas to newly appoint **Glenn R. Nixon for an unexpired term and Earl Jackson for an unexpired term** on the Municipal Planning Commission. Council Member Buckner seconded the motion that passed with all members voting in favor.

There being no further business to consider, a motion to adjourn the meeting was made by Council Member Lohr, seconded by Council Member Siegel. The meeting adjourned at 7:25 P.M. Notice of this meeting was distributed to all local media and posted on the City Hall bulletin board at least twenty-four hours prior to meeting time.

Respectfully,

Betty J. Hudson
City Clerk

APPROVED: April 9, 2013