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# City of Walterboro

242 Hampton Street

Walterboro, South Carolina 29488

Mailing Address:

Post Office Box 709

Walterboro, South Carolina 29488-0008

Walterboro City Council  
Regular Meeting  
August 14, 2012  
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. Old Business:

1. **Ordinance # 2012-09**, An Ordinance to Repeal Chapter 21, Zoning, of the 2003 Code of Ordinances of the City of Walterboro, South Carolina, as Well as to Repeal Chapters 17 and 24, Flood Damage Control and Planning, of the 2010 Code of Ordinances of the City of Walterboro, South Carolina, and to Replace Said Chapter 24 with a Revised Chapter 24, Entitled "Planning" Which Contains the "City of Walterboro Unified Development Ordinance," as Well as to Repeal Other Sections of the Codes That Conflict with the Provisions of the Revised Chapter 24, **Second Reading and Adoption** (Ordinance attached).
2. **Ordinance # 2012-12**, An Ordinance to Annex Certain Property to the City of Walterboro, TMS # 147-00-00-024, TMS # 147-05-00-033, TMS 147-05-00-018, TMS # 147-05-00-017, TMS 147-05-00-016, TMS 147-05-00-012, and TMS # 147-05-00-009 (properties owned by Melissa Carter-Coursen, located on Mt. Carmel Road between Maxwell Street and Forster Drive, and extending north beyond Forster Drive on parcel # 147-00-00-024), **Second Reading and Adoption** (Ordinance attached).

### IV. New Business:

1. **Ordinance # 2012-13**, An Ordinance Relating to the Licensing and Regulation of Residential Rental Properties Within the City of Walterboro, **First Reading** (Ordinance Attached).

2. Consideration of Recommendation to Purchase Five (5) Police Vehicles for Public Safety Department (Memorandum and bid information attached).
3. Consideration of Recommendation to Purchase New Pickup Truck for Water Department, Sewer Department and Public Works (Memorandum and bid materials attached).
4. Request to Hang Banner for Life Insurance Awareness Month September 10-14, 2012 (Letter attached).
5. Request to Use Great Swamp Sanctuary for Colleton Medical Center Heart Walk on Saturday, September 22, 2012, Starting at 8:00 A.M. by Linda Poole, RN (Letter attached).
6. Veterans Day Parade Permit Request, Nov. 10, 2012 - Veterans Council (Permit Request attached).

**V. Committee Reports:**

**VI. Executive Session:**

1. Discussion of Negotiations Incident to Proposed Contractual Arrangements.

**VII. ADJOURNMENT.**

**ORDINANCE # 2012-09**

**AN ORDINANCE TO REPEAL CHAPTER 21, ZONING, OF THE 2003 CODE OF ORDINANCES OF THE CITY OF WALTERBORO, SOUTH CAROLINA, AS WELL AS TO REPEAL CHAPTERS 17 AND 24, FLOOD DAMAGE CONTROL AND PLANNING, OF THE 2010 CODE OF ORDINANCES OF THE CITY OF WALTERBORO, SOUTH CAROLINA, AND TO REPLACE SAID CHAPTER 24 WITH A REVISED CHAPTER 24, ENTITLED "PLANNING" WHICH CONTAINS THE "CITY OF WALTERBORO UNIFIED DEVELOPMENT ORDINANCE", AS WELL AS TO REPEAL OTHER SECTIONS OF THE CODES THAT CONFLICT WITH THE PROVISIONS OF THE REVISED CHAPTER 24.**

**WHEREAS**, the City of Walterboro is hereby adopting a revised Land Development and Zoning regulation entitled "City of Walterboro Unified Development Ordinance"; and

**WHEREAS**, the current Code of Ordinances for the City of Walterboro includes several provisions pertaining to zoning matters; and

**WHEREAS**, the City of Walterboro Unified Development Ordinance being adopted by this Ordinance was written and compiled at the direction of and under the supervision of the City of Walterboro Planning Commission, which has recommended its adoption, therefore

**BE IT ORDAINED, BY THE MAYOR AND COUNCIL OF THE CITY OF WALTERBORO, IN COUNCIL ASSEMBLED:**

**SECTION I**

The Code entitled "City of Walterboro Unified Development Ordinance" (UDO), prepared by Benchmark CMR, Incorporated, and dated July 19, 2012, is adopted.

**SECTION II**

All ordinances of a general and permanent nature pertaining to city planning and zoning enacted on or before the date of the final adoption of this ordinance, and not included in the UDO or recognized and continued in force by reference therein, are repealed, including, without limiting the generality of the foregoing, the following:

Specifically, Chapters, Articles, Sections, Subsections and the like from the 2003 Code of Ordinances that remained in effect after the adoption of the 2010 Code of Ordinances as follows:

Section 13.201, subsections (a) and (b), as previously amended.

Section 18.320, Heavy Vehicles Prohibited, as previously amended.

And Chapters, Articles, Sections, Subsections and the like from the 2010 Code of Ordinances as follows:

Chapter 14, Article II, Tree Protection, as previously amended.

Chapter 17, Flood Damage Control.

Chapter 24, Planning.

PROVIDED, NEVERTHELESS, Section 2.7.3 Historic Preservation Overlay (HP-O) is deleted from the Ordinance and not adopted at this time;

PROVIDED, FURTHER NEVERTHELESS, the below listed overlay zones and the guideline pertaining thereto as previously adopted are not repealed and shall continue in full force and effect and shall govern the areas within their respective boundaries as previously adopted. The overlay zones to remain in full force and effect are:

Hickory Valley National Historic District;  
Walterboro National Historic District; and  
Downtown Improvement District.

**SECTION III**

The repeal provided for in Section II hereof shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance that is repealed by this ordinance.

**SECTION IV**

This Ordinance shall become effective upon adoption.

**DONE**, this \_\_\_\_\_ day of August, 2012.

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

ATTEST:

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

First Reading: June 12, 2012  
Public Hearing: July 16, 2012  
Second Reading: \_\_\_\_\_

**ORDINANCE # 2012-12**

**AN ORDINANCE TO ANNEX CERTAIN PROPERTY  
TO THE CITY OF WALTERBORO.**

**WHEREAS**, a proper petition has been filed with the City Council of the City of Walterboro, South Carolina by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the City of Walterboro, under the provisions of S. C Code Section 5-3-150(3); and

**WHEREAS**, it appears to Council that annexation would be in the best interest of the property owners and the City of Walterboro;

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WALTERBORO, IN COUNCIL ASSEMBLED:**

The following described property is hereby annexed into and becomes a part of the City of Walterboro. The property annexed by this Ordinance is described as follows:

**Parcel 1:** All that certain piece parcel or tract of land, situate lying and being in Colleton County, South Carolina, bounded as a whole, generally as follows: (proceeding around the boundary thereof in a clockwise direction starting at the Northernmost corner of the parcel) Northeasterly by lands of Walter K. Browning, III (TMS# 147-00-00-018) and measuring thereon Four Hundred Thirty feet, more or less; then Southeasterly by a road and lands of Harold Pace (TMS# 147-00-00-021) and a road and measuring thereon One Hundred Thirty (130) feet, more or less; then Northeasterly by a road separating this tract from lands of Harold Pace (TMS# 147-00-00-021) and the intersection of that with Forster Drive and measuring thereon Three Hundred Seventy-five (375) feet, more or less; then Northerly by a Forster Drive separating this parcel from another road and lands of Harold Pace (TMS# 147-00-00-021) and measuring thereon One Hundred Ninety (190) feet, more or less; then Easterly by the right of way of Mount Carmel Road and measuring thereon Six Hundred Forty-two and Five Tenths (642.5) feet, more or less; then Southerly by lands of Jevon S. and Lillian Thomas (TMS# 147-05-00-015) and measuring thereon One Hundred Twenty-five (125) feet, more or less; then Easterly by lands of Jevon S. and Lillian Thomas (TMS# 147-05-00-015) and lands presently of Letha J. Ramsey (TMS # 147-00-00-014) and measuring thereon One Hundred Sixty (160) feet, more or less; then Southerly and Southwesterly by lands of Eurakulon LLC (TMS# 147-05-00-013) and lands of Angel Christian Barnes (TMS # 147-05-00-020) and measuring thereon Four Hundred Ninety (490) feet, more or less; then Westerly by the right of way of Interstate Highway 95 and measuring thereon Seven Hundred Ninety (790) feet, more or less; then Northerly by lands of James Patrick and Angela C. Hiott (TMS # 147-00-00-025) and measuring thereon Two Hundred (200) feet, more or less; then Southwesterly by lands of James Patrick and Angela C. Hiott (TMS # 147-00-00-025) and measuring thereon Three

Hundred Seventy-five (375) feet, more or less, along a broken line; then Westerly by the right of way of Interstate Highway 95 and measuring thereon Four Hundred Ninety (490) feet, more or less, together will all roads and rights of way located within or adjacent to the within described tract of land, all of which will more fully appear by reference to the attached sketch.

Tax Map Parcel Numbers:

TMS # 147-00-00-024 -  
TMS # 147-05-00-033 -  
TMS # 147-05-00-018 -  
TMS # 147-05-00-017 -  
TMS # 147-05-00-016 -

Colleton County ROD Derivative Clause:

Deed Book 1477, page 19, parcel 2  
Deed Book 1477, page 19, parcel 69  
Deed Book 1477, page 19, parcel 88  
Deed Book 1477, page 19, parcel 67  
Deed Book 1477, page 19, parcel 70

**Parcel 2:** All that certain piece parcel or tract of land, situate lying and being in Colleton County, South Carolina, bounded generally, as follows: Northerly by a road separating this lot from lands presently of Letha J. Ramsey (TMS # 147-05-00-014) and measuring thereon One Hundred Twenty-five (125) feet, more or less; Easterly by the right of way of Mount Carmel Road and measuring thereon Eighty (80) feet, more or less; Southerly by lands of Jack S. and Sherri P. Bishop (TMS # 147-05-00-011) and measuring thereon One Hundred Twenty-five (125) feet, more or less; Westerly by lands of Eurakulon LLC (TMS # 147-05-00-013) and measuring thereon Eighty (80) feet, more or less, all of which will more fully appear by reference to the attached sketch.

Tax Map Parcel Numbers:

TMS # 147-05-00-012 -

Colleton County ROD Derivative Clause:

Deed Book 1477, page 19, parcel 66

**Parcel 3:** All that certain piece parcel or tract of land, situate lying and being in Colleton County, South Carolina, bounded generally, as follows: Northerly by lands of Jack S. Bishop, Jr. (TMS # 147-05-00-010) and measuring thereon One Hundred Twenty-five (125) feet, more or less; Easterly by the right of way of Mount Carmel Road and measuring thereon Eighty (80) feet, more or less; Southerly by lands of Marcus A. Wiffen, et al (TMS # 147-05-00-008) and measuring thereon One Hundred Twenty-five (125) feet, more or less; Westerly by lands of Eurakulon LLC (TMS # 147-05-00-013) and measuring thereon Eighty (80) feet, more or less, all of which will more fully appear by reference to the attached sketch.

Tax Map Parcel Numbers:

TMS # 147-05-00-009 -

Colleton County ROD Derivative Clause:

Deed Book 1477, page 19, parcel 65

The area is shaded on the attached map and is designated by Tax Map #s: 147-00-00-024, 147-05-00-033, 147-05-00-018, 147-05-00-017, 147-05-00-016, 147-05-00-012, 147-05-00-009 by the Colleton County Assessor's Office and includes all adjacent rights-of-way, except rights-of-way associated with Interstate 95.

The property shall be zoned Highway Commercial District pending further action to zone it pursuant to the City Zoning Ordinance.

This Ordinance shall be effective immediately upon passage of second reading.

**DONE AND RATIFIED, IN COUNCIL ASSEMBLED,** this 14<sup>th</sup> day of August, 2012.

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

ATTEST:

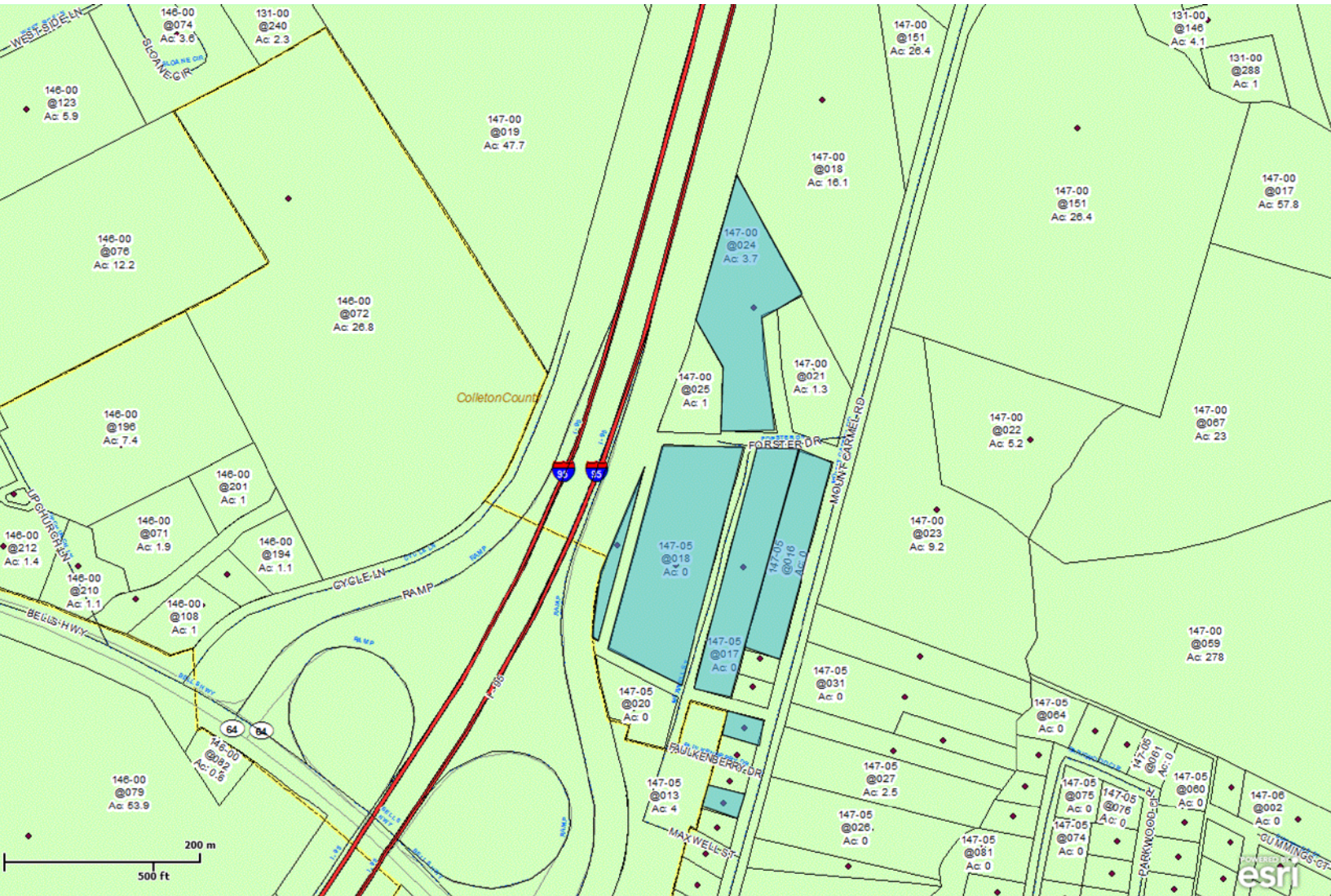
\_\_\_\_\_  
Betty J. Hudson  
City Clerk

First Reading: July 24, 2012

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

# Carter Property Annexation

147-00-00-024, 147-05-00-009, 147-05-00-12, 147-05-00-16-18, 147-05-00-033



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Tax Map Parcel Numbers:		Colleton County ROD Derivative Clause:
TMS # 147-00-00-024	-	Deed Book 1477, page 19, parcel 2
TMS # 147-05-00-033	-	Deed Book 1477, page 19, parcel 69
TMS # 147-05-00-018	-	Deed Book 1477, page 19, parcel 68
TMS # 147-05-00-017	-	Deed Book 1477, page 19, parcel 67
TMS # 147-05-00-016	-	Deed Book 1477, page 19, parcel 70

**Parcel 2:** All that certain piece parcel or tract of land, situate lying and being in Colleton County, South Carolina, bounded generally, as follows: Northerly by a road separating this lot from lands presently of Letha J. Ramsey (TMS # 147-05-00-014) and measuring thereon One Hundred Twenty-five (125) feet, more or less; Easterly by the right of way of Mount Carmel Road and measuring thereon Eighty (80) feet, more or less; Southerly by lands of Jack S. and Sherri P. Bishop (TMS # 147-05-00-011) and measuring thereon One Hundred Twenty-five (125) feet, more or less; Westerly by lands of Eurakulon LLC (TMS # 147-05-00-013) and measuring thereon Eighty (80) feet, more or less, all of which will more fully appear by reference to the attached sketch.

Tax Map Parcel Numbers:		Colleton County ROD Derivative Clause:
TMS # 147-05-00-012	-	Deed Book 1477, page 19, parcel 66

**Parcel 3:** All that certain piece parcel or tract of land, situate lying and being in Colleton County, South Carolina, bounded generally, as follows: Northerly by lands of Jack S. Bishop, Jr. (TMS # 147-05-00-010) and measuring thereon One Hundred Twenty-five (125) feet, more or less; Easterly by the right of way of Mount Carmel Road and measuring thereon Eighty (80) feet, more or less; Southerly by lands of Marcus A. Wiffen, et al (TMS # 147-05-00-008) and measuring thereon One Hundred Twenty-five (125) feet, more or less; Westerly by lands of Eurakulon LLC (TMS # 147-05-00-013) and measuring thereon Eighty (80) feet, more or less, all of which will more fully appear by reference to the attached sketch.

Tax Map Parcel Numbers:		Colleton County ROD Derivative Clause:
TMS # 147-05-00-009	-	Deed Book 1477, page 19, parcel 65

It is requested that the property be zoned Highway Commercial.

Melissa Carter-Coursen

Melissa Carter-Coursen July 11, 2012  
 Signature Street Address, City Date  
108 Partridge Trail Walterboro, SC 29488

=====

FOR MUNICIPAL USE:

Petition received by Henry G. Gendle, Date 7-11-12

Description and Ownership verified by Henry G. Gendle, Date 7-11-12

Recommendation: APPROVE

By: [Signature] Date 7/17/12

**ORDINANCE # 2012-13**

**AN ORDINANCE RELATING TO THE LICENSING AND REGULATION OF  
RESIDENTIAL RENTAL PROPERTIES WITHIN THE CITY OF WALTERBORO**

**WHEREAS**, the Walterboro City Council finds it in the best interest of the City to assure that rental housing in the City of Walterboro is decent, safe and sanitary and is so operated and maintained as not to become a nuisance to the neighborhood or to become an influence that fosters blight and deterioration or creates a disincentive to investment in the community; and

**WHEREAS**, the City of Walterboro Comprehensive Plan, dated March 2010, cites the promotion of good residential development as one of its goals with the specific objective of ensuring that landlords are held accountable for the maintenance of their properties;

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WALTERBORO, SOUTH CAROLINA** that no person, firm or corporation shall operate a rental dwelling unit without first having obtained a residential rental license.

**BE IT FUTHER ORDAINED** that no license shall be issued or renewed under this Ordinance until the rental dwelling and its premises have been inspected to ensure they conform to the ordinances of the City of Walterboro and the laws of the State.

**BE IT FUTHER ORDAINED** that in the first year of enactment, licenses may be issued to existing rentals before the compliance inspection; with the knowledge to the owners that the property must be inspected within the license year.

**BE IT FUTHER ORDAINED** that this Ordinance shall be implemented in two stages. Courtesy inspections shall be made upon request of the property owner, with no fee, from the passage of this ordinance to December 31, 2012. Thereafter, this ordinance will be in full force and effect.

**BE IT FUTHER ORDAINED** that the following changes shall be made to the Walterboro City Code:

Chapter 8, Article IV of the following Walterboro City Code shall be added to read as:

## **Article IV. RENTAL HOUSING**

### **Sec.8-270. PURPOSE AND INTENT:**

It is the purpose of this Ordinance to assure that rental housing in the City of Walterboro is decent, safe and sanitary and is so operated and maintained as not to become a nuisance to the neighborhood or to become an influence that fosters blight and deterioration or creates a disincentive to investment in the community.

### **Sec.8-271. APPLICABILITY:**

This ordinance applies to all residential rental dwelling units located within the City of Walterboro, except those provided by a house of worship as a parsonage or those provided to an immediate family member (child, sibling, or parent). Residential property units as defined by this ordinance include residential conventional construction single family and multi-family dwellings, modular homes, manufactured homes, mobile homes and apartment complexes. The provisions of this ordinance supplement but do not supersede Federal, State, or County regulations where applicable. Every residential rental dwelling unit and its premises used in whole or part as a home or residence, for a family or person, shall conform to the requirements of this Ordinance irrespective of when such building was constructed, altered or repaired. All rental residential properties must have satisfactorily completed an inspection by the City Building Official and maintain current licensing for occupancy.

### **Sec.8-272. Duties and Powers of the Compliance Official**

(a) The City Building Official is hereby authorized to enforce the provisions of this Ordinance.

(b) The City Building Official is authorized to inspect all rental dwelling units within the city limits of Walterboro, whether having a rental license hereunder or not. The inspection may include the building or structure containing the rental dwelling unit, the land upon which it is located and accessory uses or structures related to the rental dwelling unit. All inspections authorized by this section shall take place only at reasonable hours or as may otherwise be agreed upon by the owner and the City Building Official. If entry is

refused or not obtained, the compliance officer is authorized to pursue recourse as provided by law.

(c) Emergency Inspections and Remediation:

(1) Nothing in this ordinance shall limit or supplant the power of the compliance official under the terms of this ordinance to placard and order the vacation of a property which:

- a. Is so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health or safety of the occupants or the public
- b. Lacks illumination, ventilation, or sanitation facilities adequate to protect the health or safety of the occupants or the public
- c. Nothing in this ordinance shall limit the right of the city to abate or remediate such emergency or nuisance by any other lawful means of proceedings.

(d) The Building Official shall have the authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and procedures; to interpret and implement the provisions of this ordinance; to secure the intent thereof; and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this ordinance or the adopted codes and regulations of the city or state.

**Sec. 8-273. LICENSE:**

(a) License Required. No person, firm or corporation shall operate a rental dwelling unit without first having obtained a license to do so from the City as provided for in this Ordinance. Licenses shall be issued annually to owners of rental properties or their agents. A license must be obtained for each individual rental unit. (Ex. An apartment complex with 10 rental units would require 10 licenses) The licensing year begins on January 1<sup>st</sup> of each year and ends on the 31<sup>st</sup> of December of the same year

(b) Application shall be made to the City of Waltherboro by the owner of the rental dwelling unit(s) or his/her designated agent. The owner/applicant shall supply:

- (1) The name, address and telephone number of the dwelling owner, the owning partners if a partnership and/or that of the corporate officers if a corporation.
  - (2) The name, address and telephone number of the designated agent, if any.
  - (3) The name, address and telephone number of the management representative, firm or absentee owner's legally authorized agent whom will address issues related to the rental residential unit.
  - (4) The legal address of the dwelling.
  - (5) The type of dwelling.
  - (6) The type and number of dwelling units within the dwelling.
  - (7) Specific Head of Household Name and number of all other occupants assigned as tenants. Change of occupancy anytime during a licensing period will require notification and a change to the registered occupants of the dwelling.
  - (8) An acknowledgement that the owner or designated agent and the tenant/occupant of the property have received a copy of this Ordinance.
- (c) Residential Rental Licensing Fees.
- (1) License fees for renewal of licenses under this Ordinance shall be due on January 1<sup>st</sup>. In cases of new unlicensed dwellings, license fees shall be due upon initial application. In cases of licensing for periods of less than one (1) year, license fees shall be prorated monthly. The annual licensing fee will be deemed 'late' on February 1<sup>st</sup> of each year and carry with it a corresponding late fee equal to the license fee per month thereafter.
  - (2) The amount of license fees shall be as set forth by the City Council. The licensee shall not be entitled to a refund of any license fee upon revocation or suspension of the license. Change of ownership of said property to owner occupied would not require any resubmission.
  - (3) Any change of status of a property listed and licensed with the city as a rental residential dwelling shall be cause to notify the compliance official and update the rental registry of the city.

(d) Inspection Required. No license shall be issued or renewed under this Ordinance until the rental dwelling and its premises conform to the ordinances of the City of Walterboro and the laws of the State. Determination of compliance will require an inspection of such dwelling and premises. Failure to schedule or allow such inspection shall be dealt with in the same manner as a violation of any other of the City Codes. Notices of interior inspections will be issued to owners or authorized representatives of the owners a minimum of twenty (20) days prior to the inspection date. Reasonable accommodations by the City Building Official for the inspection will be a matter of policy.

(1) For housing units within the city limits of Walterboro that presently are rented to qualified Section 8 HUD occupants, the City of Walterboro may recognize Section 8 inspections as meeting the requirements of this rental residential inspection program. The annual licensing and registration will still be required, but the Section 8 inspection may satisfy the intended inspection criteria. Landlords will furnish a copy of the latest Section 8 inspection at the time of registration. Other inspections which may be accepted in lieu of the City Inspection include;

- a. Any HUD Inspection report
- b. Mortgage Inspection -related reports
- c. Freddie Mac assessment reports
- d. Fannie Mae Form 4257
- e. Other reports as approved by the code official

(e) Posting of License. The license for every rental dwelling shall be accessible on location for rental residential dwelling units. Copies of licenses should be kept with the rental management firms, agents, or owners in the event the license is lost, destroyed, or otherwise unavailable upon request at the property location.

**Sec.8-274. INSPECTION CRITERIA:**

(a) The inspection program will require the City Building Official to initially inspect every rental unit within the city limits during the first year of the program with the inspection fee applicable to the owner of said property or properties. Thereafter, the inspection cycle for the City of Walterboro rental residential inspection program will be every four years. Vacant properties can be inspected by

request of the owner prior to new tenants occupying the property to alleviate hardships or scheduling conflicts with tenants.

(b) If one or more of the following occur ; a new site inspection will be required to be performed by the City Building Official with the fee for inspection charged to the appropriate entity responsible for the action taken, whether owner, tenant, or administration:

- (1) Such a unit has been abandoned by the owner or the owner of such unit cannot be found.
- (2) The rental dwelling unit license has been suspended, revoked or denied.
- (3) Water, gas, sewer, or electric service to such unit has been discontinued and the property is still occupied by tenants for more than seven (7) days; regardless of the cause of cessation. Owners/agents shall not be in non-compliance when it is determined utility services or fees are contracted by the tenants in the tenants' name.
- (4) The unit is on a parcel of land which is on the list of delinquent taxes sale filed by the County Auditor with the court administrator of the district court pursuant to the South Carolina Tax Code.
- (5) The property has had a change of occupancy or residency or there is probable cause to believe that there exists within such unit one or more violations of the requirements of this ordinance.
- (6) The occupant's names are deemed to be different than those registered with the city through the licensing program or the number of occupants exceeds the maximum density allowable by this ordinance.
- (7) A written complaint or repeated documentation of ongoing complaints of loitering in and around rental properties, drug related activities, animal control issues regarding pets, uncleanness, sanitary issues from owners or occupants, or safety related concerns expressed by neighbors, neighboring properties owners or tenants themselves or a specific request for city administration, police, a SC State Agency or building inspection department to investigate the rental property. Written and signed complaints alleging property code violations will be kept on file for review by owners and compliance officials.



- (8) The Walterboro City Public Safety Department has a particular dwelling unit under investigation for illegal activity and/or the tenants are arrested for illegal activity or evicted by the owner. No additional inspection fee will be assessed to an owner or landlord for inspections made as a part of a police investigation but non-compliance issues identified during the investigation will be submitted to owners or landlords for compliance.
- (9) The unit is the subject of a pending notice of the City's intent to suspend or revoke the rental license.

**Sec.8-275. RESPONSIBILITIES OF OWNERS AND OCCUPANTS:**

No owner will allow nor any other person authorize occupancy of a rental dwelling unit unless the premises are clean, sanitary, fit for human occupancy, meet the minimum habitable standards of occupancy, and complies with all applicable legal requirements of the State and the City.

**Sec.8-276. DWELLINGS UNFIT FOR HUMAN HABITATION:**

(a) Any rental dwelling or rental dwelling unit which is damaged, decayed, dilapidated, unsanitary, unsafe, or vermin or rodent infested, or which lacks provision for basic illumination, ventilation or sanitary facilities to the extent that the defects create a hazard to the health, safety or welfare of the occupants or of the public may be declared unfit for human habitation. Whenever any rental dwelling, rental dwelling unit or rooming unit has been declared unfit for human habitation, the compliance official will order the dwelling, dwelling unit or rooming unit vacated within a reasonable amount of time and shall post a placard on the dwelling, dwelling unit or rooming unit indicating that it is unfit for human habitation and any operating license previously issued for such dwelling shall be suspended pending final determination for occupancy.

(b) It shall be unlawful for such rental dwelling or rental dwelling unit to be used for human habitation until the defective conditions have been corrected and written approval has been issued by the compliance official. Re-inspections of formally declared 'un-inhabitable' properties will be performed with notice to the compliance official from the property owner or agent that the non-conformance has been remedied. It shall be unlawful for any person to deface or remove the declaration placard from any such rental dwelling

or rental dwelling unit. The declaration will be removed by the City Building Official upon a satisfactory re-inspection of the dwelling.

(c) The owner of any rental dwelling or rental dwelling unit which has been declared unfit for human habitation, or which is otherwise vacant , shall make the dwelling or dwelling unit safe and secure so that it is not hazardous to the health, safety and welfare of the public and does not constitute a public nuisance. This could entail boarding up windows and doors or other remedies deemed appropriate by the owner.

(d) If a rental dwelling unit has been declared unfit for human habitation and the owner has not remedied the defects within one hundred and eighty (180) days the dwelling may be declared a hazardous building and treated consistent with the provisions of local and State statutes for removal of the property for the public good. Boarding of windows and doors in Section "C" above does not negate this requirement.

**Sec.8-277. PENALTIES AND VIOLATIONS:**

Every license issued to the owner/agent of a residential dwelling under the provisions of this ordinance is subject to suspension or revocation by the City should the licensed owner or the owner's duly authorized agent fail to operate or maintain the licensed dwelling or unit therein consistent with the provisions of the Ordinances of the City and the Laws of the State. The procedures for appealing a revocation or suspension of a license shall follow the City's administrative enforcement proceedings as authorized by the City Code.

**BE IT FUTHER ORDAINED** that the following shall be added to the City of Walterboro Comprehensive Fee Schedule:

Residential Rental Inspection Fee                      \$15.00

**DONE**, this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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

ATTEST:

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

First Reading: \_\_\_\_\_  
Public Hearing: \_\_\_\_\_  
Second Reading: \_\_\_\_\_

OTIS L. RHODES  
Chief  
TEL. 843-549-1811  
FAX 843-549-8583  
police@walterborosc.org

WALTERBORO PUBLIC SAFETY  
CITY OF WALTERBORO  
242 HAMPTON STREET • POST OFFICE BOX 709  
Walterboro, South Carolina 29488



TO: Chief Rhodes

30 July 2012


SUBJECT: 2012 Police Vehicle Purchase

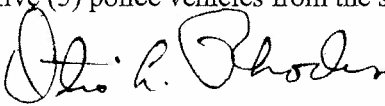
FROM: Capt Lewis

I have researched dealerships for the cost of five vehicles for the Police Department including required equipment with the below listed results (per City Purchasing Procedures). When pricing the Police Interceptors, please refer to SC State Contract # 4400004323.


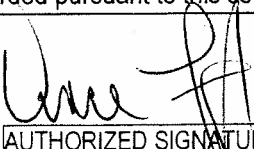
	COMPANY	Point of Contact	Original date Contacted	Date price quote verified	Price Quote
1	Walterboro Motor Sales	Vince Fagnoli	7/12/12	7/26/12	\$215,660.30
2	Summerville Ford-Mercury	Fleet Sales	7/12/12	No Response	
3	Bobby Jones Ford	Larry Williams	7/12/12	No Response	
4	OC Welch Ford	Ed Pattreson	7/12/12	No Response	
5	Vic Bailey Ford	Fleet Sales	7/12/12	No Response	
6	Jones Ford	Frank Troy	7/12/12	No Response	
7	Palmetto Ford	Fleet Sales	7/12/12	No Response	

Based upon these results, I recommend we purchase the five (5) police vehicles from the sole bidder.

  
ALFORD L. LEWIS  
Captain

  
OTIS L. RHODES  
Director

**THIS IS NOT A PURCHASE ORDER**

	<p><b>INVITATION FOR BID (IFB)</b></p>	FORMAL SEALED BID ( )      REQUEST FOR QUOTE ( x )			
		BIDS/QUOTES SHOULD BE MAILED TO:      ATTN: Finance Department City of Walterboro 248 Hampton Street Walterboro, SC 29948 <i>(Bid No., Date, and Time of Opening to be shown on Envelope)</i>			
*BIDS/QUOTES WILL BE RECEIVED UNTIL 5:00 p.m. E.S.T ON: 7/26/12 THEN PUBLICLY OPENED IF SEALED BID		<p><b>Bid No. IFB # 2012-</b></p>			
BID TITLE: <b>Five (5) 2013 Sedan Vehicle Police Interceptors (White)</b>					
PREBID QUERIES: All pre-bid queries can be made by email to		@walterborosc.org.      Comparable/Equivalent Item Accepted X YES <input type="checkbox"/> NO			
SPECIFICATIONS: *Please see attached related to specifications.					
<p><b>* Please see attachment related to specifications.</b></p>					
VENDOR NAME <b>WALTERBORO FORD</b>		NO BID <input type="checkbox"/> REASON:			
VENDOR MAILING ADDRESS <b>902 BELLS HIGHWAY</b>		VENDOR EMAIL <b>v-fargn@dealeremail.com</b> cc: <b>k-rizer@dealeremail.com</b>			
CITY-STATE-ZIP-CODE <b>WALTERBORO, S.C. 29488</b>		S.C. TAX NO. <b>1500014</b>			
Telephone Number ( <b>843</b> ) <b>549-5581</b>		FEDERAL I.D. OR SOCIAL SECURITY NO.			
Fax Number ( <b>843</b> ) <b>782-3113</b>		<b>57-0267452</b>			
QTY.	U/M	COMMODITY OR SERVICE (If more than one item use reverse)	UNIT PRICE	TOTAL TAXES	TOTAL PRICE
5		<b>2013 FORD POLICE INTERCEPTORS</b>	42,832.06	\$1,500.00	215,660.30
I certify that this bid/quote is made without prior understanding, agreement, or connection with any corporation, firm or any corporation, firm, or person submitting a bid/quote for the same materials, supplies, or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid/quote and certify that I am authorized to sign this bid/quote for the vendor.					
BID ACCEPTANCE AND DELIVERY (Prices bid/quoted must be firm for a minimum of 90 days). In compliance with the Invitation, and subject to all conditions thereof, the above signed offers and agrees, if this bid is accepted within <u>5</u> days from date of opening, to furnish any or all items quoted on at prices as set forth after the item and to make delivery within <u>150</u> days after receipt of order with transportation cost included and prepaid. The City of Walterboro, at their option, shall be eligible for use of any contract awarded pursuant to this solicitation.					
 AUTHORIZED SIGNATURE (MANUAL)			<b>Vince Fargnoli, Fleet Mgr.</b> AUTHORIZED SIGNATURE (PLEASE PRINT WITH TITLE)		

\* Bids received after the time specified for opening cannot be considered and will be unopened.

Charleston Light & Siren, LLC  
 9431 Koester Road  
 Ladson, SC 29456

*Factory rep. for breakings  
 industries  
 Steve Sheppard*

**Estimate**

Date	Estimate #
7/20/2012	12-0100

Name / Address
Walterboro Ford ATT: Vince 843-782-3113

*\* Make sure equipment is for 2013  
 Ford police interceptor. Yes*

Item	Description	Qty	Cost	Total
<b>EQUIPMENT FOR WALTERBORO PUBLIC SAFETY</b>				
PA 300	FS PA 300 100 Watt	1	199.00	199.00T
D-44-16	SYP WARNING PRODUCTS	1	199.95	199.95T
CLS-BC-LBS	CLS-BC-LBS CONSOLE WITH FACE PLATES AND	1	420.00	420.00T
T-49	DUAL CUP HOLDERS, 12" MAP LIGHT 3 cig plugs Torrent Light Bar 49" Red/Blue with Composite feet, Hook Kit for 2012 Ford Sedan LED Take Downs and Halogen Alleys with integrated traffic advisor.	1	1,034.37	1,034.37T
CM - 300	Motorola Radio	1	475.00	475.00T
antenna	Antenna	1	50.00	50.00T
MS6BS R/B	Brooking industries MSBS -Red /Blue	2	70.00	140.00T
CLS- Bracket	Bracket for the CLS 1 LED Light	1	30.00	30.00T
P4704UNINT13A	Pro Gard partition with slid	1	477.58	477.58T
SP47FW13	PRO-GARD FUEL LOWER EXTENSION FOR 2012 FORD SUV	1	68.76	68.76T
RWBFI	Brooking Rear Window Bars for 2012 Ford Interceptor	1	159.95	159.95T
S36INT13	Pro-Gard rear seat transported	1	380.86	380.86T
MVD-FB2DVS-2	L-3 Flashback 2 In-Car Video System SC STATE CONTRACT	1	4,495.00	4,495.00T
MVD-CRASH-BAT	Collision Sensor	1	112.50	112.50T
MVD-RAD-PRO1...	Radar option Kustom Sigianl Pro1000/Golden Eagle Radar Cable SOUTH CAROLINA STATE CONTRACT	1	200.00	200.00T
Exterior Decals	Exterior Decals for Walterboro Publis Safety	1	465.00	465.00T
OutsideLabor	Outside Labor to install Decals	1	175.00	175.00

*Covers  
 lower part  
 of cage  
 TO Flock*

*2013 \**

*\* Where is anti theft  
 device?*

<b>Subtotal</b>
<b>Sales Tax (0.0%)</b>
<b>Total</b>

Phone #	Fax #
843-553-5331	843-553-5490

Charleston Light & Siren, LLC

9431 Koester Road  
Ladson, SC 29456

# Estimate

Date	Estimate #
7/20/2012	12-0100

Name / Address
Walterboro Ford ATT: Vince 843-782-3113

Item	Description	Qty	Cost	Total
Stinger #75762	✓ Stinger LED HP Rechargeable	1	109.20	109.20T
Golden Eagle Radar	✓ Golden Eagle Radar Directional II KA Band	1	2,094.99	2,094.99T
MBST11-R/B	✓ WHELEN ION MORROW BEAMS	1	299.40	299.40T
Data 911-M7	✓ In Car computer system & mounting Hardware	1	5,948.50	5,948.50T
Freight	Freight	1	65.00	65.00
ShopSupplies	Shop Supplies	1	30.00	30.00T
Labor/CLS	CLS Labor Installation of all above listed equipment	1	799.00	799.00
			<b>Subtotal</b>	\$18,429.06
			<b>Sales Tax (0.0%)</b>	\$0.00
			<b>Total</b>	\$18,429.06

Phone #	Fax #
843-553-5331	843-553-5490

*Each unit*



Since 1917

# Walterboro Ford-Mercury



902 Bells Highway  
Walterboro, South Carolina 29488  
walterboroford.com  
843-549-5581  
Fax: 843-782-3113

STATE Contract # 44 0000 4323  
STATE Purchase Price - \$ 24,077.<sup>00</sup>

Less - 24,077.<sup>00</sup>  
- 286<sup>00</sup> Interior upgrade PKG.  
Plus - + 799<sup>00</sup> Front Headlamp Lighting PKG.

24590<sup>00</sup> plus SC. TAX  
OUT BID - 24403<sup>00</sup>

\* Included in Front Headlamp PKG.

\* Two (2) Front integrated LED lights (in headlamps)  
this is figured in BID Price + \$799<sup>00</sup>

Deducted from BID Price - Interior upgrade PKG -

Cloth Rear Seats  
Floor mats front + rear  
Carpet 1st + Second Row  
Full Floor Console  
\$ -289<sup>00</sup>





Since 1917

# Walterboro Ford-Mercury



902 Bells Highway  
Walterboro, South Carolina 29488  
walterboroford.com  
843-549-5581  
Fax: 843-782-3113

NON Factory Equipment ADDITION'S

\$ 18,429.06 per unit



MEMORANDUM

To: Mayor and City Council  
From: Wayne Crosby, Utilities Director  
Cc: Jeff Lord, City Manager  
Re: Request for Bid  
Date: 8/10/12

The City of Walterboro recently requested bids for three intermediate size pickup trucks. One of the vehicles will be intended for use in each of the following departments: the water department, the sewer department and the public works department. These vehicles were bid together in hopes for a better price. Each of the three dealerships that were contacted advised us that intermediate pickups were not available per our specifications. We have allowed each to bid an alternate full size vehicle. The bids were as follows:

Rizer Chevrolet – 2013 Chevrolet 1500, single cab	\$18,415.36
Love Chevrolet – 2013 Chevrolet 1500, single cab	\$17,632.00
Walterboro Ford – 2013 F – 150, single cab	\$17,287.00

It is our recommendation to accept the low bid from Walterboro Motor Sales in the amount of \$17,287.00 each. This price is within the budgeted figure for each department.

# Rizer Chevrolet Co., Inc.

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351 N. Jefferies Blvd. • P.O. Box 1425 • Walterboro, South Carolina 29488

Phone: 843-549-6363 • Fax: 843-549-2179

August 2, 2012

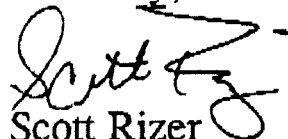
Wayne Crosby  
Utilities Director  
City of Walterboro  
242 Hampton Street  
Walterboro, SC 29488

Dear Mr. Crosby,

I am submitting to you a bid for a 2013 Chevrolet Silverado Regular Cab truck. Per your specifications, the price for this truck will be \$18,415.36 plus any applicable taxes, licenses or fees. You may deduct \$782.00 if you wish to delete the power windows and power locks. If you would like to delete only the power windows, then \$437.75 may be deducted.

Thank you very much for the opportunity to bid on this unit.

Sincerely,



Scott Rizer

Rizer Chevrolet Buick GMC



## Wayne Crosby

---

**From:** Tomcounts111 [tomcounts111@aol.com]  
**Sent:** Wednesday, August 01, 2012 11:54 AM  
**To:** wcrosby@walterborosc.org  
**Subject:** Re:


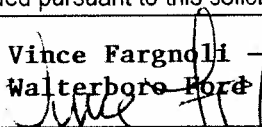
Wayne - For a new ordered 2013 Chevrolet full sized 1500 regular cab longbed 2 WD with a V-6 engine, auto trans, A/C, Crise, tilt, Power windows, locks and mirrors, toolbox and tow package it would cost you \$17632.00 each plus tax. Thanks and let me know please.  
Tom Counts  
Love Chevrolet  
803-309-2752

-----Original Message-----

**From:** Wayne Crosby <wcrosby@walterborosc.org>  
**To:** tomcounts111 <tomcounts111@aol.com>  
**Sent:** Wed, Aug 1, 2012 8:34 am

Thanks for the response Tom,  
Attached is the state contract information concerning the vehicle description that we are interested in. However, other dealerships have contacted us saying that intermediate vehicles are not available. We will accept an alternate bid on full size trucks. We would still like to include power windows and locks along with a tool box and the towing package. It will be acceptable to bid a single cab full size truck or an extended cab intermediate. Please call me with any questions at 843-782-1020. Thanks again.

**THIS IS NOT A PURCHASE ORDER**

	<p><b>INVITATION FOR BID (IFB)</b></p>	FORMAL SEALED BID ( )      REQUEST FOR QUOTE ( x )			
		BIDS/QUOTES SHOULD BE MAILED TO:      ATTN: Finance Department City of Walterboro 248 Hampton Street Walterboro, SC 29948 <i>(Bid No., Date, and Time of Opening to be shown on Envelope)</i>			
*BIDS/QUOTES WILL BE RECEIVED UNTIL 5:00 p.m. E.S.T ON: <b>8/01/12</b> THEN PUBLICLY OPENED IF SEALED BID		<p><b>Bid No. IFB # 2012-</b></p>			
BID TITLE: <b>INTERMEDIATE SIZE TRUCKS</b>					
PREBID QUERIES: All pre-bid queries can be made by email to      @walterborosc.org.			Comparable/Equivalent Item Accepted X YES <input type="checkbox"/> NO		
SPECIFICATIONS: *Please see attached related to specifications.					
<p><b>*Please see attached memo.</b></p>					
VENDOR NAME <b>Walterboro Ford</b>		NO BID <input type="checkbox"/> REASON:			
VENDOR MAILING ADDRESS <b>902 Bells Hwy.</b>		VENDOR EMAIL <b>v-fargn@dealeremail.com</b> cc <b>k-rizer@dealeremail.com</b>			
CITY-STATE-ZIP-CODE <b>Walterboro, S.C. 29488</b>		S.C. TAX NO. <b>1500014</b>			
Telephone Number (843) 549-5581		FEDERAL I.D. OR SOCIAL SECURITY NO. <b>570267452</b>			
Fax Number (843) 782-3113					
<b>QTY.</b>	<b>U/M</b>	<b>COMMODITY OR SERVICE</b> <small>(If more than one item use reverse)</small>	<b>UNIT PRICE</b>	<b>TOTAL TAXES</b>	<b>TOTAL PRICE</b>
3		Ford F150	\$17,287 <i>180.00</i>	\$900	\$52,761
I certify that this bid/quote is made without prior understanding, agreement, or connection with any corporation, firm or any corporation, firm, or person submitting a bid/quote for the same materials, supplies, or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid/quote and certify that I am authorized to sign this bid/quote for the vendor.					
BID ACCEPTANCE AND DELIVERY (Prices bid/quoted must be firm for a minimum of 90 days). In compliance with the Invitation, and subject to all conditions thereof, the above signed offers and agrees, if this bid is accepted within <u>5</u> days from date of opening, to furnish any or all items quoted on at prices as set forth after the item and to make delivery within <u>120</u> days after receipt of order with transportation cost included and prepaid. The City of Walterboro, at their option, shall be eligible for use of any contract awarded pursuant to this solicitation.					
Vince Fargnoli - Fleet Mgr. Walterboro Ford 			AUTHORIZED SIGNATURE (PLEASE PRINT WITH TITLE)		
AUTHORIZED SIGNATURE (MANUAL)			AUTHORIZED SIGNATURE (PLEASE PRINT WITH TITLE)		

\* Bids received after the time specified for opening cannot be considered and will be unopened.

NAIFA-WALTERBORO  
C/o Ericka Kizer  
Po Box 410  
Walterboro, SC 29488

Walterboro City Council  
Po Box 709  
Walterboro, SC 29488

To Whom It May Concern:

The Naifa-Walterboro group would like to request that council approve the hanging of the Life Insurance Awareness Month Banner on Jefferies Blvd the week of September 10-14, 2012. Thanking you for your consideration.

Sincerely,

*E. Bryan McCollum*

E Bryan McCollum, LUTC  
President

July 23, 2012

Linda Poole, RN  
Colleton Medical Center  
501 Robertson Boulevard  
Walterboro, South Carolina 29488

City of Walterboro Council  
242 Hampton Street  
Walterboro, South Carolina 29488

Dear City of Walterboro Council Members:

I am Linda Poole, a Colleton Medical Center team member for the American Heart Walk for 2012, and a Heart Disease survivor. Colleton Medical Center represents Colleton County in the regional Heart Walk that is held annually at Liberty Square in Charleston; to be held on September 29, this year. We at Colleton Medical Center would like to have even more community involvement by having our third annual local Heart Walk.

This is a fundraising event, as well as a way to bring awareness to Heart and Stroke Disease; the number one and three killers of Americans today. Walking, the simplest of exercises, can be enjoyed by the whole family, and The Great Swamp Sanctuary has been a great encouragement to our participants as a walking site.

We would like to utilize the Great Swamp Sanctuary as the site of our walk again this year. The CMC Heart Walk Team is requesting the use of The Great Swamp Sanctuary; to be entered on the Washington Street Entrance. We are planning the CMC Heart Walk on Saturday September 22, 2012, starting at 8:am. We will be using the County Parking Lot as our gathering, beginning, and ending of our walk.

I can be reached at 843-782-2516 or [lpoo1995@yahoo.com](mailto:lpoo1995@yahoo.com) if you have any questions.

Thank you for your consideration for the CMC Heart Walk 2012.

Yours truly,

A handwritten signature in cursive script that reads "Linda P. Poole".

Linda Poole, RN, team member  
CMC Heart Walk 2012



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

(PLEASE PRINT INFORMATION REQUESTED)

Application Date: 7-23-12

1. Person submitting application: Bob Tiegs  
Address: 120 Azalea Dr Walterboro  
Telephone: 843 549 1097
  
2. Name of Organization: Colleton County Veterans Council  
Chairperson/President: \* JOHNNY HOLMES  
Address: \* 824 WESLEY GROVE RD COTTAGEVILLE  
Telephone: \* 843 835-2235
  
3. Parade Chairman: \* Bob Tiegs  
Address: \* Same as above  
Telephone: \* \_\_\_\_\_
  
4. Date/Time of Parade: Sat. Nov. 10, 2012 11:00am
  
5. Parade Route requested (Attach Sketch) From Live Oak Cemetery  
Down Jefferies Blvd - End at Food land
  
6. Number of Vehicles/Floats: 75 Number of Animals: NONE
  
7. Portion (width) of street parade will occupy: Both lanes - Whole Street
  
8. Additional Information (Upon Request): Street closed at 10:00 a.m.

Bob Tiegs  
Signature/Parade Chairman

\* Johnny Holmes  
Signature/Organization Chairperson

Approval      \_\_\_\_\_ Disapproval

Otis L. Rhodes  
Otis L. Rhodes, Chief of Police

Jeff Lord  
Jeff Lord, City Manager

**NOTE: >>> Call Police Dept. (549-1811) to confirm Parade/Procession Route three days prior to parade.**