

AMENDED

Walterboro City Council
Regular Meeting
February 23, 2010

MINUTES

A Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, February 23, 2010 at 6:15 P.M. with Mayor Bill Young presiding.

PRESENT WERE: Mayor Bill Young, Council Members: Dwayne Buckner, Randy Peters, Ted Parker, Franklin Smalls and Tom Lohr. City Manager Jeff Lord, City Clerk Betty Hudson, City Attorney George Cone and Attorney Ashley Amundson were also present. **Council Member Charles Lucas was absent.** There were approximately 14 persons present in the audience at the meeting.

There being a quorum present, the Mayor called the meeting to order and announced that Dr. Eddie Hiott, a former Council Member, lost his wife. He asked that everyone keep Dr. Hiott and his family in prayer. The Mayor also announced that former Council Member Sonny Miller, who served on City Council from 1966 to 1970, passed away. His daughter, Kim Miller, is our City Prosecutor. He asked everyone to keep Kim and her family in their thoughts and prayers.

The Mayor also announced that Council Member Lucas was sick and unable to attend the meeting tonight.

Council Member Smalls gave the invocation and Council Member Peters led the Pledge of Allegiance to our flag.

The Mayor thanked all the city employees and the Public Works Department for the good job cleaning up after the snow storm.

PUBLIC INPUT ON AGENDA ITEMS:

There were no questions or comments made on agenda items.

PRESENTATION:

2010 Projects/Priorities - City Manager, Jeff Lord

Mr. Lord opened by stating this is just a quick update of the project priorities as a result of the annual retreat at the end of last month. This is part two of the series. At the last Council Meeting, we did a summary of last year's projects. These are all new additional things added to the task list. The highlights of Mr. Lord's presentation were as follows:

Mr. Lord reported that Council has established four priorities, which is different from what was done in the past. These priorities are:

1. Crime and Public Safety
2. City Image
3. Infrastructure
4. Jobs and Economic Development.

In line with the four priorities by Council, City Manager Lord identified the following action items to be taken:

- 1) Street Lighting Improvements - Expand the use of dense street lighting in targeted areas to promote safe neighborhoods. Mr. Lord reported that this has been very successful in the Gerideau and McDaniel Street area. A priority of Council is to expand that into other areas.
- 2) Promote Annexation - we can:

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- Expand additional public safety coverage into areas near municipal boundaries.
 - Improve corridors and gateways into the City.
 - Promote commercial and residential development
 - Improve opportunities to upgrade or expand existing infrastructures
- 3) Prepare for Infrastructure Enhancements at the Airport.
 - The airport offers our area's best opportunity to attract industry.
 - Construction plans for water and sewer will allow the City to seek funding for construction costs. There is an item on the agenda tonight forwarding this project.
 - 4) Underground Wiring - Council reviewed the cost estimates from SCE&G. They were far exceeding the resources that are available. The funding that is available through SCE&G for this is also available for lighting. So that funding is to be considered for future lighting projects.
 - 5) Spray Field Acquisition - This will allow for an additional discharge method from our plant and it will allow us to expand to meet future growth.
 - 6) Create and Operate a Development Corporation - By having a Development Corporation, we will be able to provide additional opportunities for commercial redevelopment. It will also qualify the City for several grant programs for commercial development and job creation.
 - 7) Create and Operate a Housing Authority - This will provide additional opportunities for residential redevelopment and will also qualify the City for several grant programs for neighborhood revitalization.
 - 8) Create an Abatement Fund - This, too, is on the agenda for tonight. This will provide a revolving source of financing for property abatement cost incurred by the City. There are a lot of properties that need abatement, they need to be cleaned-up or if there is an unsafe structure, it needs to be repaired or removed. For some reason, we have been unable to get the property owner to do it. They are absent or otherwise. The City can do this, but this allows for a way to finance the cost, and have the money that is spent doing this, put back into the fund. So, it is a revolving source of money to help clean things up.
 - 9) Residency Incentives for Public Safety Officers - Encourage officers to live in at-risk neighborhoods through low rent or stipend or other method.
 - 10) Truancy Ordinance - Staff is to research and adapt a Truancy Ordinance used in other jurisdictions.
 - 11) Consider a Gun Buyback Program - This is a program where we can work with local businesses and community groups to reduce the accessibility of guns to those who may possess them illegally.
 - 12) Predatory Lending Ordinance - Under the Zoning Ordinance, we are to consider options for payday, check cashing and title loan businesses - ways they can be zoned.

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- 13) Review and Update the Zoning Ordinance to Match the Comprehensive Plan - The Zoning Ordinance is to be updated to current best practices and reflective of the City as articulated in the Comprehensive Plan.

Also, there was consideration of updating the sign ordinance, but this is to be done concurrently with the Zoning Ordinance.

Mr. Lord then concluded his presentation.

APPROVAL OF THE MINUTES:

The Minutes of the February 9, 2010 Regular Meeting were approved as submitted on the motion of Council Member Buckner, seconded by Council Member Peters and passed with all members voting in favor. **Council Member Lucas was absent and did not vote.**

OLD BUSINESS:

There was no Old Business before Council.

NEW BUSINESS:

1. Resolution # 2010-R-02

Resolution # 2010-R-02, A Resolution establishing an Abatement Fund; Providing for the Funding Thereof; Providing for the Administration Thereof; and Related Matters, was before Council. Mayor Young clarified that City Manager Lord just covered this item in his presentation. It has to do with the City having a fund that will allow us to go in and clean up derelict properties where we have absentee property owners. As I understand it, he said, as we collect money from property owners for that, it would go back into the fund. So, it would be a self-perpetuating fund as the goal.

City Manager Lord added that the City can go in and clean up the property, for example by doing weeds and vegetation clean up, or repair or even if it is bad enough, to tear down an unsafe structure. We can then apply a lien on the property for that. Those measures are already available. What's not available is the funding to be able to do that. This action will apply that funding. It sets it aside so that we can do it, and when those liens come due, that money will go back into the fund. So, it will be a self-perpetuating financing so we can cleanup some of these properties.

A motion to adopt Resolution # 2010-R-02 was made by Council Member Buckner and seconded by Council Member Parker. In discussing the motion, Council Member Buckner asked the City Manager if there would be an increase in the amount of workers needed to do the yard cleanup and the other things this fund will allow. City Manager Lord responded that he does not see City staff doing any of this work. This is so we can bid out the work to be done. Of course, when we bid it out, it will come back to Council for consideration. Mayor Young asked if there was a possibility for the city judge assigning people to do small cleanup projects, such as cleaning up brush, etc. Mr. Lord responded, for a lot of these properties you are talking about needing to use equipment. Some of the equipment needed is bigger than what we have. You're talking about maybe some trees that are growing up to be 2 inches in diameter or larger. What you are suggesting is better suited under the litter program.

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Council Member Peters asked if the \$100,000 had been budgeted for this program. City Manager Lord responded that this money was not budgeted. This is transferring from one reserve account to another one. You are creating a fund; it is a revolving, non-budgeted fund. City Manager Lord further stated, you are just taking the reserve from one area and you are designating its reserve purpose for another.

Council Member Smalls asked when would the program get started? Mr. Lord responded, fairly quickly. We have already identified several properties. We have already given the proper notices. I would think 60 to 90 days.

Council Member Peters asked if this program would cost the taxpayers any additional monies or would this cost need to be included in the budget this year? Mr. Lord responded, this will not be a budgeted item. You are taking money that's in fund balance and setting it aside and designating it to be used for this one particular purpose. In that purpose, there are means for us to make people pay us back. When they do pay us back, the money goes back into the fund.

The motion then passed with all members voting in favor, except Council Member Lucas was absent and did not vote.

2. Consideration of Request for Proposals for Influent Control Panel Replacement.

Utilities Director Wayne Crosby reported that the Utilities Department accepted three proposals for the Influent Control Panel Upgrade on January 28, 2010 as follows:

Electric Supply Company of North Carolina	\$74,295.00
ITT Flygt Corporation of Charlotte, NC	\$88,389.58
Beach Electric of Walterboro	\$99,849.00

Mr. Crosby recommended the acceptance of the high bid by Beach Electric of Walterboro in the amount of \$99,849.00. He stated that while the total price given by Beach Electric is higher than the others, the motor control components are comparable in both price and function. He pointed out that the difference in the Beach Electric proposal and the other two proposals involved the SCADA operating system. The advantages of Beach Electric's proposal were as follows:

- 1) Their system establishes the initial SCADA system which has the capability to be expanded in order to monitor and/or control the remaining plant process equipment as well as remote lift stations with the addition of input cards and hard wiring.
- 2) The supplier has more than two decades of successful documented history of operation.
- 3) This software offers centrally stored data that can be used for reporting, determining trends of flows during seasonal or peak periods to produce flow projections and determine maintenance schedules based on run time instead of calendar days.
- 4) This system provides 24/7 monitoring capabilities, alarm reporting/management and text paging.
- 5) In addition to monitoring the motor control panel, this system acts as the pump controller and brings each of the three influent pumps up based on the wet well level. This method of operation allows each pump to operate at lower rpms and therefore prolongs the life of the pump while saving energy.

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- 6) The Beach Electric proposal also provides for a building to house the system.

The Mayor then entertained a motion to accept the recommendation of staff to award the bid to Beach Electric. Council Member Parker so moved. Council Member Lohr seconded the motion.

In discussing the motion, Council Member Buckner asked Mr. Lord if Beach Electric had a business license for the City of Walterboro. The City Manager affirmed that Beach Electric has a city business license. Council Member Buckner then told Utilities Director Wayne Crosby he had difficulty trying to rationalize the additional \$25,000, because the Beach Electric bid is \$25,000 higher than the lowest bid. He asked, is there anything else you could tell us on why we should choose them over the low bid of \$74,000, because the difference is quite a substantial amount of money?

Mr. Crosby responded, if you look at the motor control center and you take a breakdown on the different proposals, all of them are almost identical. They are providing the same function. \$33,000+ dollars are actually for the SCADA System. Beach Electric is proposing to give us the instrumentation and the electrical components that we need to operate the influent control panel at \$67,000. If it were not for the SCADA System, (Beach Electric) would be the low bidder. However, they have given us the opportunity to organize our things on the internet and to have important data that's in a final daily basis so that we can manage it from locations, if the alarm goes off, for example. It is an opportunity for us to move into the next century. City Manager Lord added that this amount is within the budget.

Mayor Young then reminded everyone to direct their comments/questions to the Chair.

The motion to approve the high bid of Beach Electric in the amount of \$99,849 for the Influent Control Panel Upgrade then passed with a **vote of 5/1 with Mayor Young, Council Members Peters, Parker, Smalls and Lohr voting in favor and Council Member Buckner voting against the motion for approval. Council Member Lucas was absent and did not vote.**

3. Approval of General Agreement for Professional Engineering Services with B. P. Barber for Water and Wastewater Improvements

The Mayor explained that this item was to look at getting a beginning plan on what it would take to get water and sewer to the airport area, so that we can encourage economic development out there.

City Manager Lord further stated that B. P. Barber was the firm Council chose to be the City's water and sewer engineering firm. They are to present a proposal or work order whenever we have work to be done. Council has an interest to have a plan in place so that should something need to go out at the airport, we can be ready. This \$25,200 covers the survey work and a preliminary route design and cost estimates.

A motion was then made by Council Member Peters, seconded by Council Member Smalls, to approve the General Agreement for Professional Engineering Services with B. P. Barber for Water and Wastewater Improvements as submitted. In discussing the motion Council Member Smalls asked if B. P. Barber had a set hourly rate. City Manager Lord affirmed that there is a set hourly rate. He said,

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per our agreement with them, this is just a work order that is referring back to our original agreement. They will provide us the work that we asked for at the hourly rate, but this work order sets a not-to-exceed amount.

The motion then passed with all members voting in favor, except Council Member Lucas was absent and did not vote.

4 Request to Use City Parking Lot and Waterfall for Business and Community Expo on March 17, 2010

Mr. David Smalls of the Walterboro-Colleton Chamber of Commerce told Council that last fall, he conducted a community expo in 1/3 of the Parking Lot. We are looking at doing a Spring Expo. He said, we did not use the waterfall last fall. The reason we are asking for the waterfall is to try and bring people downtown and then kick off activities that will be starting in the Spring, like the Criterium, the Rice Festival and the Antique Festival. We will be trying to promote activities that will be going on downtown. It will be a smaller version of what was done in the fall.

A motion was then made by Council Member Peters, seconded by Council Member Buckner, to approve the request as submitted by the Walterboro-Colleton Chamber of Commerce. **The motion passed unanimously, except Council Member Lucas was absent and did not vote.**

There were no Committee Reports given.

There being no further business, a motion to adjourn was made by Council Member Parker, seconded by Council Member Smalls and passed unanimously. The Mayor adjourned the meeting at 6:45 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: March 9, 2010