

Walterboro City Council
Work Session
June 5, 2017

MINUTES

A Work Session of Walterboro City Council was held at City Hall on Monday, June 5, 2017 at 4:00 P.M. with Mayor Bill Young presiding.

PRESENT WERE: Mayor Bill Young, Council Members: Jimmy Syfrett, Tom Lohr, Bobby Bonds, James Broderick and Judy Bridge. City Manager Jeff Molinari, Assistant City Manager Hank Amundson, City Clerk Betty Hudson and City Attorney George Cone were also present. Council Member Paul Siegel was absent.

There were approximately 7 persons present in the audience. The purpose of the Special Called Meeting was to review the proposed plans by the architectural firm of McMillan Pazdan and Smith for the Walterboro Wildlife Sanctuary Discovery Center located at 100 S. Jefferies Boulevard. Present on behalf of McMillan Pazdan and Smith were: Paulette Myers, Max Streeter,

Galizia and Andrew Steever and Warren Pruitt.

There being a quorum present, Mayor Young called the Work Session to order. He welcomed everybody to the meeting and said we have some design decisions to make. He then asked the City Manager to lead the discussion.

WORK SESSION:

City Manager Molinari said we have a couple of things we need to talk about a little bit more in detail today is: nailing down what we want to do for the facade, but also to look a little more in detail at the budget itself, and give the architects some direction. They have also provided some material samples that we talked about at the last meeting.

Mayor Young then said, do we want to start off with one thing in particular, maybe we can talk about the facade. Ms. Myers agreed they could start the discussion on the facade.

Mayor Young then said I think everybody was e-mailed the additional concepts on the facade.

Ms. Paulette Meyers then said, I will let Nick present it, but I think we were just going to do this around the table because we have so many here, and we will go ahead and do that. Basically we are here just to talk about the facade. When we left last time, it seemed to me that was where we needed to work. So, Nick is going to show you some color strategies.

Mr. Nick Galizia then said, the last time we needed to look at color options for the design that we presented and to look at alternative schemes that are a little more traditional. So, the color schemes that we put together - the first one is what we presented. Again, this is a combination of wood and aluminum exterior. The super structure being painted wood, the vertical elements in the panels being the aluminum. So, this is what we presented, kind of a beige and a coppery scheme. The next color scheme was a taupe and a light grey. All of these colors that we are presenting are tied back to images from the Great Swamp and from the marsh. So, they are very neutral very earthy kind of tones.

Mr. Galizia then said the next two pages show a green scheme. One is a little darker and one is a little lighter. And the last theme is a really higher contrast with darker panels that fade out along the vertical pieces that are shown. At the end, what

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we presented was a little more traditional scheme. There is an additional of the vertical element at the door to create a little height at the end of the screen. The louver screen porch is still there.

Mr. Galizia then showed pictures of the darker green and lighter green schemes.

He then said, the two things that drove this design scheme were in our last presentation we showed this image of the marsh grasses. So these vertical elements are meant to represent the kind of organic way that marsh grasses can grow in, and then the panels that come in and create these lines, they come across the facade. This structure represents the varying seasonal levels of the swamp, along with that kind of braided swamp idea. So, the lines represent the convergence of the braided swamp, the kind of idea that that each of those lines represents a different swamp line and the varying levels at different seasons. Again, because this is an abstraction of things that we see in the Great Swamp, the colors are drawn from that as well.

Mr. Galizia then said, so outside of the copper scheme that was originally presented, we wanted to look at different browns and greens as far as earthy tones that could be interchanged on those materials.

Then the last couple pages are a little more traditional scheme that we started to look at, maintaining the same idea of having a porch. The lattis and screening are still there, it's just a little more traditional instead of having a more mass super structure. The columns are broken down and it's a little more traditional language. The roof line takes on a little more traditional scheme, a roof line with an overhang, and still maintaining the transparency and the openness that we had in the original scheme.

Council Member Broderick then said, I know when we were talking about the outside wall, we were talking about the amount of sun coming in. How does this design differ from the other one as far as the heat transfer.

Mr. Galizia responded that this version is a lot more open. It's different. They both are relatively open schemes. The panels create a more solid shadow lines, but the top of this is open the same as the other scheme. So, we are still providing that kind of horizontal sun shade. The difference is that this has these kind of windows. If you look at the elevation, there are bigger expansion that are much more open. So, it's getting a little more sun.

The Mayor said, that would also open out onto the garden, the outside event space, so you will have big bays that open onto that. Ms. Myers then said, you want it to open onto the streets and to that side.

Mayor Young then said, do you think if we use this one that we would maybe some some lights or something on the front or on the towers so that when you come down Hampton Street at night that it would kind of light that up as you come into downtown Walterboro.

Mr. Galazia responded, in this scheme that vertical element is meant to draw your eye down Hampton Street, so I think we can certainly look at the designer app and what that would entail.

Mr. Broderick then asked, what material is this one? Mr. Galazia responded it is wood. The Mayor then asked, could parts of it be vinyl? Does it matter?

Ms. Myers said, it is doing two things, not only creating a frontage as you came down the street, it is also shielding the mechanical equipment.

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Mayor Young said, you know that building certainly wasn't design to be a municipal event space. This kind of keeps it from looking the way it looks now.

Different schemes on the design of the building, including the materials were briefly discussed.

The City Manager asked, from a cost standpoint, are both of these schemes fairly consistent. Ms. Meyers responded, I think so.

Mr. Galazia added, we didn't have a chance to get estimate and time to get it back from the estimator. I think in both of the schemes, it really comes down to what material choices are going to be. I feel like there is a lot more detailing in this than there is in the other scheme. It's more traditional, so there is more pieces to put together and more connections. So, I would tend to think this is more labor intensive where maybe the other one is more material cost. So, I think it might be a wash.

City Manager Molinari said, so this is really going to come down to Council's preference. More discussion was held on the design schemes.

The Mayor then asked if there were any more questions or comments. He then asked, do we want to take a vote on which design to use? I think we are down to the two designs, unless somebody has something they want to do.

The Mayor then said, I would make motion that that we adopt the arborscape design. Council Member Syfrett seconded the motion. The motion passed with all members present voting in favor.

Council Member Broderick then asked what would the color scheme be on the design. Ms. Myers said, we are proposing the white.

City Manager Molinari then said to Ms. Myers, one of the conversations that staff is having is blending in the theme the Front of the Lowcountry and potentially having some red rocking chairs out there.

The Mayor added, it does fit into the Front Porch of the Lowcountry theme. The airport terminal that's being redesigned will also have a Lowcountry look and filled with porches around it. Hank was pointing out to me earlier that we are the Front Porch of Lowcountry, and we need to carry that theme on through. The Mayor then said, I like this design better than the first one you came up with.

Mr. Sweat also felt that the arborscape design was the best way to go. He said, I too think that what you've got here is a porch type design, which is what we are really known for in this area. Especially when you start looking at our mast scout, the red rocker, and things like that. This looks more like Walterboro.

Ms. Meyers then said, I think we want to talk about the budget. Mr. Galazia said, I think last time we were here, we presented some big things. One thing was just a clarification. I think we can bring some clarifications in there that will bring that \$1.7 million down a bit. There was about \$120,000 in savings to eliminate all of the drives and all of the parking. We are not going to eliminate all of the parking. We talked about having a few spaces off of Klein street, near behind the amphitheater, but I think the bulk of that savings would be there, minus whatever landscaping went back in. So if you take that into account, I think our numbers are probably closer to \$1.6 million, 1.65 million, but the goal is to get the building back to \$1.5 million. The amphitheater is about \$60,000 for the structure.

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The Mayor then asked about the savings. Mr. Galazia responded, if you take all of the site work, it would be \$72,000 for the roadways, \$47,000 for the parking lots. It's about \$120,000 there.

A question was raised whether or not this included drainage for the site slopes. Mr. Galazia responded, it is and I know that Sylvia is looking at how to deal with that. Eliminating the drives and the parking lot. It will be more of what is existing right now. The more grass you have, the easier on the site for drainage. So, by eliminating a lot of that and using gravel parking in the back, I think can with the site drainage relatively easily. The conversation really becomes about what you want on Jefferies. The least expensive thing to do is to make it a lawn, to make it a front yard. If we do that, then I think the bulk of that savings should probably be there.

Mayor Young then said, having that event space, might we put an arbor type structure somewhere in there if we wanted to that would carryover from the building, like an arbor of some kind.

The Mayor then asked, what do you see our savings as opposed to when we are not parking on site. What did you say our savings was on that. Mr. Galazia responded, probably around \$100,000.

Mr. Hank Amundson then asked about the event lawn. He asked, can you still have a garden filled with some simple perimeter landscape. It's not going to be like stark grass?

Mr. Galazia stated that the structure at the amphither is about \$60,000. So, we can still do the amphither and provide a platform and that there is a stage without the changing rooms, and the overhead and the lighting. When you take all those things out, then that helps get the budget back down to where it needs to be, and we can have them price it as an alternate, if there is funding available.

Ms. Myers clarified what it means to have standard bidding and also have alternate bidding.

Mr. Galazia said, we are not altering the building. So, there is not a lot of built stuff. We only have the porch structure and the amphitheater that stroutside of renovation of the building.

Mayor Young stated that there was no further business before Council. He then entertained a motion to adjourn. Council Member Bonds So Moved and Council Member Broderick seconded the motion that passed unanimously. The meeting adjourned at 6:45 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: August 1, 2017