

## **MINUTES**

A Rescheduled Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, February 11, 2020 at 6:15 P.M. with Mayor Bill Young presiding.

**PRESENT WERE:** Mayor Bill Young, Council Members: Carl Brown, Judy Bridge, Paul Siegel, James Broderick, and Ladson Fishburne. City Manager Jeff Molinari, Assistant City Manager Hank Amundson, City Clerk Betty Hudson, and Attorney Brown McLeod on behalf of City Attorney George Cone were also present. Council Member Greg Pryor was absent. There were approximately 22 persons present in the audience.

There being a quorum present, the Mayor called the meeting to order and invited everyone to join in the invocation. The Mayor gave the invocation and Council Member Broderick led the pledge of allegiance to our flag.

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

There were no public comments made on agenda items.

### **PUBLIC HEARING:**

The Mayor opened a public hearing, duly advertised, to receive public comments on the following proposed ordinances:

1. **Ordinance # 2020-01, An Ordinance to Amend the Zoning Map of the City of Walterboro, South Carolina, to Provide for Changes in the Zoning Districts of the City of Walterboro by Changing the Zoning Classification of Four Parcels of Land on Benson Street and Klein Street Designated as TMS Numbers: #163-11-00-227, 163-11-00-228, #163-11-00-229, and #163-11-00-230 from Highway Commercial District(HCD) to Central Business District (CBD)**

Assistant City Manager Hank Amundson briefed Council on this proposed ordinance. He stated that this rezoning request was made by the County in an effort to undertake a master plan for their planned redevelopment. They are adding a Citizen Service Center for the purpose to retail the frontage where they have those two buildings that were knocked down last year on Jefferies Boulevard. They are requesting to rezone the parcels Central Business District, which allows them to have shared parking, allows them to have a dual lot line building with the interior, and a better fit in growing the downtown area. And it allows them to be in compliance.

No comments or questions were received on Ordinance # 2020-01.

2. **Ordinance # 2020-02, An Ordinance Pursuant to Title 5, Chapter 3, Section 5-3-150, Subsection 3, of the Code of Laws of South Carolina, 1976, As Amended, to Annex an Area Known as TMS # 146-00-00-079 into the City of Walterboro, a South Carolina Municipal Corporation**

Assistant City Manager Amundson stated that this is the public hearing for the annexation request made by Mr. Victor Barringer, who owns the 53.9 acres out near Exit 57. It is a 100% annexation. The Planning Commission met in January to recommend Interstate Interchange Commercial District (IICD).

There were no comments or questions on Ordinance # 2020-02.

The Public Hearing was closed.

### **OLD BUSINESS:**

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1. **Ordinance # 2020-01**, An Ordinance to Amend the Zoning Map of the City of Walterboro, South Carolina, to Provide for Changes in the Zoning Districts of the City of Walterboro by Changing the Zoning Classification of Four Parcels of Land on Benson Street and Klein Street Designated as TMS Numbers: #163-11-00-227, 163-11-00-228, #163-11-00-229, and #163-11-00-230 from Highway Commercial District(HCD) to Central Business District (CBD), **Second Reading and Adoption**

A motion was made by Council Member Broderick giving Second Reading and Adoption to Ordinance # 2020-01, An Ordinance to Amend the Zoning Map of the City of Walterboro, South Carolina, to Provide for Changes in the Zoning Districts of the City of Walterboro by Changing the Zoning Classification of Four Parcels of Land on Benson Street and Klein Street Designated as TMS Numbers: #163-11-00-227, 163-11-00-228, #163-11-00-229, and #163-11-00-230 from Highway Commercial District(HCD) to Central Business District (CBD). Council Member Brown seconded the motion. All in favor. None Opposed. Motion carried. Council Member Pryor was absent and did not vote.

2. **Ordinance # 2020-02**, An Ordinance Pursuant to Title 5, Chapter 3, Section 5-3-150, Subsection 3, of the Code of Laws of South Carolina, 1976, as Amended, to Annex an Area Known as TMS # 146-00-00-079 into the City of Walterboro, a South Carolina Municipal Corporation, **Second Reading and Adoption**

A motion was made by Council Member Siegel to give Second Reading and Adoption to Ordinance # 2020-02, An Ordinance Pursuant to Title 5, Chapter 3, Section 5-3-150, Subsection 3, of the Code of Laws of South Carolina, 1976, As Amended, to Annex an Area Known as TMS # 146-00-00-079 into the City of Walterboro, a South Carolina Municipal Corporation. Council Member Bridge seconded the motion. All in favor. None opposed. Motion carried. Council Member Pryor was absent and did not vote.

**NEW BUSINESS:**

Under New Business, the following agenda items were approved by motion as follows:

1. A request to hang a banner from March 16-23, 2020 announcing the 7th Annual Smoke in the Boro BBQ Cookoff by Karen Hinen, Smoke in the Boro Administrator. Motion to approve this request was made by Council Member Brown, seconded by Council Member Broderick, with all members voting in favor of the motion. Council Member Pryor was absent and did not vote.
2. A request to hang a banner from May 9-16, 2020 and to place purple ribbons downtown May 10-18, 2020 for the Relay for Life event on May 15, 2020, by Jessica Cartroad, Event Lead. The motion to approve this request was made by Council Member Broderick and seconded by Council Member Brown. All in favor. None opposed. Motion carried. Council Member Pryor was absent and did not vote.
3. A request to close streets for Healthy Heart 5K Walk/Run on February 20, 2020 from 8:00 A.M. to 9:30 A.M. by Rolets Buckner, Unstoppable Sistas Walk Group. A motion was made by Council Member Bridge to approve this request. Council Member Broderick seconded the motion that passed unanimously, except Council Member Pryor was absent and did not vote.
4. A request to close streets for Gold 5K Run/Walk Fundraiser for Tyler Westbury, March 7, 2020, from 8:00 A.M. to 9:00 A.M. by Tansi Crosby. Motion to

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approve this request was made by Council Member Siegel and seconded by Council Member Brown. The motion passed unanimously, except Council Member Pryor was absent and did not vote.

5. A request to close streets for Rice Festival Rice Run (new route), on Saturday, April 25, 2020 by Ashley Rohde, Race Director. Motion to approve this request was made by Council Member Brown, seconded by Council Member Broderick.

In discussing the motion, Council Member Bridge said, since this a new route for the Rice Run, I want to make sure that this has already been approved through our Police Department. Chief Marvin affirmed that he had approved this request. The motion then passed with all members voting in favor, except Council Member Pryor was absent and did not vote.

**COMMITTEE REPORTS:**

1. Presentation of Awards/Prizes by City Appearance Board to Christmas Decorating Contest Winners

Mr. Dana Chaney, Chairman of the City Appearance Board, along with Mr. David Nay, Vice Chairman, was present to present awards/prizes to the home and business Christmas decorating contest winners. Mr. Chaney stated that there was a pretty good turnout for the businesses this year, and only had 3 homes to participate, which is one more than we had last year.

Awards/gifts were presented to the following winners:

1. Business:  
1<sup>st</sup> Place - East Side Carolina Market, 420 E. Washington St.  
2<sup>nd</sup> Place - Thurston's Barbershop, 332 E. Washington St.  
3<sup>rd</sup> Place - Twig, 225 E. Washington Street
2. Home:  
1<sup>st</sup> Place - Michael and Phyllis Shearouse, 306 Woodlawn St.  
2<sup>nd</sup> Place - Sharon Marusich, 220 Woodlawn St.  
3<sup>rd</sup> Place - Gale Doggette, 617 Hampton St.
3. People's Choice  
Business: East Main Boutique, 210 E. Washington St.  
Home: Sharon Marusich, 220 Woodlawn St.

Mayor Young thanked Mr. Chaney, the City Appearance Board and everyone who participated in the decorating contest. He said, we really appreciate it and it's good to see you all here tonight.

**CITY MANAGER'S REPORT:**

1. Consideration of Bids Received to Purchase Backup Generators for 300 Hampton Street, 242 Hampton Street, and 100 South Jefferies Boulevard

The City Manager reported that the Public Works Department solicited bids for the purchase of backup generators for City Hall, the Customer Service Center at 300 Hampton Street and the Walterboro Wildlife Center. The bids received were as follows:

- |    |                         |              |
|----|-------------------------|--------------|
| 1. | Yancy Power Systems     | \$136,790.64 |
| 2. | Carolina Power Systems  | \$141,382.80 |
| 3. | Blanchard Power Systems | \$129,060.00 |

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Mr. Molinari stated that the low bidder was Blanchard Power Systems at \$129,060,00. He said, as you are aware, the City received a USDA grant, which represents 55% of the total cost to purchase the generators. That share will be \$79,983. The City's required match is 45%, which will be \$58,077. City staff recommends purchasing the generators from Blanchard Power Systems in the amount of \$129,060. The lead time on the generators is anywhere from three to four months and the installation of the three generations is not included in the bid and will be approximately \$15,000. City staff recommends your favorable consideration of this request.

Council Member Brown stated that he had talked with the City Manager and feel comfortable about it, I had some questions, so I move that we award the emergency generators to Blanchard Power Systems for \$129,060. Council Member Broderick seconded the motion that passed with all members voting in favor, except Council Member Pryor was absent and did not vote.

2. 2020 Goals and Objectives

Mr. Molinari reported that this past January, City Council met for two days at the Wampee Conference Center for our annual retreat. Out of those sessions, we came up with the City's Goals and Objectives for 2020, which were as follows:

- Expand Water and Sewer
  1. Construct new well on Mable T. Willis Blvd. by July 2020.
  2. Explore additional sources of funding for new trunk line (on-going)
  3. Continue WWTP expansion plans (on-going).
  4. Continue pursuit of funding to maintain water and sewer lines (on-going).
- Complete Existing Projects
  1. I-95 Business Loop Project Phase 2 under construction including Jefferies Boulevard light pole conversions to LED by June 2020.
  2. Complete facilities generator projects by July 2020.
  3. Continue search for funding for City Hall upgrades (ongoing).
- Improve Overall Appearance of City and Its Entryways
  1. Develop gateway signage in conjunction with Phase 2 of the I-95 Business Loop Project by July 2020.
  2. Develop a plan for gateway landscaping by December 2020.
  3. Adopt a property Remediation Ordinance by July 2020.
  4. Identify properties for nonprofit assistance (ongoing).
  5. Continue redevelopment of downtown (ongoing).
  6. Develop Ireland Creek Master Plan by December 2020.
- Growth Management
  1. Identify neighborhoods to annex and do cost-benefit analysis by March 2020.
  2. Work with citizens in donut holes on annexation by June 2020.
  3. Adopt Economic Development Incentive Ordinance by April 2020.
  4. Implement zoning for growth management by June 2020.

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- Increase Recreational Opportunities
  1. Develop activity list for marketing by April 2020.
  2. Grow Wildlife programming (ongoing).

Mr. Molinari concluding by saying, these are the goals and objectives that City Council had identified before we left the retreat on the Saturday, and if Council is still comfortable with these goals and objectives, I would ask that Council adopt these for 2020.

A motion was made by Council Member Broderick to adopt the listed broad goals and key results for 2020 as presented. Council Member Bridge seconded the motion. All in favor. None opposed. Motion carried. Council Member Pryor was absent and did not vote.

3. Prioritization of 2020 CDBG Funding Requests

Next, the City Manager stated that every year the City is required to submit a priority needs list to CDBG. Pursuant to the goals and objectives adopted by City Council, I recommend the following CDBG priority needs, and there has been a few changes based on the goals and objectives that City Council has identified. He then recommended the CDBG priority needs as follows:

1. Public Infrastructure and Facilities
  - Upgrades of water and sewer lines as needed
  - Other projects as identified
2. Community Enrichment
  - Demolition of properties that are attractive nuisances
  - Adaptive reuse of existing structures
  - Others as identified
3. Special Projects as Identified
  - Trail connector for Wildlife Center and Wildlife Sanctuary  
Mr. Molinari said, one of the things that we had talked about with the construction of the Wildlife Center and plans for Ireland Creek, would be to create some connectivity from the back of the Wildlife Center to Ireland Creek to the Wildlife Center, and there are some grants available there for us.
  - Other projects as identified.
4. Multiple Activity Neighborhood Improvement Projects
  - Neighborhoods as identified
5. Economic Development projects as identified.

Mr. Molinari pointed out that the top three (3) priorities would be eligible for funding, and staff recommends adoption of these priorities for the CDBG Program.

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A motion was made by Council Member Brown to adopt the list of priorities for the CDBG Program as recommended. Council Member Broderick seconded the motion that passed unanimously, except Council Member Pryor was absent and did not vote.

4. Recognition of Christan Spires, Tourism Director

At this point, City Manager Molinari stated that it is his pleasure to recognize Christan Spires, our Tourism Director, who will be leaving us in the next couple of weeks. I just wanted to recognize Christan for the great work that she has done for the City. She was instrumental in getting First Thursday up and going and played a key role in us getting the Wildlife Center opened, and has also in the past couple of months, already booked a number of events for the wildlife center, which bodes well for that operation as we move forward. But as much as we hate to lose her, it's a great opportunity for her and we hope that she continues to work with us. I know we will be calling on her next employer to help us out with some things. I just want to thank Christan for the great work she did for us. Thanks Christan.

Mayor Young congratulated Christan and stated that he had the opportunity to work with Christan on a lot of events. He said, I feel like you just got here, but that is a good opportunity for you.

**EXECUTIVE SESSION:**

The Mayor announced that in a moment, he would be asking for a motion to go into Executive Session, and Council will be going into Executive Session for a discussion of:

1. Provision of Water and Sewer Service - Lowcountry Regional Airport.
2. Personnel Matters:
  - a. Tourism Director Search.
  - b. Appointment to the Accommodations Tax Advisory Committee.
  - c. Appointments to the City Appearance Board.

The Mayor then entertained a motion to enter into an Executive Session. Council Member Ladson Fishburne then made the motion to enter into Executive Session. Council Member Brown seconded the motion that passed unanimously, except Council Member Pryor was absent and did not vote.

The meeting then convened into an Executive Session.

At approximately 7:48 P.M., a motion was made by Council Member Broderick to exit Executive Session and return to Open Session. Council Member Brown seconded the motion. All in favor. None opposed. Motion carried. Council Member Pryor was absent and did not vote.

The meeting returned to Open Session and a motion was made by Council Member Broderick to appoint Mr. Josh Bell to the Accommodations Tax Advisory Committee. Council Member Siegel seconded the motion. All in favor. None opposed. Motion carried. Council Member Pryor was absent and did not vote.

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A second motion was made by Council Member Ladson Fishburne to appoint Darlene Allen and Henry Hiott to the City Appearance Board. Council Member Broderick seconded the motion that passed with all members voting in favor, except Council Member Pryor was absent and did not vote.

There being no further business to consider, a motion to adjourn was made by Council Member Siegel, seconded by Council Member Bridge and passed unanimously. The Mayor adjourned the meeting at 7:49 P.M. Notice of this meeting was distributed to all local media, 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: March 3, 2020**