



**WALTERBORO CITY COUNCIL  
REGULAR MEETING  
DECEMBER 1, 2020  
6:00 P.M.**

Via Telephone/Video Conference  
Phone Call-In Number 1 312 626 6799

Meeting ID: 942 2294 6507

Link to View Video:

<https://zoom.us/j/94222946507>

**AGENDA**

**I. Call to Order:**

1. Invocation.
2. Pledge of Allegiance.

**II. Public Input on Agenda Items:**

Comments on agenda items must be submitted via email to [jmolinari@walterborosc.org](mailto:jmolinari@walterborosc.org) or by mail to Jeff Molinari, City Manager, City of Walterboro, P.O. Box 709, Walterboro, SC 29488. Comments will be distributed to the Mayor and City Council but will not be read during the meeting.

**III. Presentations:**

1. 2019-2020 Comprehensive Annual Financial Report – The Baird Audit Group, LLC – Ms. Brenda Carroll

**IV. Public Hearing:**

1. **Ordinance # 2020-14**, AN ORDINANCE ESTABLISHING AN ECONOMIC DEVELOPMENT INCENTIVE PROGRAM TO ENCOURAGE PRIVATE INVESTMENT IN THE INCENTIVE AREA IN THE CITY OF WALTERBORO; AND OTHER MATTERS RELATED THERETO (Second and Final Reading).
2. **Ordinance # 2020-15**, AN ORDINANCE REQUIRING THAT FACE COVERINGS OR MASKS BE WORN IN PUBLIC IN THE CITY OF WALTERBORO DURING THE COVID-19 PUBLIC HEALTH EMERGENCY AND RECOVERY (Second and Final Reading).
3. **Ordinance # 2020-16**, 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 # 147-11-00-108 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second and Final Reading).
4. Receipt of public comments on proposed USDA Rural Development Project to acquire police vehicles, fire truck and backhoe.

**V. Old Business:**

1. **Ordinance # 2020-14**, AN ORDINANCE ESTABLISHING AN ECONOMIC DEVELOPMENT INCENTIVE PROGRAM TO ENCOURAGE PRIVATE INVESTMENT IN THE INCENTIVE AREA IN THE CITY OF WALTERBORO; AND OTHER MATTERS RELATED THERETO (Second and Final Reading).
2. **Ordinance # 2020-15**, AN ORDINANCE REQUIRING THAT FACE COVERINGS OR MASKS BE WORN IN PUBLIC IN THE CITY OF WALTERBORO DURING THE COVID-19 PUBLIC HEALTH EMERGENCY AND RECOVERY (Second and Final Reading).
3. **Ordinance # 2020-16**, 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 # 147-11-00-108 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second and Final Reading).

**VI. New Business:**

1. **Resolution # 2020-R-12**, A RESOLUTION AUTHORIZING THE CITY MANAGER AND FINANCE DIRECTOR TO EXECUTE FORMS PURSUANT TO USDA RURAL DEVELOPMENT COMMUNITY FACILITIES GRANT APPLICATIONS IN AN AMOUNT NOT TO EXCEED \$149,700 FOR THE PURCHASE OF POLICE VEHICLES, FIRE TRUCK, AND BACKHOE FOR THE CITY OF WALTERBORO.
2. **Resolution # 2020-R-13**, TO EXPRESS THE INTENTION OF THE CITY COUNCIL OF THE CITY OF WALTERBORO, TO CAUSE THE CITY OF WALTERBORO TO BE REIMBURSED WITH THE PROCEEDS OF OBLIGATIONS FOR CERTAIN COSTS ASSOCIATED WITH THE CITY'S WASTEWATER TREATMENT PLANT PROJECT.
3. Parade/Procession Permit Request for Walterboro Christmas Parade to occur December 6 at 3:00 PM, with additional request for the street closing beginning at 1:00 PM (map route attached).
4. Fiscal Year 2021-2022 Budget Calendar

**VII. City Manager's Report:**

1. Request to Purchase a Mini Excavator (Memorandum attached).

**VIII. Executive Session:**

1. Discussion of Matters Encouraging the Proposed Location or Expansion of Businesses in the Central Business District.

**IX. Open Session:**

1. Council May Take Action on Matters Discussed in Executive Session.

**X. Adjournment.**

**ORDINANCE # 2020-14**

**AN ORDINANCE AUTHORIZING AND ESTABLISHING AN ECONOMIC DEVELOPMENT INCENTIVE PROGRAM TO ENCOURAGE PRIVATE INVESTMENT IN THE INCENTIVE AREA OF THE CITY OF WALTERBORO; AND OTHER MATTERS RELATED THERETO.**

**WHEREAS**, the City of Walterboro, South Carolina (the “*City*”) was created as a municipal corporation under the laws of the State of South Carolina (the “*State*”);

**WHEREAS**, the City is duly empowered to enact ordinances, not inconsistent with the laws or Constitution of the State of South Carolina, 1895, as amended, exercising its powers related to the expenditure of public funds for public purposes and those other powers incident to, and necessary for the accomplishment of, the City’s express authorization to levy certain taxes and fees;

**WHEREAS**, City Council of the City of Walterboro, the governing body of the City (the “*Council*”), has, through the adoption of its Comprehensive Plan, established as a matter of policy, and as evidenced by continued public investment in the appearance and functionality of the City through projects such as the I-95 Business Loop, Downtown Arborscape, and Wildlife Center, that fostering the revitalization and redevelopment of the City’s historic downtown and connecting commercial corridors brings about positive economic, social and cultural impacts within the City and greatly enhances the quality of life of the City’s citizens;

**WHEREAS**, it is essential to the City’s efforts to foster revitalization and redevelopment within the Incentive Area (as defined in Sec. 2-602 below) that the City offer certain Incentives (as defined in Sec. 2-602 below) that will encourage private investment in the Incentive Area. The goals (the “*Goals*”) of the City in offering the Incentives are as follows:

- (a) to promote the construction of new buildings or the rehabilitation of existing buildings within the Incentive Area; and
- (b) to support the establishment of the categories of new businesses that the Council determines will (i) significantly increase the overall commercial activity within the Incentive Area, (ii) attract the City’s residents and tourists into the Incentive Area, and (iii) increase property values within the City as a whole;

**WHEREAS**, while the Incentives may benefit the Incentive Recipients (as defined in Sec. 2-602 below), the primary beneficiary of the Incentives will be the City and its citizens who shall realize the Benefits (as defined in Sec. 2-602 below);

**WHEREAS**, in addition to the Benefits, the establishment of a lower minimum threshold investment applicable to the Downtown District (as defined in Sec. 2-602 below) is intended to (a) promote the preservation of historic buildings within the Downtown District, (b) stimulate the construction of new buildings that are compatible with the City’s historic character, and/or (c) rehabilitation, invigorate and inject new growth within the core of the City;

**WHEREAS**, the Incentives, as provided for in an Incentive Agreement (as defined herein), shall be structured in such a way that the value of the Benefits to the City will exceed their value to the Incentive Recipients; and

**WHEREAS**, the financial benefit of the Incentives to the Incentive Recipients will only be realized at such time as certain Benchmarks (as defined herein) are met or continue to be met. Should all the Benchmarks be accomplished, the City believes that there is a high probability that the Benefits will be realized by the City and that the value of the Benefits will exceed the value of public funds expended on the Incentives.

**NOW, THEREFORE, BEING DULY ASSEMBLED, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WALTERBORO THAT:**

Section 1. There is hereby enacted by the City, for the purposes discussed above, the “Economic Development Incentive Program.” Amendments, modifications and clarifications to the Economic Development Incentive Program or succeeding amendments, modifications or clarifications to the Economic Development Incentive Program shall become effective if approved and enacted by the City. Prior to such effective date, the version of the Economic Development Incentive Program enacted by the terms hereof shall remain in full force and effect.

Section 2. The Economic Development Incentive Program shall be codified into the City’s Code of Ordinances. By and through the enactment of this ordinance, Article XII, entitled “ECONOMIC DEVELOPMENT INCENTIVE PROGRAM” shall be added to Chapter 2, “ADMINISTRATION” of the City’s Code of Ordinances. Chapter 2, “ADMINISTRATION,” Article XII “ECONOMIC DEVELOPMENT INCENTIVE PROGRAM” shall be added to the City’s Code of Ordinances as follows:

Sec. 2-600 - Title.

This Ordinance shall be titled “Economic Development Incentive Program.”

Sec. 2-601 - Authority.

Subject to the realization of certain Benefits (as defined in Sec. 2-602 below), the Economic Development Incentive Program is enacted by the Council to meet its Goals (as defined in Sec. 2-602 below).

Sec. 2-602 - Definitions.

As used in this Article VI, unless the context shall otherwise require, the following terms shall have the following respective meanings:

**“Benefits”** means the value to the City of providing the Incentives, which generally includes: (a) increased property values within the Incentive Area and the City as a whole; (b) increased revenue from property taxes, business license fees and permit fees; (c) increased tourism

and commercial activity within the Incentive Area and the City as a whole; and (d) the improvement of the character of the City by preserving historic buildings within the Incentive Area and promoting the construction of new buildings that are compatible with its historic character.

***“Incentive Area”*** shall mean the areas (by district) shown and described in *Exhibit A* in which the Council has determined that the revitalization and redevelopment thereof is essential to preserving and improving the economy, society and culture of the City and enhancing the quality of life of the citizens thereof. The Incentive Area shall consist of 5 districts (each a ***“District”***). These Districts are:

1. Downtown District;
2. Jefferies Blvd. District: all properties fronting North or South Jefferies Boulevard;
3. Charleston Gateway District: all properties fronting Hampton St. from Strickland St. to City limits;
4. Summerville Gateway District: all properties fronting Wichman St. from Savage St. to City limits; and
5. Beaufort Gateway District: all properties fronting Hendersonville Highway from Sniders Highway to the City limits.
6. Southside Gateway District: commercial properties fronting Green Pond Highway from Robertson Boulevard to South Jefferies Highway.

***“Development”*** shall mean the activity of improving a real property to the extent of adding value to the tax base through real property improvements, and the creation of employment opportunities.

***“Downtown District”*** means the City’s historic downtown business area, which is intended to include all properties within the Central Business District. Except as specifically stated in this Ordinance, all references to the Incentive Area shall include the Downtown District.

***“Goals”*** means the objectives of the City in offering the Incentives, which generally includes: (a) promoting the construction of new buildings or the rehabilitation of existing buildings within the Incentive Area; and (b) supporting the establishment of the categories of new businesses that will (i) significantly increase the overall commercial activity within the Incentive Area, (ii) attract the City’s residents and tourists into the Incentive Area, and (iii) increase property values within the City as a whole.

***“Incentive”*** shall mean a grant of any inducement having monetary value by the City that is offered to a person, firm or corporation to pursue a Development that encourages private investment and/or the creation/retention of jobs. The Incentive may also include grants from other entities that the City may be able to obtain.

***“Incentive Recipient”*** shall mean the private parties receiving the Incentives from the City.

***“Job”*** shall mean each new (i) full-time position, or (ii) each full-time equivalent position that is created as a direct result of the ongoing operation of a Development. For the purposes of calculating the number of Jobs created by a Development, only those employed at businesses directly associated with the Development in positions permanently located within the Incentive Area shall be considered.

Sec. 2-603 - Authorization

(a) Authorization to Grant Incentives.

The Council, at its discretion and on a case-by-case basis, but subject to the General Eligibility Criteria provided for in Sec. 2-605(a) herein, may enter into an Incentive Agreement (as defined herein) with a person, firm or corporation providing for Incentives in order to encourage and support the Development of real property within the Incentive Area.

(b) Incentive Agreements.

The Incentives shall only be provided to an Incentive Recipient after an agreement has been entered into between the City and such person, firm or corporation, which agreement shall set forth: the particulars of the Development; the Incentives to be provided; and sufficient assurances that the Benefits will accrue to the City and the Goals will be met by the Development (an ***“Incentive Agreement”***). Pending the approval by the Council of any Incentive Agreement and subject to the provisions of Sec. 2-606 herein, the City Manager of the City (or any person so delegated by the City Manager) is authorized to discuss the provisions of this Economic Development Incentive Program, aid in the completion of any Proposal (as defined herein) and, subject to the final approval by the Council, negotiate with the potential Incentive Recipient on behalf of the City. Each Incentive Agreement shall be approved by Council by ordinance. Council is authorized to provide Incentives in any amounts and for any period of time within the thresholds provided for herein or within the time periods and thresholds provided for in any applicable statutory authorization.

Sec. 2-604 - Authorized Incentives.

(a) Multiple Incentives.

The Council may provide to an Incentive Recipient any combination of Incentives provided for herein; provided, however, that the total amount of Incentives given to a Development must be in keeping with the Goals and the value of the Benefits accruing to the City (and its citizens) and must be greater than the financial value of the Incentives to an Incentive Recipient.

(b) Incentives of the City.

All direct Incentives of the City shall be granted in the form of reimbursements and

refunds of the fees and taxes that have been duly paid to the City, as set forth in this subsection (b). No upfront abatements of fees or taxes shall be permitted. Where Incentives continue for a period of more than one year, such Incentives may be graduated to increase or decrease year-to-year as the Council sees fit, but subject to monitoring by the City to ensure compliance with the terms of any Incentive Agreement. The Council may, at its discretion and on a case-by-case basis, enter into an Incentive Agreement to reimburse or refund any person, firm or corporation the following fees and taxes up to the amounts and percentages provided for herein:

- (i) Up to 100% of the applicable tap fees collected by the City;
- (ii) Up to 50% of the building permit fees collected by the City;
- (iii) Up to 50% of the business license fees collected by the City for as many as five (5) years;
- (iv) Up to 50% of the local hospitality taxes collected by the City for as many as five (5) years, but funds received through such Incentive are to be spent only for purposes that are related to tourism, pursuant to S.C. Code § 6-1-730, and which have been approved by Council and included in the Incentive Agreement;
- (v) Up to 50% of the local accommodations taxes collected by the City for as many as five (5) years, but funds received through such Incentive are to be spent only for purposes that are related to tourism, pursuant to S.C. Code § 6-1-530, and which have been approved by Council and included in the Incentive Agreement; and
- (vi) Such other Incentives that the Council, at its discretion on a case-by-case basis, determines are appropriate given the amount or type of investment made by the Incentive Recipient in the Incentive Area.

(c) State Incentive Programs.

The State programs that may be considered by Council to be included within any package of Incentives or as a stand-alone set of Incentives for in-City projects located City-wide, include the following (as applicable and as may be amended from time to time):

(i) Property tax credits authorized by the provisions of the South Carolina Abandoned Buildings Revitalization Act, codified at S.C. Code Ann. §§ 12-67-100 *et seq.* (collectively, the “*Abandoned Building Act*”). Incentive Recipients requesting consideration of the Abandoned Building Act by the Council shall submit an Abandoned Building Act Application form, a copy of which is attached hereto as *Exhibit B*.

(ii) Property tax credits authorized by the provisions of the South Carolina Textiles Communities Revitalization Act, codified at S.C. Code Ann. §§ 12-65-10 *et seq.* (collectively, the “*Textiles Revitalization Act*”). Incentive Recipients requesting consideration of the Textiles Revitalization Act by the Council shall submit a Textiles Revitalization Act Application form, a copy of which is attached hereto as *Exhibit C*.

(iii) Property tax credits authorized by the provisions of the South Carolina Retail Facilities Revitalization Act, codified at S.C. Code Ann. §§ 6-34-10 *et seq.* (collectively, the "***Retail Revitalization Act***"). Incentive Recipients requesting consideration of the Retail Revitalization Act by the Council shall submit a Retail Revitalization Act Application form, a copy of which is attached hereto as *Exhibit D*.

(iv) The South Carolina real property tax credit for the installation of a fire sprinkler system, codified at S.C. Code Ann. § 12-6-3622.

Sec. 2-605 - Eligibility Criteria.

(a) General Eligibility Criteria.

Except for those Incentives discussed in Sec. 2-604(c) above as authorized by the State and which are intended by the terms of this Economic Development Incentive Program to be applied City-wide, in order for a Development to be eligible to receive Incentives, the Council must determine that the Development meets, or upon completion will meet, each of the following criteria:

(i) the Development is consistent with Walterboro's Comprehensive Plan (as it may be amended, revised, or updated from time to time, the "***Comprehensive Plan***"), as well as the Goals;

(ii) absent the provision of Incentives, the Development would be unlikely to occur or unlikely to occur at the level or scale contemplated by the developer thereof;

(iii) the Development must be located within the Incentive Area;

(iv) In the Downtown District, the minimum threshold investment is five hundred thousand dollars (\$500,000) and in all other Districts the Development must have a minimum threshold investment of one million dollars (\$1,000,000) (with respect to each District, the "***Minimum Investment***"). The Minimum Investment may be comprised of any combination of (i) real property acquisition costs, (ii) the costs of physical improvements to real property, (iii) or the costs of capital improvements to City infrastructure. The Minimum Investment may be calculated based upon investment in a single property or the cumulative investment in multiple properties, each within the Incentive Area. Where multiple uses or businesses are to be located within a single Development as separate businesses, the Council may, at its discretion on a case-by-case basis, allocate appropriate portions of the total investment in the Development to such separate business in order to allow such business to meet the Minimum Investment eligibility requirement. In order to meet the threshold for the Minimum Investment, a Development may be given a credit towards the Minimum Investment of fifty thousand dollars (\$50,000) for each Job that will be created by the Development; and

(v) The intended use of the Development must be for one or more of the



following business purposes: (1) retail uses; (2) tourism-related businesses or activities; (3) cultural arts activities and associated businesses; (4) corporate headquarters; (5) research and development; (6) high-technology growth businesses; and (7) other uses, as may be determined by the Council, that are consistent with the Goals, and the Comprehensive Plan.

(b) Specific Criteria.

The Council may, in its discretion and on a case-by-case basis, include within an Incentive Agreement any other eligibility criteria that must be met upon completion of a Development in order to ensure that the Goals are met and that the Development provides Benefits to the City (and its citizens) in amounts that warrant the implementation of Incentives.

Sec. 2-606 - Administration and Terms of Delivery.

(a) Application for Incentives.

Except where an applicant seeks only Incentives authorized by the State Incentive Programs listed in Sec. 2-604(c), in order to be eligible for Incentives, a person, firm or corporation must submit to the City Manager a proposed set of Incentives for a Development (a "**Proposal**"). A form of the Proposal is attached hereto as *Exhibit E*. The Proposal must include a sufficient description of the Development, to include, without limitation, the following information: (i) identification of the property or properties on which the Development is to be located (the "**Subject Property**") and any acquisition costs thereof; (ii) the estimated start date and completion date for any work to be performed on the Subject Property; (iii) a list of any physical improvements that are to be made to the Subject Property as part of the Development, including a good-faith estimate of the costs thereof; (iv) the then-current value of the Subject Property and a good-faith estimate of the value of the Subject Property upon completion of the improvements thereto; (v) a good-faith estimate of the number of Jobs that the Development is projected to create, including an estimate of the date upon which the estimated number of Jobs will have been created; (vi) a statement affirming that, based upon any acquisition costs for the Subject Property, along with good-faith estimates for the costs of physical improvements and the number of Jobs created, the Development will meet or exceed the Minimum Investment requirements of Sec. 2-605(a)(iv); (vii) a good-faith estimate of other revenue for the City that will be created as a direct result of the Development, including anticipated business license fees, additional property tax revenue, capital improvements to City-owned infrastructure and utilities revenue; and (viii) any other additional information that the Incentive Recipient or the City Manager deems may be necessary and helpful for the Council to evaluate and give due consideration to the Proposal.

(b) Determination of Incentive Amounts.

The amount of Incentives granted to a Development shall be based upon the amount of the capital investment in the Development, the amount of new revenue for the City directly created by the Development and the number of new Jobs that will be directly created by the Development. The amount of Incentives granted to a Development shall in no case exceed the

value of the direct and indirect benefits of the Development to the City. These amounts shall be expressly included within any Incentive Agreement.

(c) Certification, Commencement and Continuation of Incentives.

(i) No Incentive shall commence or be given until such time as the Development has been issued a Certificate of Occupancy and/or a business license as well as a certificate that all terms and benchmarks included within the applicable Incentive Agreement, including without limitation benchmarks for capital investment, property valuation, and Job creation (the "**Benchmarks**"), have been fully achieved or otherwise completed.

(ii) Where Benchmarks, such as the number of Jobs created, are to be met continuously over a period of time, the Incentive Recipient shall provide to the City, on an annual basis, satisfactory proof that the Development has continuously achieved or otherwise complied with such Benchmarks.

(iii) If, at any time after completion of a Development or at any time within the period of time during which a Development is granted Incentives, a Development fails to achieve or otherwise comply with a Benchmark, the Council may, at its discretion and on a case-by-case basis: (1) declare the Incentive Agreement null and void and cease the provision of any future Incentives; or (2) decrease the amount of Incentives based upon the actual direct and indirect Benefits of the Development to the City and its citizens.

Sec. 2-607 - Administration of Incentives and Incentive Agreements.

The administration of the application process, specifically including the drafting of any Proposal, and continuous monitoring of Developments pursuant to applicable Incentive Agreements shall be the responsibility of the City Manager and any person designated to oversee such process by the City Manager.

Section 3. If any section, subsection, sentence, clause or phrase of the Economic Development Incentive Program or this Ordinance is, for any reason, held or determined to be invalid, such decision shall not affect the validity of the remaining portions of the Economic Development Incentive Program and/or this Ordinance.

Section 4. Nothing in this Ordinance or in the Economic Development Incentive Program hereby enacted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause of causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 5. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict or inconsistency. This Ordinance and the provisions of the Economic Development Incentive Program shall take effect immediately upon its enactment by the Council.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

DONE AND ORDAINED IN COUNCIL ASSEMBLED, this \_\_\_ day of December, 2020.

CITY OF WALTERBORO, SOUTH CAROLINA

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

(SEAL)

Attest:

By: \_\_\_\_\_  
Callie Seals, City Clerk  
City of Walterboro, South Carolina

First Reading: November 10, 2020  
Public Hearing: December 1, 2020  
Second Reading: December 1, 2020

**EXHIBIT A**

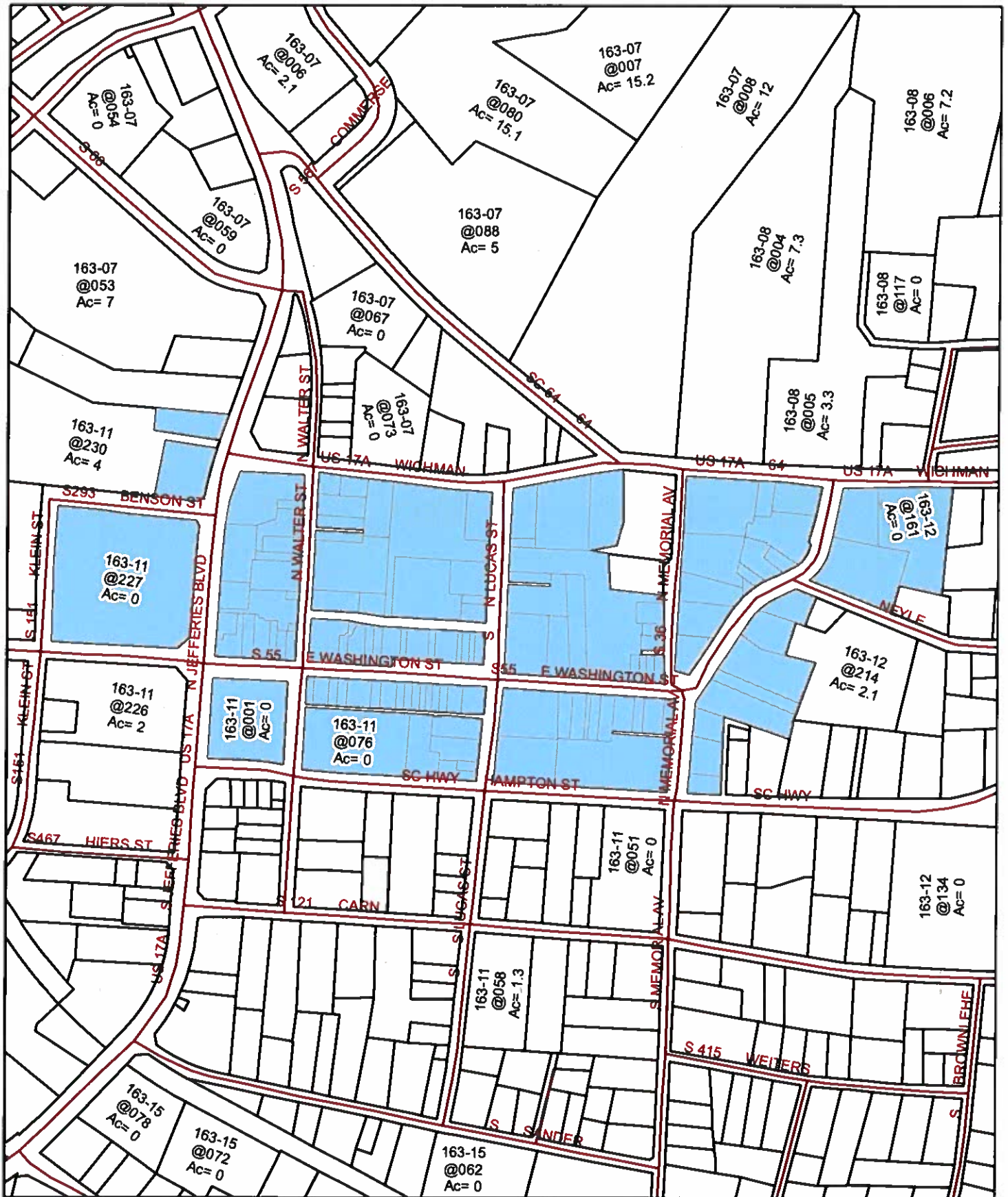
**City of Waltherboro – Incentive Area Maps**











**Downtown District**

1 inch = 377 feet



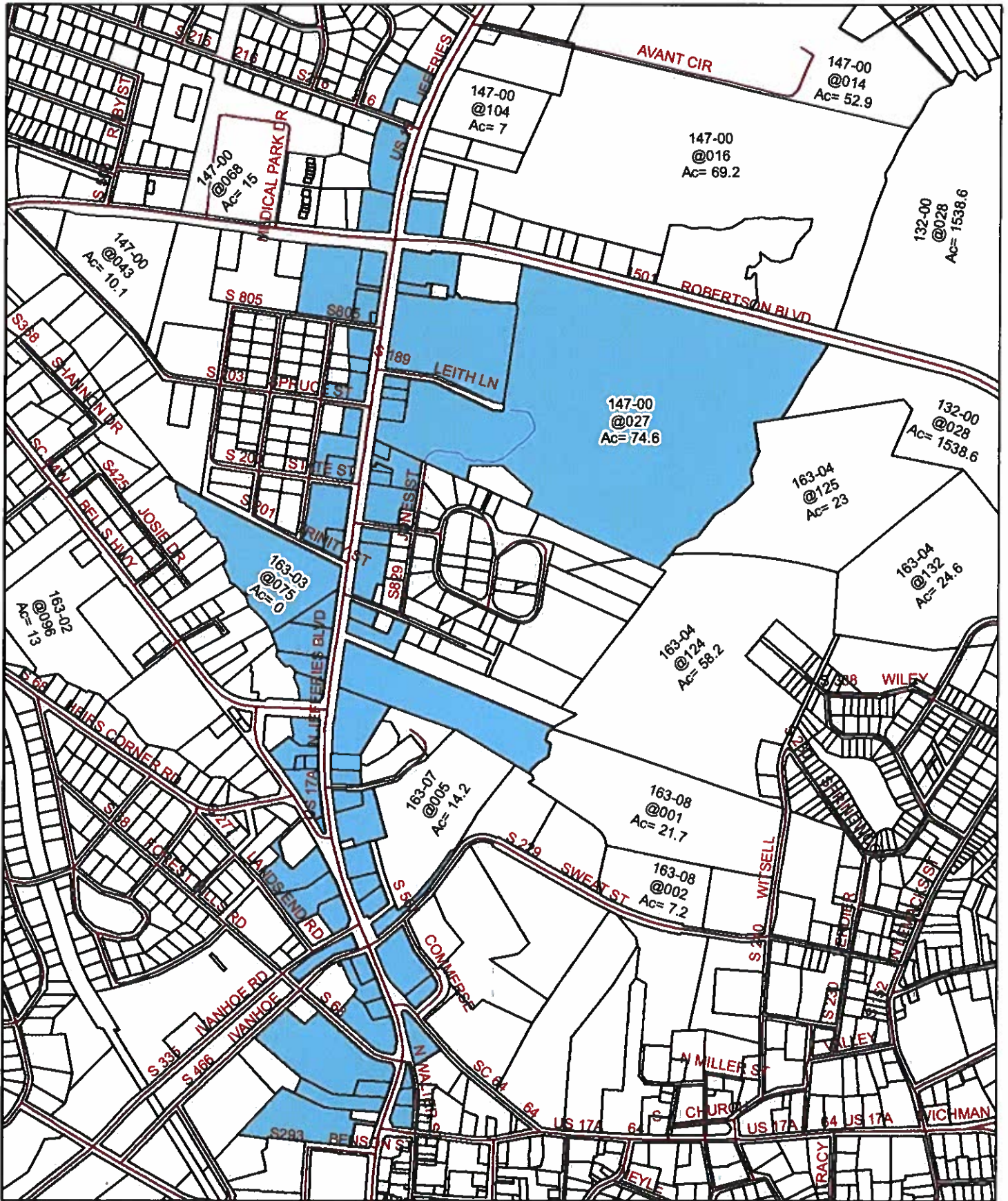
Colleton County Technology Dpt  
 31 Klein Street, Rm. 111  
 Walterboro, SC 29488  
 (843) 782-4282  
 technology@colletoncounty.org

**Legend**

Eligible Properties



DISCLAIMER: County GIS data is made available to the public as a service of the Colleton County Technology Department. This information is intended for general reference purposes only. Colleton County does not assume any liability for damage arising from errors, omissions or use of this information. This information is offered to the public AS IS WITHOUT WARRANTY OF ANY KIND.



### Jefferies Blvd District (North)

1 inch = 921 feet



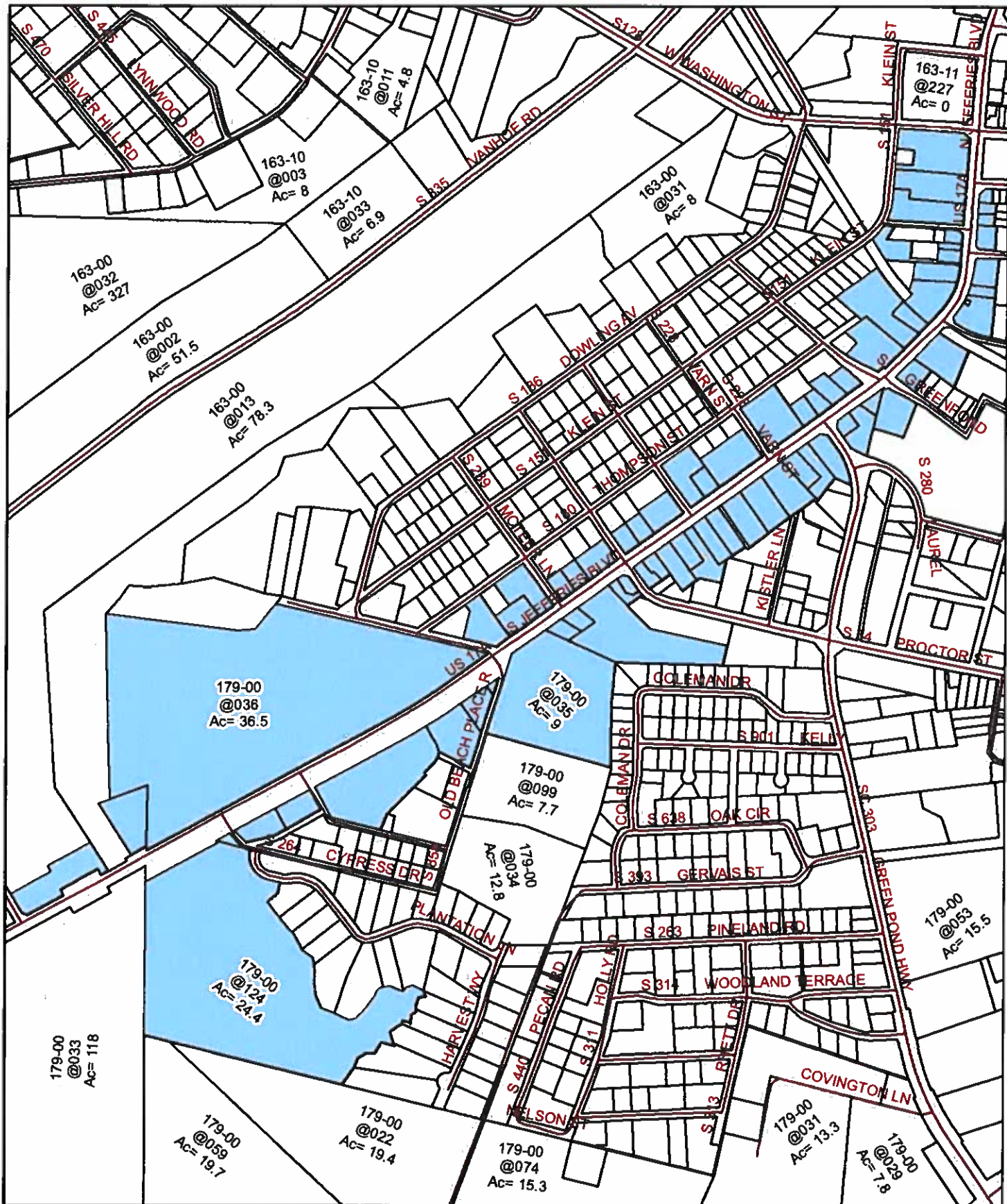
Colleton County Technology Dpt  
 31 Klein Street, Rm. 111  
 Walterboro, SC 29488  
 (843) 782-4282  
 technology@colletoncounty.org

#### Legend

Eligible Properties



DISCLAIMER: County GIS data is made available to the public as a service of the Colleton County Technology Department. This information is intended for general reference purposes only. Colleton County does not assume any liability for damage arising from errors, omissions or use of the information. This information is offered to the public AS IS WITHOUT WARRANTY OF ANY KIND.



### Jefferies Blvd District (South)

1 inch = 751 feet



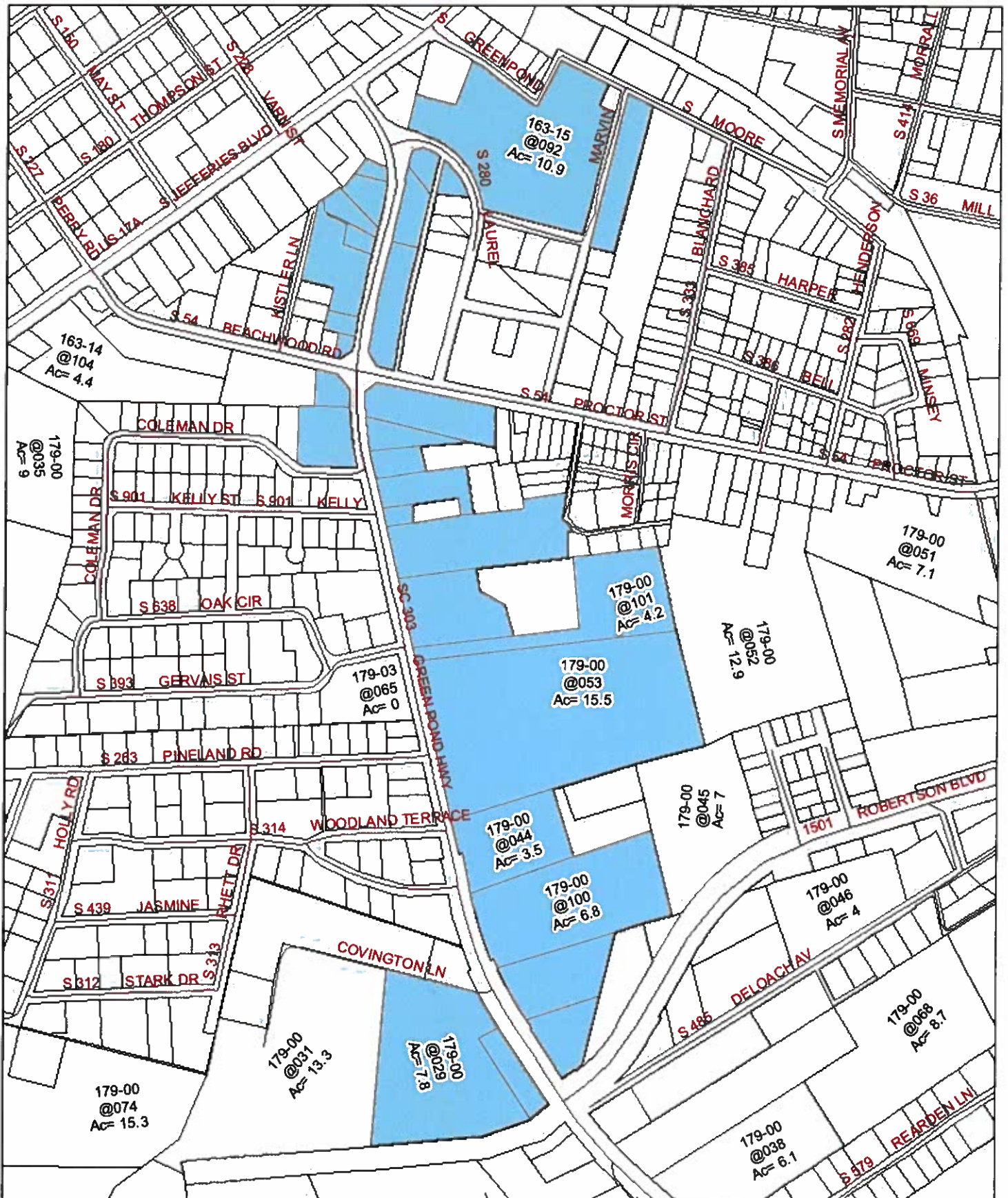
Colleton County Technology Dpt  
 31 Klein Street, Rm. 111  
 Walterboro, SC 29488  
 (843) 782-4282  
 technology@colletoncounty.org

**Legend**

Eligible Properties



DISCLAIMER: County GIS data is made available to the public as a service of the Colleton County Technology Department. This information is intended for general reference purposes only. Colleton County does not assume any liability for damage arising from errors, omissions or use of this information. This information is offered to the public AS IS WITHOUT WARRANTY OF ANY KIND.



### Southside Gateway District

1 inch = 571 feet



Colleton County Technology Dpt  
 31 Klein Street, Rm. 111  
 Walterboro, SC 29488  
 (843) 782-4282  
 technology@colletoncounty.org

**Legend**

Eligible Properties



DISCLAIMER: County GIS data is made available to the public as a service of the Colleton County Technology Department. This information is intended for general reference purposes only. Colleton County does not assume any liability for damages arising from errors, omissions or use of this information. This information is offered to the public AS IS WITHOUT WARRANTY OF ANY KIND.

**EXHIBIT B**

**Abandoned Building Act Application Form**

**CITY OF WALTERBORO**

**ABANDONED BUILDINGS ACT APPLICATION FOR ELIGIBILITY AND CREDIT AGAINST REAL PROPERTY TAXES**

---

**1. PROPERTY INFORMATION**

Building Site Address \_\_\_\_\_

City \_\_\_\_\_, South Carolina (ZIP) \_\_\_\_\_

TMS# \_\_\_\_\_

Have you filed a Notice of Intent to Rehabilitate with the City? Yes \_\_\_ No \_\_\_

*\*If No, include with this application a letter indicating your intent to rehabilitate the building site, the location of the building site, the amount of acreage involved in the building site, the amount of square footage of existing buildings involved in the building site and the buildings to be rehabilitated, any new construction at the building site, and the estimated expenses to be incurred in connection with the rehabilitation.*

When was the building site abandoned? \_\_\_\_\_

*\*You must provide documentation to support the information provided above. A letter from the City of Walterboro's Business Licensing Department indicating when the last business license was revoked is preferred.*

Has at least 66% of the building/structure been closed continuously to business or otherwise non-operational for income producing purposes for a period of at least five (5) years immediately preceding the date on which the Notice of Intent to Rehabilitate was filed? Yes \_\_\_ No \_\_\_

*\*This calculation is based on the total amount of square footage as certified by the Colleton County Tax Assessor.*

What was the building's use immediately preceding its abandonment? \_\_\_\_\_

*\*Buildings or structures with an immediate preceding use as a single-family residence are not deemed abandoned buildings.*

On what date did you become the owner of record? \_\_\_\_\_

Is the building on the National Register of Historic Places? Yes \_\_\_ No \_\_\_

If yes, will any portion of the building be demolished? Yes \_\_\_ No \_\_\_

What was the square footage at the time Notice of Intent is/was filed? \_\_\_\_\_

**2. PROJECT INFORMATION**

Estimated project start date \_\_\_\_\_

Estimated project completion date \_\_\_\_\_

Estimated rehabilitation costs \$ \_\_\_\_\_ (Total must be more than \$250,000 to qualify).

*\* Eligible expenses do not include cost of acquiring the site or cost of personal property at the site.*

*\*\* Expenses increasing the square footage of the site by more than 200% are not eligible.*

Do you plan to subdivide the building or structure into separate units or parcels? Yes \_\_\_ No \_\_\_  
If yes, how many? \_\_\_\_\_

Will the rehabilitation work increase the square footage of the building site? Yes \_\_\_ No \_\_\_  
If yes, how much additional square footage will be added? \_\_\_\_\_

Briefly describe your plans for the building site including the future planned use of the building site and structure(s).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3. OWNER INFORMATION**

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

Date \_\_\_\_\_ Daytime Telephone \_\_\_\_\_

**4. AFFIDAVIT**

Please complete and sign the applicable attached affidavit.

**FOR CITY USE ONLY**

DEPT SUBJECT TO REQUEST: \_\_\_\_\_ REQUEST ASSIGNED TO: \_\_\_\_\_

DATE OF ASSIGNMENT: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

DATE OF COMPLETION: \_\_\_\_\_ DATE RESPONSE DUE: \_\_\_\_\_







**EXHIBIT C**

**Textiles Revitalization Act Application Form**

**CITY OF WALTERBORO**

**TEXTILE COMMUNITIES REVITALIZATION ACT APPLICATION FOR  
ELIGIBILITY AND CREDIT AGAINST REAL PROPERTY TAXES**

---

**1. PROPERTY INFORMATION**

Building Site Address \_\_\_\_\_  
City \_\_\_\_\_, South Carolina (ZIP) \_\_\_\_\_  
TMS # \_\_\_\_\_

Have you filed a Notice of Intent to Rehabilitate with the City? Yes \_\_\_ No \_\_\_  
*\*If No, include with this application a letter indicating your intent to rehabilitate the textile mill, the location of the textile mill site, the amount of acreage involved in the textile mill site, and the estimated expenses to be incurred in connection with the rehabilitation.*

Was the building/structure used as a textile mill? Yes \_\_\_ No \_\_\_  
*\*In order to be eligible, the building must have been initially used for textile manufacturing, dying, or finishing operations and for ancillary uses (pursuant to S.C. Code § 12-65-20(2)) to those operations.*

Has at least 80% of the textile mill been closed continuously to business or otherwise non-operational as a textile mill for income producing purposes for a period of at least one (1) year immediately preceding the date on which the Notice of Intent to Rehabilitate was filed?  
Yes \_\_\_ No \_\_\_  
*\*This calculation is based on the total amount of square footage as certified by the Colleton County Tax Assessor.*

When was the textile mill abandoned? \_\_\_\_\_  
*\*You must provide documentation to support the information provided above. A letter from the City of Walterboro's Business Licensing Department indicating when the last business license was revoked is preferred.*

On what date did you become the owner of record? \_\_\_\_\_

Were you the owner of record when the textile mill was operational immediately prior to the textile mill's abandonment? Yes \_\_\_\_\_ No \_\_\_\_\_

Has the textile mill previously received textile mill credits? Yes \_\_\_ No \_\_\_

**2. PROJECT INFORMATION**

Estimated project start date \_\_\_\_\_  
Estimated project completion date \_\_\_\_\_  
Estimated rehabilitation expenses \_\_\_\_\_  
Acreage of the textile mill site \_\_\_\_\_

Do you plan to subdivide the site into separate units or parcels? Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, how many? \_\_\_\_\_

Briefly describe your plans for the building site including the future planned use of the building site and structure(s).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3. OWNER INFORMATION**

Name \_\_\_\_\_ Signature \_\_\_\_\_  
Address \_\_\_\_\_  
Date \_\_\_\_\_ Daytime Telephone \_\_\_\_\_

**4. AFFIDAVIT**

Please complete and sign the applicable attached affidavit.

**FOR CITY USE ONLY**

DEPT SUBJECT TO REQUEST: \_\_\_\_\_ REQUEST ASSIGNED TO: \_\_\_\_\_  
DATE OF ASSIGNMENT: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_  
DATE OF COMPLETION: \_\_\_\_\_ DATE RESPONSE DUE: \_\_\_\_\_





**EXHIBIT D**

**Retail Revitalization Act Application Form**

**CITY OF WALTERBORO**

**RETAIL FACILITIES REVITALIZATION ACT APPLICATION  
FOR ELIGIBILITY AND CREDIT AGAINST REAL PROPERTY TAXES**

---

**1. PROPERTY INFORMATION**

Building Site Address \_\_\_\_\_  
City \_\_\_\_\_, South Carolina (ZIP) \_\_\_\_\_  
TMS # \_\_\_\_\_

Has at least 80% of the building/structure been closed continuously to business or otherwise non-operational for income producing purposes for a period of at least one (1) year immediately preceding the date on which this Application was submitted? Yes \_\_\_\_\_ No \_\_\_\_\_

*\*This calculation is based on the total amount of square footage as certified by the Colleton County Tax Assessor.*

*\*\*The building/structure may have been used as a wholesale facility immediately prior to rehabilitation provided it has not served such purpose for more than one year.*

When was the building/structure abandoned? \_\_\_\_\_

*\*You must provide documentation to support the information provided above. A letter from the City of Walterboro's Business Licensing Department indicating when the last business license was revoked is preferred.*

What was the building's use immediately preceding its abandonment? \_\_\_\_\_

*\*The site must have been used as a shopping center, mall, or a free-standing retail sales facility with such retail uses occupying at least 40,000 square feet of the facility (unless such amount is reduced pursuant to S.C. Code § 6-34-40(F)).*

*\*\*The building/structure may have been used as a wholesale facility immediately prior to rehabilitation provided it has not served such purpose for more than one year.*

What is the current square footage of the building/structure? \_\_\_\_\_

On what date did you become the owner of record? \_\_\_\_\_

Is the building on the National Register of Historic Places? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, will any portion of the building be demolished? Yes \_\_\_\_\_ No \_\_\_\_\_



**2. PROJECT INFORMATION**

Estimated project start date \_\_\_\_\_

Estimated project completion date \_\_\_\_\_

Estimated rehabilitation costs \$ \_\_\_\_\_

*\*Eligible expenses do not include cost of acquiring the site or cost of personal property at the site.*

*\*Applicants must file an election to receive property tax credits with the South Carolina Department of Revenue prior to placing the building/structure in service.*

Briefly describe your plans for the building site including the future planned use of the building site and structure(s).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3. OWNER INFORMATION**

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

Date \_\_\_\_\_ Daytime Telephone \_\_\_\_\_

**4. AFFIDAVIT**

Please complete and sign the applicable attached affidavit.

**FOR CITY USE ONLY**

DEPT SUBJECT TO REQUEST: \_\_\_\_\_ REQUEST ASSIGNED TO: \_\_\_\_\_

DATE OF ASSIGNMENT: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

DATE OF COMPLETION: \_\_\_\_\_ DATE RESPONSE DUE: \_\_\_\_\_





**EXHIBIT E**

Form of Proposal

**CITY OF WALTERBORO**

**PROPOSAL FOR ECONOMIC DEVELOPMENT INCENTIVES**

---

The City of Walterboro, South Carolina (the "City") has enacted its Economic Development Incentive Program, which is codified in Chapter 2 – "ADMINISTRATION," Article XII – "ECONOMIC DEVELOPMENT INCENTIVE PROGRAM" of the City's Code of Ordinances (the "Economic Development Incentive Program"). Pursuant to the Economic Development Incentive Program, all requests for Incentives shall be made using this form. This form shall be signed and submitted, either in person at the Walterboro City Hall, which is located at 242 Hampton Street, Walterboro, SC 29488, or by mail to the City of Walterboro, Attn: City Manager, 242 Hampton Street, Walterboro, SC 29488. No e-mail or fax requests will be accepted. Terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Economic Development Incentive Program.

NAME: \_\_\_\_\_ DATE OF REQUEST: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ EMAIL: \_\_\_\_\_

DESCRIPTION OF THE PROPERTY (please include tax identification number(s) and any current or expected acquisition costs, being as specific as possible and attach additional pages if needed): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ESTIMATED START DATE FOR DEVELOPMENT \_\_\_\_\_

DESCRIPTION OF DEVELOPMENT (please include a good faith estimate of expected costs, being as specific as possible. Attach additional pages if needed): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

JOB CREATION (please include good faith estimate of jobs created and expected dates of implementation): \_\_\_\_\_  
\_\_\_\_\_

ESTIMATES AS TO BENEFITS TO THE CITY FROM THE DEVELOPMENT (may include, but not limited to business license fees, property taxes, improvements to City-owned infrastructure or utilities, being as specific as possible and attach additional pages if needed):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OTHER PERTINENT INFORMATION (please attach additional pages if needed): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I, the undersigned, submit the above information to the City and certify that, to the best of my knowledge, the information supplied hereinabove is factually correct and contains no material misstatements or other misrepresentations. Additionally, I affirm and certify that, based on the acquisition costs of the property described above, the costs of the proposed improvements and the expected Jobs to be created or retained, the development shall meet or exceed the Minimum Investment requirements in Sec. 2-605(a)(iv) of the Economic Development Incentive Program.

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

**FOR CITY USE ONLY**

DEPT SUBJECT TO REQUEST: \_\_\_\_\_ REQUEST ASSIGNED TO: \_\_\_\_\_

DATE OF ASSIGNMENT: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

DATE OF COMPLETION: \_\_\_\_\_ DATE RESPONSE DUE: \_\_\_\_\_

**ORDINANCE # 2020-15**

**AN ORDINANCE REQUIRING THAT FACE COVERINGS OR MASKS BE WORN IN PUBLIC IN THE CITY OF WALTERBORO DURING THE COVID-19 PUBLIC HEALTH EMERGENCY AND RECOVERY**

**WHEREAS**, it is well recognized that SARS-CoV-2 the virus that causes the disease COVID-19 presents a public health concern that requires extraordinary protective measures and vigilance; and

**WHEREAS**, on March 11, 2020, the World Health Organization declared a world-wide pandemic; and

**WHEREAS**, on March 13, 2020, the President of the United States declared a National Emergency for the United States and its territories to reduce the spread of the virus; and

**WHEREAS**, on March 13, 2020, the Governor of the State of South Carolina Henry McMaster declared a state of emergency for the State of South Carolina; and

**WHEREAS**, on March 25, 2020, Mayor Bill Young declared a state of emergency in the city of Walterboro, SC; and

**WHEREAS**, S.C. Code Ann. §5-7-250 empowers Council to enact emergency ordinances affecting life, health, safety, or property; and

**WHEREAS**, COVID-19 has spread across the state with the South Carolina Department of Health and Environmental Control (“SCDHEC”) confirming the localized person-to-person spread of COVID-19 in South Carolina, which indicates a significantly high risk of exposure and infection creating an extreme public health risk; and,

**WHEREAS**, as of November 19, 2020, there were 189,251 confirmed cases throughout the State of South Carolina, 1,354 cases in Colleton County and 3,924 deaths statewide, and 48 deaths in Colleton County; and

**WHEREAS**, Walterboro is located on the I-95 corridor and as such is exposed to visitors from across our country and is particularly vulnerable to infection; and

**WHEREAS**, COVID-19 continues to spread in the City, the number of persons relying on medical, pharmaceutical, and general cleaning supplies will increase, the private and public sector work force will be negatively impacted by absenteeism, and the demand for medical facilities may exceed locally available resources; and

**WHEREAS**, it is vitally important that we all work together to decrease the widespread proliferation of COVID-19 among us all now rather than suffer the unfortunate and devastating consequences later; and

**WHEREAS**, the Centers for Disease Control and Prevention (“CDC”) and SCDHEC advise the use of cloth face coverings to slow the spread of COVID-19; and

**WHEREAS**, SCDHEC data shows that the use of face coverings and masks have proven successful in slowing the spread of Covid; and

**WHEREAS**, on August, 12, 2020, SCDHEC released data showing that jurisdictions that have mask requirements in place have shown a 46.3% greater decrease in the total number of cases during the four (4) weeks after the mask requirements were implemented compared to jurisdictions that do not have mask requirements; and

**WHEREAS**, taking measures to control outbreaks minimizes the risk to the public, maintains the health and safety of the City’s residents, and limits the spread of infection in our communities and within the healthcare delivery system; and

**WHEREAS**, in order to protect, preserve, and promote the general health, safety and welfare and the peace and order of the City, the City is taking steps to try to protect the citizens and employees of the City from increased risk of exposure; and

**WHEREAS**, in light of the foregoing, City Council deems it proper and necessary to adopt this emergency Ordinance; and

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Walterboro, South Carolina in Council assembled that facial coverings or masks as recommended or advised by CDC and SCDHEC shall be required in public places and public buildings within the City to slow the spread of the novel coronavirus disease, known as COVID-19 as follows:

1. All persons entering a commercial establishment in the City must wear a face covering while inside the establishment. This paragraph does not apply to religious establishments. However, the use of face coverings is recommended during religious activities as well.
2. All restaurants, retail stores, salons, barber shops, grocery stores, and pharmacies in the City must require their employees to wear a face covering at all times while having face to face interaction with the public.
3. Any person who is unable to safely wear a face covering due to age, an underlying health condition, or is unable to remove the face covering without the assistance of others is exempt from this Ordinance.
4. Face coverings are not required in the following circumstances:
  - a. In personal vehicles.
  - b. When a person is alone in enclosed spaces; during outdoor physical activity, provided the active person maintains a minimum of six (6) feet from other people at all times.
  - c. When a person is alone or only with other household members.



- d. While actively drinking, eating, or smoking.
- e. When wearing a face covering causes or aggravates a health condition.
- f. When wearing a face covering would prevent the receipt of personal services.

5. A person who fails to comply with Paragraph 1 of this Ordinance shall be guilty of a civil infraction, punishable by a fine of not more than Twenty-five Dollars (\$25.00).

6. A person who fails to comply with Paragraph 2 of this Ordinance shall be guilty of a civil infraction, punishable by a fine of not more than \$100.00. Each day of a continuing violation of this Ordinance shall be considered a separate and distinct offense. In addition to the fines established by this paragraph, repeated violations of this Ordinance by a person who owns, manages, operates or otherwise controls a business subject to this Ordinance may, subject to all procedural protections set forth in the City Code, result in the suspension or revocation of any occupancy permit or business license issued to a business where the repeated violations occurred. Repeated violations of this Ordinance are additionally hereby declared to be a public nuisance, which may be abated by the City by restraining order, preliminary and permanent injunction, or other means provided for by the laws of this State. The foregoing notwithstanding, every effort shall be made to bring the business into voluntary compliance with the terms of this Ordinance prior to the issuance of any citation. For the purposes of Paragraph 2 of this Ordinance, "person" shall be defined as any individual associated with the business who has the control or authority and ability to enforce the social distancing requirements of the Ordinance within the business, such as an owner, manager or supervisor. "Person" may also include an employee or other designee that is present at the business but does not have the title of manager, supervisor, etc., but has the authority and ability to ensure that the requirements of this Ordinance are met while the business is open to the public.

7. Should any provision, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, paragraphs, sentences, or words of this Ordinance as hereby adopted shall remain in full force and effect.

8. This ordinance will become effective at 6:00 AM, Thursday, December 31, 2020, and will be in full effect until City Council passes a resolution to terminate it.

---

William T. Young, Jr., Mayor

ATTEST:

---

Callie Seals, City Clerk

First Reading: November 10, 2020

Public Hearing: December 1, 2020

Second Reading: December 1, 2020

**ORDINANCE # 2020-16**

**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 # 147-11-00-108 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION.**

**WHEREAS**, Title 5, Chapter 3, Section 5-3-150 (3) of the Code of Laws of South Carolina, 1976, as amended, provide for the annexation of any area or property which is contiguous to a city or town by filing a petition with the municipal governing body which is signed by one-hundred (100%) of the owners owning at least one-hundred percent (100%) of the assessed valuation of the real property in the area requesting annexation; and

**WHEREAS**, one-hundred percent (100%) of the freeholders owning one-hundred percent (100%) of the assessed valuation of the real property in the area hereafter delineated and described, have filed a petition with the City Council of Walterboro, South Carolina, requesting that such property be annexed into the City of Walterboro, South Carolina. Such property is contiguous to the current City limits of the City of Walterboro, and is described as follows:

TMS # 147-11-00-108

To include any road, waterway, easement, railroad track, marshland or utility line that intervenes between these properties and the municipal limits of Walterboro.

The owner of said property has requested that the property be annexed into the City of Walterboro. All applicable City services will be provided immediately upon annexation.

**WHEREAS**, the Municipal Planning Commission met on November 17, 2020, and unanimously recommended a zoning classification of Highway Commercial District (HCD); and

**WHEREAS**, the property is a closed parcel of land in Colleton County, South Carolina, for the purpose of annexation into the City of Walterboro. The area is more fully shown on a plat entitled "1551 N Jefferies Blvd.," as prepared by the Assistant City Manager.

**NOW, THEREFORE, BE IT ORDAINED** and ordered by the Mayor and City Council of the City of Walterboro, South Carolina, in Council duly assembled, that all real property as hereinafter delineated and described are hereby annexed into the City of Walterboro, South Carolina, a South Carolina municipal corporation, pursuant to Title 5, Section 3, Section 5-3-150 (3) of the Code of Laws of South Carolina, 1976, as amended, and a zoning district classification of Highway Commercial District (HCD) will be applied.

**ADOPTED**, this 1<sup>st</sup> day of December, 2020.

---

William T. Young, Jr.  
Mayor

ATTEST:





\_\_\_\_\_  
Callie Seals  
City Clerk

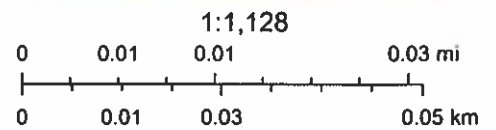
First Reading: November 10, 2020  
Public Hearing: December 1, 2020  
Second Reading: December 1, 2020

# 1551 N Jefferies Blvd.



11/5/2020, 9:17:48 AM

-  Override 1
-  Road Centerlines
-  Parcel Boundaries
-  Municipal Boundaries
-  Address Points



GeoEye, Maxar, Microsoft

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF COLLETON )

100 PERCENT PETITION FOR  
ANNEXATION

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF WALTERBORO; IN  
COUNCIL ASSEMBLED:

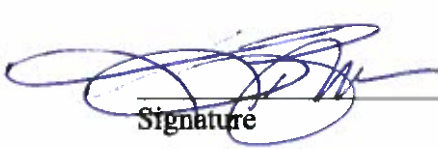
The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

TMS # 147-11-00-108

An undivided one-half (1/2) interest in and to that certain lot of land, together with all buildings and appurtenances thereon, located about one (1) mile north of Walterboro, in Wolfe Creek School District, County of Colleton, State of South Carolina, measuring one hundred seventy-five (175) feet on the northeastern and southwestern boundaries and one hundred twenty-five (125) feet on the southeastern and northwestern boundaries, being the said measurements, more or less, and being bounded as follows: On the northeast and northwest by lands of Baier and Corcoran, formerly Lucas; on the southeast by U. S. Highway 15; and on the southwest by South Carolina State Highway 216, also known as Dandridge Road; being the lot delineated on a plat prepared by Robert L. Frank, Registered Land Surveyor, dated October 24, 1977, and revised November 17, 1977.

DERIVATION: This property was conveyed to the Grantor herein by Caper House Properties, a limited partnership, by deed dated December 5, 1978, and recorded in the Clerk's Office for Colleton County, S. C., in Deed Book 194, at page 587, on December 5, 1978.

 \_\_\_\_\_ 1551 Jeffries Hwy W Boro \_\_\_\_\_ 11/6/20  
Signature Street Address, City Date

=====

FOR MUNICIPAL USE:

Petition received by , Date 11/6/2020

Description and Ownership verified by , Date 11/6/2020

Recommendation: APPROVE ANNEXATION PETITION

By: [Signature], Date 11/20/2000

**RESOLUTION NO. 2020-R-12**

**COMMUNITY FACILITY GRANT RESOLUTION**

**State of South Carolina  
County of Colleton**

For funding of police vehicles, fire truck and backhoe, City of Walterboro would like to submit multiple applications to USDA, Rural Development for Community Facility Grants in the amount of \$149,700.00 to assist in the need for essential community facilities in rural areas of Walterboro, South Carolina.

A meeting of the City of Walterboro Council, governing body, was duly called and held on December 1, 2020. The governing body is composed of 7 members of whom \_\_\_\_\_, constituting a quorum, were present at this meeting. At the meeting, the City of Walterboro Council, governing body, adopted a resolution agreeing to the responsibilities and requirements of attachments and authorizing Jeffrey P. Molinari, City Manager and Callie Seals, City Clerk, to execute forms SF 424, "Application", RD 442-7, "Operating Budget", RD 442-3, "Balance Sheet", AD-1047, "Certification Regarding Debarment, Suspension and other Responsibility Matters – Primary covered Transactions", RD 1942-54 "Applicant's Feasibility Report", AD-3030, "Representations Regarding Felony Conviction and Tax Delinquent Status for Corporate Applicants", AD-3031, "Assurance Regarding Felony Conviction or Tax Delinquent State for Corporate Applicants", and Exhibit A-1 of RD Instruction 1940-Q, "Certification for Contract, Grants, and Loans".

The vote was: Yeas \_\_\_\_\_ Nays \_\_\_\_\_ Absent \_\_\_\_\_

SEAL

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

Attest:

\_\_\_\_\_  
Callie Seals, City Clerk

**RESOLUTION NO. 2020-R-13**

**TO EXPRESS THE INTENTION OF THE CITY COUNCIL OF THE CITY OF WALTERBORO, TO CAUSE THE CITY OF WALTERBORO TO BE REIMBURSED WITH THE PROCEEDS OF OBLIGATIONS FOR CERTAIN COSTS ASSOCIATED WITH THE CITY'S WASTEWATER TREATMENT PLANT PROJECT.**

WHEREAS, the City of Walterboro, South Carolina (the "City") hereby declares its intention to reimburse itself for a portion of the original expenditures associated with the construction of a new wastewater treatment plant and related improvements to the City's wastewater system (collectively, the "Project") with the proceeds of bonds or notes or other obligations of the City (the "Obligations"), in a maximum aggregate principal amount reasonably expected not to exceed \$5,000,000;

NOW, THEREFORE, be it resolved by the City Council of the City of Walterboro, and it is hereby determined and declared and resolved by the same, as follows:

(a) no funds from any sources other than the Obligations may be, are, or are reasonably expected to be, reserved, allocated on a long-term basis or otherwise set aside by the City pursuant to the budget or financial policies of the City for the financing of the portion of the costs of acquisition, construction, and equipping of the Project to be funded with the Obligations;

(b) the City reasonably expects that all or a portion of the original expenditures incurred for the Project and the issuance of the Obligations will be paid prior to the date of issuance of the Obligations;

(c) the City intends and reasonably expects to reimburse itself for all such expenditures paid by it with respect to the Project prior to the issuance of the Obligations, from the proceeds of the Obligations, and such intention is consistent with the budgetary and financial circumstances of the City;

(d) the City intends and reasonably expects to reimburse itself for all such expenditures no later than 18 months after the later of (i) the date the original expenditure is paid, or (ii) the date the Project is placed in service or abandoned for federal income tax purposes, but in no event more than 3 years after the original expenditure is paid;

(e) all of the costs to be paid or reimbursed from the proceeds of the Obligations, will be for costs incurred in connection with the issuance of the Obligations or will, at the time of payment thereof, be properly chargeable to the capital account of the Project (or would be so chargeable with a proper election) under general federal income tax principles; and

(f) this Resolution shall constitute a declaration of official intent under United States Department of the Treasury Regulation Section 1.150-2.

**DONE, RATIFIED AND ADOPTED** this 1st day of December, 2020.



**CITY OF WALTERBORO,  
SOUTH CAROLINA**

(SEAL)

---

William T. Young, Jr., Mayor

Attest:

---

Callie Seals, City Clerk

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

(PLEASE PRINT INFORMATION REQUESTED)

Application Date: November 19, 2020

1. Person submitting application: Madison Stieglitz  
Address: 100 S. Jefferies Boulevard  
Telephone: 843-782-6080
  
2. Name of Organization: Walterboro Christmas Parade  
Chairperson/President: Madison Stieglitz  
Address: 100 S. Jefferies Boulevard  
Telephone: 843-782-6080
  
3. Parade Chairman: Bubba Trippel/Josh Bell  
Address: 403 East Washington Street  
Telephone: 843-893-7058
  
4. Date/Time of Parade: December 6<sup>th</sup> @ 3:00 p.m.
  
5. Parade Route requested (Attach Sketch) Map attached
  
6. Number of Vehicles/Floats: 80 Number of Animals: 10
  
7. Portion (width) of street parade will occupy: Entire Street
  
8. Additional Information (Upon Request): Street to be closed at 1 pm

Bubba Trippel  
Signature/Parade Chairman

Madison Stieglitz  
Signature/Organization Chairperson

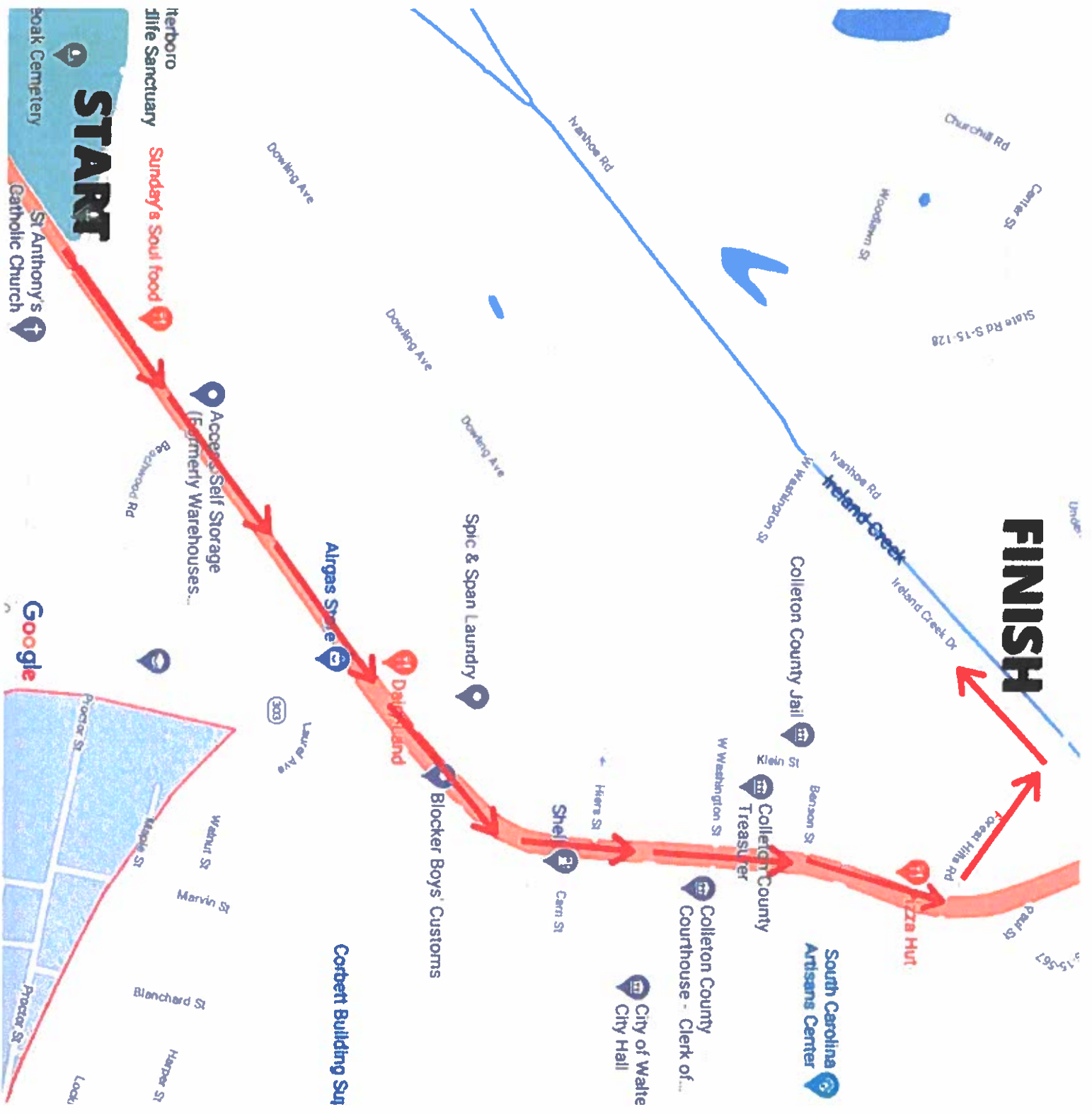
\_\_\_\_\_ Approval

\_\_\_\_\_ Disapproval

\_\_\_\_\_  
Chief of Police

\_\_\_\_\_  
City Manager

**NOTE : >>> Call Police Department (843-782-1032) to confirm Parade/Procession Route three days prior to parade.**



Google

15-567

## FISCAL YEAR 2021-2022 BUDGET CALENDAR

ACTIVITY	DATE
BUDGET CALENDAR PRESENTED TO COUNCIL (CITY MANAGER)	DECEMBER 1, 2020
BUDGET MEMORANDUM, CALENDAR AND FORMS DISTRIBUTED TO DEPARTMENT HEADS (FINANCE DEPARTMENT)	JANUARY 5, 2021
FY 2020-2021 YEAR END REVENUE AND EXPENDITURE PROJECTIONS PREPARED (FINANCE DEPARTMENT)	JAN 25 – FEB 1, 2021
FY 2021-2022 DEPARTMENTAL BUDGET REQUEST DUE	FEBRUARY 1, 2021
FY 2021-2022 DEPARTMENT EXPENDITURE REQUEST CONSOLIDATED AND ENTERED INTO MASTER BUDGET FILE (FINANCE DEPARTMENT)	FEBRUARY 1 – 5, 2021
FY 2021-2022 REVENUE PROJECTIONS PREPARED (FINANCE DEPARTMENT)	FEBRUARY 8 – 12, 2021
FY 2021-2022 DRAFT BUDGET REVIEWED (MANAGER AND DEPARTMENT HEADS)	FEB 15 – MAR 5, 2021
FY 2021-2022 REVENUE PROJECTIONS AND DEPARTMENT EXPENDITURE REQUESTS CONSOLIDATED (FINANCE DEPARTMENT)	MARCH 8 – 12, 2021
DEPARTMENT REQUEST REVIEWED FOR ACCURACY AND JUSTIFICATION FOR REQUEST (MANAGER AND FINANCE DIRECTOR)	MARCH 15 – 19, 2021
FY 2021-2020 DRAFT BUDGET PREPARED (MANAGER AND FINANCE DIRECTOR)	MARCH 22 – 26, 2021
FIRST DRAFT OF BUDGET DISTRIBUTED AND SUMMARIZED TO BUDGET COMMITTEE	APRIL 6, 2021
REVISED BUDGET DRAFT PREPARED BY STAFF	APRIL 7 – 16, 2021
BUDGET COMMITTEE MEETING	APRIL 20, 2021
BUDGET COMMITTEE REPORT AND 1ST READING OF PROPOSED BUDGET	MAY 4, 2021
NOTICE FOR BUDGET PUBLIC HEARING PUBLISHED	MAY 13, 2021
FINAL 2021-2022 BUDGET PREPARED BY STAFF	MAY 5 – 28, 2021
FINAL BUDGET DISTRIBUTED TO COUNCIL	JUNE 1, 2021
PUBLIC HEARING AND FINAL READING OF THE 2021-2022 BUDGET	JUNE 1, 2021



## MEMORANDUM

---

**TO:** Mayor and City Council  
**FROM:** City Manager  
**DATE:** November 18, 2020  
**SUBJECT:** Request to Purchase a Mini Excavator

On November 16, 2020, the Utilities Department submitted four (4) individual mini hydraulic excavator bids supporting their recent Request for Bid to assist the water department with installation and repair of water lines and services. The City received bids from the following:

<u>Vendor</u>	<u>Equipment</u>	<u>Bid</u>
Steen Enterprises (Adams Run, SC)	Kubota 47 hp diesel engine	\$62,000.00
Blanchard (Walterboro, SC)	CAT C2.4T diesel engine	\$77,419.00
Flint Equipment Company (Walterboro, SC)	John Deere 39hp diesel engine	\$70,730.00
Hills Machinery (Walterboro, SC)	Case 66.9hp diesel engine	\$68,795.00

The amended FY 2020-2021 budget allocated \$65,000.00 and the City of Walterboro has also been awarded a grant from USDA in the amount of \$34,375.00 that will pay for 55% of the purchase for a mini excavator. City staff recommends accepting the low bid from Steen Enterprises in the amount of \$62,000.00, plus \$500.00 S.C. sales tax for a total of **\$62,500.00**.

If you have any questions, comments, or concerns, please do not hesitate to contact me, or come by City Hall at your convenience.

Sincerely,

Jeffrey P. Molinari  
City Manager

Attachments



# STEEN

ENTERPRISES

*"Family Owned and Operated Since 1980."*

*7634 Savannah Highway*

*Adams Run, SC 29426*

*Phone: (843) 889-2292*

*Fax: (843) 889-2994*

*Email: steenent@gmail.com*

*Customer Name: City Of Walterboro Attn Bryant Moore*

*Phone: 843-908-0282*

*Email: bmoore@walterborosc.org*

<i>Qty</i>	<i>Make</i>	<i>Model/ Description</i>	<i>Price</i>
<i>1</i>	<i>Kubota</i>	<i>U55:47 hp Kubota diesel engine, rubber tracks, enclosed cab with heat &amp; a/c, dual hydraulic ports, angle blade, quick coupler w/ 12" &amp; 24" trenching buckets, 36" clean out bucket, hydraulic thumb</i>	<i>\$62,000</i>

<i>Sub Total</i>	<i>\$62,000</i>
<i>Tax</i>	<i>Per county tax</i>
<i>Price to Own</i>	

*Salesperson: Brian Semken*

*Date: 10/27/2020*



CITY OF WALTERBORO  
ATTN FINANCE OFFICE  
300 HAMPTON STREET  
WALTERBORO, SC 29488

October 23, 2020

Attention: Bryant Moore

Dear Sir,

We would like to thank you for your interest in our company and our products, and are pleased to quote the following for your consideration.

One (1) New Cat Model: 306CR LA MINI HYDRAULIC EXCAVATORS with all standard equipment in addition to the additional specifications listed below:

**STOCK NUMBER:** C35239      **SERIAL NUMBER:** 06G601944      **YEAR:** 2021      **SMU:** 3

**One (1) New Cat Model: 306CR LA MINI HYDRAULIC EXCAVATORS with all standard equipment in addition to the additional specifications listed below:**

**STANDARD EQUIPMENT**

**POWERTRAIN** -CAT C2.4T diesel engine -U.S. EPA tier 4 final -EU stage V -ISO 9249/EEC 80/1270 -Rated net power 41.7 kW - 2,400 rpm - -ISO 9249/EEC 80/1269 -Electronic engine, turbo, DPF (diesel -particulate filter) -Automatic engine idle -Automatic engine shut-off -Automatic swing brake -Automatic two speed travel -Fuel and water separator with indicator -Radial seal air filter, double element -with warning indicator -

**UNDERCARRIAGE** -Greased and lubricated track -Hydraulic track adjusters -Tie down eyes on track frame -

**HYDRAULICS** -Smart tech electronic pump -Variable displacement piston pump -Load sensing/flow sharing hydraulics -Power on demand -Hydraulic temperature monitoring -Accumulator certified

**ELECTRICAL** -90 ampere alternator -650 CCA maintenance free battery -Battery disconnect -Circuit breaker -Ignition key stop switch -Signaling/warning horn -Work lights: --Cab, boom left

**OPERATOR ENVIRONMENT** -Ergonomic joysticks control levers -Adjustable wrist rests -Pattern changer -Color LCD monitor: -- Fuel level, coolant temp, & warning -indicators -- Maintenance and machine monitoring -- Performance & machine adjustments -- Numeric security code -- Multiple languages -- Hour meter -- Ground level wakeup switch -- Camera ready -- Cup holder -Hydraulic lockout for all controls -Literature holder -Molded footrests -Removable washable floor mat -Retractable fluorescent seat belt -Travel control pedals with hand levers -Utility space for mobile phone -Skylight -Mounting bosses for front & top guard -

**FLUIDS** -Extended life coolant - 37C -Hydro advanced hydraulic oil



SELL PRICE	\$77,419.00
CSA	Included
NET BALANCE DUE	\$77,419.00
SC SALES TAX	\$500.00
AFTER TAX BALANCE	\$77,919.00

**WARRANTY**

CSA 1 YR/500 HR PARTS & SHOP LABOR (INCL 250\* & 500 HR. SVC)  
\*Fluid/Hyd Filter If Applicable

**F.O.B/TERMS:**

Compact Hilton Head

We wish to thank you for the opportunity of quoting on your equipment needs. This quotation is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Sincerely,

Will Turbeville  
Machine Sales Representative

**PAYMENT TERMS**

Cash Invoice Terms

CASH WITH ORDER  
\$77,919.00

QUOTE SELL PRICE  
\$77,419.00

Accepted by \_\_\_\_\_ on \_\_\_\_\_

\_\_\_\_\_  
Signature



Quote Summary

Prepared For:  
CITY OF WALTERBORO  
242 HAMPTON ST  
WALTERBORO, SC 29488  
Business: 803-549-2545

Prepared By:  
ADAM WADE  
Flint Equipment Company  
136 Acres Drive  
Ladson, SC 29456  
Phone: 843-572-0400  
awade@flintequipco.com

Quote Id: 23034203

Expiration Date: 30 November 2020

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 50G Compact Excavator John Deere Extended Warranty-36month/ 3khrs - PT/H <i>55hr</i>	\$ 84,256.00	\$ 63,363.00 X	1 =	\$ 63,363.00
		\$ 0.00 X	1 =	\$ 0.00
JOHN DEERE 60G Compact Excavator John Deere Extended Warranty-36month/ 3khrs - PT/H <i>59hr</i>	\$ 92,471.85	\$ 70,730.00 X	1 =	\$ 70,730.00
		\$ 0.00 X	1 =	\$ 0.00
JOHN DEERE 50G Compact Excavator John Deere Extended Warranty-36month/ 3khrs - PT/H	\$ 77,984.00	\$ 59,163.00 X	1 =	\$ 59,163.00
		\$ 0.00 X	1 =	\$ 0.00
JOHN DEERE 60G Compact Excavator	\$ 86,202.00	\$ 65,740.00 X	1 =	\$ 65,740.00
BRANDT 50G - 36" CLEAN OUT BUCKET	\$ 2,023.00	\$ 1,815.00 X	1 =	\$ 1,815.00
BRANDT 60G - 36" CLEAN OUT BUCKET	\$ 3,126.00	\$ 2,145.00 X	1 =	\$ 2,145.00
<b>Equipment Total</b>				<b>\$ 262,956.00</b>

Quote Summary

Equipment Total	\$ 262,956.00
SubTotal	\$ 262,956.00
Dollar Amount	\$ 500.00
Total	\$ 263,456.00
Down Payment	(0.00)
Rental Applied	(0.00)
<b>Balance Due</b>	<b>\$ 263,456.00</b>

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_



City of Walterboro  
242 Hampton Street  
Walterboro, SC

10/26/20

Mr. Bryan,

This Case Mini-Excavator is a little heavier,  
(12,270lbs.) and has more Hp(66.9) than the  
50 size machine y'all have been looking at:

New Case CX57C Mini-Excavator  
Equipped with:

Pressurized Cab w/HVAC  
Suspension Seat  
2-Way Aux .Proportional Joystick Controls  
Rear View Mirror  
66.9Hp Tier4 Yanmar Diesel Engine  
Auxiliary Hydraulics  
15" Rubber Tracks  
Backfill Blade  
Main-Pin Hydraulic Thumb  
Mechanical Coupler  
12" & 24" HD Buckets  
36" Clean-out ( Ditching ) Bucket

Sales Price:

\$68,795.00

Covered by Cases's 2Yr/3,000Hrs.  
Full Machine Warranty

FOB: Walterboro  
Subject to \$500 Max SC Sales Tax

\*\* Pricing Good Thru 12/31/20 \*\*

Thank-you,  
Alan Guess  
Hills Machinery  
(843)991-1767

Hills Machinery Company, LLC 1014 Atlas Way, Columbia, SC, 29209  
803-658-0200 Fax:803-233-4482  
www.hillsmachinery.com