

Walterboro City Council Regular Meeting

City Hall

November 5, 2024

Minutes

A Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, November 5, 2024, at 6:15 P.M., with Mayor Bill Young presiding.

Present: Joined in the meeting were: Mayor Bill Young, Councilmembers: Carl Brown, Judy Bridge, Paul Siegel, James Broderick, Greg Pryor, and Ladson Fishburne, City Manager Jeff Molinari, Assistant City Manager Ryan McLeod, City Attorney Brown McLeod, and City Clerk Adrienne Nettles, Parks Director Jonathan Burroughs, Utilities Director Wayne Crosby, Finance Director Amy Risher, and Main Street Manager/Tourism Director Patricia Utsey.

Call to Order:

With the above-mentioned Councilmembers present, Mayor Young called the meeting to order and invited everyone to join in as he gave the invocation. Councilmember Pryor led the Pledge of Allegiance to our flag.

Public Input on Agenda Items:

There was no public input on agenda items.

Public Hearings:

1. **Ordinance # 2024-10**, 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 ONE PARCEL OF LAND DESIGNAED AS TMS # 164-05-00-283 FROM SINGLE FAMILY RESIDENTIAL (SFR) TO MEDIUM DENSITY RESIDENTIAL (MDR) (Second and Final Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council you have in your agenda packet a proposed rezoning. The property located on Savage Street is currently zoned Single Family Residential. The Planning Commission reviewed it and is recommending a rezoning classification to Medium Density Residential. That is more consistent with the use of the property which is currently a duplex. That is the reason for the recommended change to the zoning map.

2. **Ordinance # 2024-11**, 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 # 147-15-00-010 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second and Final Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council we have four separate annexations. In between 1st reading and 2nd reading the Planning Commission has reviewed the zoning for all the parcels and has made zoning recommendations. The first ordinance pertains to a parcel located on North Jefferies Blvd. The Planning Commission is recommending a zoning classification of Highway Commercial District, which is consistent with the surrounding properties.

3. **Ordinance # 2024-12**, 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 # 178-00-00-071 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second and Final Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council you have in your agenda packet an ordinance and annexation petition for a property located out at Exit 53. The Planning Commission is recommending a zoning classification of Interstate Interchange Commercial District (IICD). This is consistent with the surrounding properties.

4. **Ordinance # 2024-13**, 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 # 178-00-00-072 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second and Final Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council you have in your agenda packet an ordinance, map, and petition which is for another parcel out at Exit 53. The Planning Commission is recommending a zoning classification of Interstate Interchange Commercial District (IICD).

5. **Ordinance # 2024-14**, 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 #'s 147-00-00-028, 163-03-00-017, 163-03-00-018, and 163-03-00-020 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second and Final Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council this is an annexation ordinance that pertains to four separate parcels. You have in your agenda packet a map with these four parcels. The Planning Commission is recommending a zoning classification of Single Family Residential (SFR) for all four parcels.

Approval of Minutes:

Upon motion of Councilmember Broderick, Seconded by Councilmember Brown, the following minutes were unanimously approved.

1. Regular Meeting – October 1, 2024

Old Business:

1. **Ordinance # 2024-10**, 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 ONE PARCEL OF LAND DESIGNATED AS TMS # 164-05-00-283 FROM SINGLE FAMILY RESIDENTIAL (SFR) TO MEDIUM DENSITY RESIDENTIAL (MDR) (Second and Final Reading).

Motion: Councilmember Broderick; Seconded by Councilmember Bridge

Discussion: None

Carries: All ayes

2. **Ordinance # 2024-11**, 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 # 147-15-00-010 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second and Final Reading).

Motion: Councilmember Bridger; Seconded by Councilmember Brown

Discussion: None

Carried: All ayes

3. **Ordinance # 2024-12**, 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 # 178-00-00-071 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second and Final Reading).

Motion: Councilmember Siegel; Seconded by Councilmember Bridge

Discussion: None

Carried: All ayes

4. **Ordinance # 2024-13**, 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 # 178-00-00-072 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second and Final Reading).

Motion: Councilmember Pryor; Seconded by Councilmember Broderick

Discussion: None

Carried: All ayes

5. **Ordinance # 2024-14**, 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 #'s 147-00-00-028, 163-03-00-017, 163-03-00-018, and 163-03-00-020 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second and Final Reading).

Motion: Councilmember Broderick; Seconded by Councilmember Pryor

Discussion: None

Carried: All ayes

New Business:

1. **Ordinance #2024-15**, AN ORDINANCE OF THE CITY OF WALTERBORO, SOUTH CAROLINA AUTHORIZING EXPENDITURE OF CORONAVIRUS STATE AND LOCAL RECOVERY FUNDS (Introduction and First Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council you have in your agenda packet an ordinance that will allocate the remainder of the funds that we received through the American Rescue Plan Act of 2021. As Council is aware we received a little over \$2.7 million. We are recommending the following allocation of these funds to close out the remainder of the funding. These funds have to be spent by December 31, 2026. The following are the list of funding recommendations:

1. Old Rizer Ford/Pinckney Park Storage Building Air Monitoring \$ 8,446.00
2. Beaver Lift Station Demolition \$ 36,831.00
3. Crime Prevention/Security Cameras \$46,500.00
4. Bells Highway Water line repair \$250,000.00
5. Wellstone Force Main Relocation \$58,000.00
6. Boardwalk Replacement Project Phase II \$999,000.00
7. Mission Serve 2025 and 2026 \$10,000.00
8. Water Tower Park/ Washington Street Plaza \$47,975.28

Councilmember Broderick asked you have in here \$250,000 and the water main is going to be \$219,000. Is that going to be adjusted?

City Manager Jeff Molinari stated we will make an adjustment for second and final reading. There is also another variable here. With the issues we had with the water line on Bells Highway it was a direct result of Hurricane Helene. Amy has been working with FEMA and there is a chance that FEMA may pick up 75% of that repair. We should know that exact number by second reading and that will be reflected in the ordinance.

Councilmember Brown asked what is the air monitoring? We finished that, correct?

City Manager Jeff Molinari stated yes, we have. That was an additional cost on top of the demolition that we had to absorb.

Motion: Councilmember Brown; Seconded by Councilmember Broderick

Discussion: None

Carried: All ayes

2. Resolution # 2024-R-08, A RESOLUTION TO APPROVE FINANCING TERMS WITH SOUTH STATE BANK, N.A. TO FINANCE THE PURCHASE OF A 2024 FREIGHTLINER RESIDENTIAL GARBAGE TRUCK.

City Manager Jeff Molinari stated Mr. Mayor and members of City Council you have in your agenda packet a memo from the Finance Director, Amy Risher and a resolution. At the June Council meeting, City Council approved the purchase of a garbage truck in the amount of \$307,291.59. In October, the Finance Department solicited bids from seven (7) local financial institutions for financing of the garbage truck. We only received one (1) proposal from South State Bank. They have provided a five-year term at a 4.19% interest rate. We recommend approval of the resolution to purchase the equipment.

Councilmember Pryor asked will this update the fleet?

City Manager Jeff Molinari stated that we try to purchase a new garbage truck once every 5 years. The purchase of this truck will put us in good shape.

Motion: Councilmember Bridge; Seconded by Councilmember Broderick

Discussion: None

Carried: All ayes

Councilmember Carl Brown recused himself from the vote due to being on the Loan Board at South State Bank.

3. A Proclamation to declare November 12, 2024, as World Pancreatic Cancer Day.

Motion: Councilmember Brown; Seconded by Councilmember Fishburne

Discussion: None

Carries: All ayes

4. Consideration of a request to close streets for the Annual Christmas Parade to be held Sunday, December 8, 2024, at 6:00 PM.

City Manager Jeff Molinari stated Mr. Mayor and members of City Council you have in your agenda packet a letter requesting the closures of the streets for the Annual Christmas Parade. It will be held on Sunday December 8, 2024, at 6:00 PM. We will be using the traditional downtown parade route.

Motion: Councilmember Fishburne; Seconded by Councilmember Pryor

Discussion: None

Carried: All ayes

5. Election of Councilmember James Broderick as Voting Delegate at the 2024 National League of Cities City Summit.

Motion: Councilmember Bridge; Seconded by Councilmember Pryor

Discussion: None

Carried: All ayes

City Manager's Report

1. Consideration of a request to purchase a new pickup truck for the Utilities Department.

City Manager Jeff Molinari stated Mr. Mayor and members of City Council you have in your agenda packet a memo and supporting documentation from Utilities Director Wayne Crosby, to purchase a new pickup truck. The 2024/2025 Utilities Department budget allocated \$52,000 for the purchase of a new truck. We received two (2) bids, and the third bid was a no bid. Staff is recommending the purchase of a 2025 Ford F-150 Crew Cab from Walterboro Ford, in the amount of \$55,718. This is a little over budget, but the Utilities Department will absorb the \$3,718 shortfall. In addition, earlier this fiscal year we purchased another piece of equipment, and it was under budget. We are in good shape with the purchase of both pieces of equipment. We ask for Council's favorable consideration of this purchase.

Motion: Councilmember Brown; Seconded by Councilmember Broderick

Discussion: None

Carried: All ayes

2. Consideration of a request to approve the Bells Highway Water Main Emergency Repair.

City Manager Jeff Molinari stated Mr. Mayor and members of City Council you have in front of you a memo from our Utilities Director, Wayne Crosby. At the October City Council meeting, we had an item under the City Manager's report for the Emergency Repair on Bells Highway. We had a bid opening earlier that day, and our Utilities Director Wayne Crosby was not happy with the bids that we received. Our

engineer had estimated that the project would cost a little over \$270,000. The bids that we received were in the range of \$321,390 to \$719,000. After discussing it we came up with the idea for Wayne to act as the project manager and coordinate with different subcontractors. As a result, the new cost of the project is \$219,669.23. We are working with FEMA, so hopefully we can get a reimbursement from them to defray some of the cost. This was an essential repair that we had no choice but to make as quickly as possible. One of the structures that is served by this waterline is Bells Elementary School. We ask for Council's favorable consideration.

Motion: Councilmember Pryor; Seconded by Councilmember Broderick

Discussion: None

Carried: All ayes

3. Consideration of funding recommendations from the Accommodation Tax Advisory Committee.

City Manager Jeff Molinari stated Mr. Mayor and members of City Council you have in your agenda packet a memo from the A-TAX Committee. The A-TAX Committee met on October 31, 2024, and made the following funding recommendations:

-SC Artisans Cetner – Marketing partnership & promos: Approved \$24,000.

-Lowcountry African American Cultural Arts Festival: Approved \$ 5,000.

-Colleton County Rice Festival: Approved \$21,000.

Should these request be approved as submitted, the projected remaining balance for the 2024-2025 fiscal year will be approximately \$265,930. The remaining funds will be up for consideration at the next meeting in February 2025. Therefore. The A-TAX Committee respectfully requests Council's approval of these items.

Motion: Councilmember Broderick; Seconded by Councilmember Pryor

Discussion: None

Carried: All ayes

4. Consideration of bids for the I-95 Business Loop Landscaping.

City Manager Jeff Molinari stated Mr. Mayor and members of City Council you have in your agenda packet a memo and supporting documentation from our Parks Director Jonathan Burroughs. This is for the maintenance of the I-95 Business Loop and I-95 Interchanges at Exits 53 and 57. The FY 2024/2025 Parks Department budget allocated \$65,000 for the landscaping of these areas. The Parks Department received seven (7) bids. Staff is recommending awarding the contract to Palmetto Landscaping out of Summerville, SC in the amount of \$63,382. This is under budget. We are recommending the third lowest bid. Our Parks Director will give an explanation on the selection.

Parks Director Jonathan Burroughs stated the two lowest bids that we received were not qualified. Galloway Enterprises, which was the lowest bid, is more of a property management company with 50% only being landscaping. Same thing goes for Lowcountry Sod Pros, they are more of a hardscape company. I am requesting that we award the contract to Palmetto Landscaping. This company holds the current contract and has the most experience with landscaping city-owned properties. While they are not the lowest bid, I feel that their quality of work, dedication to service, and readiness to complete the job makes up for the

difference in price. The bid from Palmetto Landscaping still falls within the allotted budget. I ask for Councils favorable consideration.

Motion: Councilmember Broderick; Seconded by Councilmember Fishburne

Discussion: None

Carried: All ayes

A motion was made to go into Executive Session by Councilmember Brown, seconded by Councilmember Fishburne. Mayor Young explained that City Council would be going into Executive Session to discuss Provision of incentives to encourage downtown redevelopment and Personnel Matter: Appointment to the Planning Commission.

Executive Session:

1. Provision of incentives to encourage downtown redevelopment.
2. Personnel Matter: Appointment to Planning Commission.

A motion to come out of Executive Session was made by Councilmember Siegel, seconded by Councilmember Bridge, all in favor motion carries.

A motion to accept the resignation of Glenn Nixon from the Planning Commission and Sharon Courtney from the Keep Walterboro Beautiful Board and to appoint Sharon Courtney to the Planning Commission to fill Glenn Nixon's unexpired term.

There being no further business to consider, a motion to adjourn was made by Councilmember Bridge, seconded by Councilmember Pryor, and passed unanimously. Mayor Young adjourned the meeting at 7:07 P.M. Notice of the meeting was distributed with the agenda packets, to all local media, posted on City Hall bulletin board and posted on the City's website at least twenty-four hours prior to meeting time.

Respectfully,

Adrienne Nettles
City Clerk