

Walterboro City Council

Regular Meeting

City Hall

December 3, 2024

Minutes

A Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, December 3, 2024, at 6:15 P.M., with Mayor Bill Young presiding.

Present: Joined in the meeting were: Mayor Bill Young, Councilmembers: Greg Pryor, James Broderick, Paul Siegel, Judy Bridge, and Carl Brown. City Manager Jeff Molinari, Assistant City Manager Ryan McLeod, City Attorney Brown McLeod, City Clerk Adrienne Nettles, Parks Director Jonathan Burroughs, Utilities Director Wayne Crosby, Finance Director Amy Risher, Main Street Manager/Tourism Director Patricia Utsey, and Office Ross Hantz. Councilmember Ladson Fishburne was not in attendance.

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 Broderick 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 # 2024-15**, AN ORDINANCE OF THE CITY OF WALTERBORO, SOUTH CAROLINA AUTHORIZING EXPENDITURE OF CORONAVIRUS STATE AND LOCAL RECOVERY FUNDS (Second and Final Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council we are required to dedicate the remainder of our American Rescue Plan Act Funding by December 31st of this year. I wanted to point out a couple of changes in this ordinance between first and second reading. For first reading, we had \$8,446.00 dedicated for air monitoring for the Ford demolition project. That has already been allocated and taken care of in a pervious ordinance, so we do not have to worry about that. Also, the Bells Highway Water line repair from the first reading we had estimated at \$250,000. We now have the actual cost which is \$245,622.09. As a result, we have been able to dedicate additional funding to the Water Tower Park and Washington Street Plaza in the amount of \$60,799.62. We recommend allocating the following:

1. Beaver Lift Station Demolition \$36,830.57
2. Crime Prevention/Security Cameras \$46,500.00
3. Bells Highway Water line repair \$245,622.09
4. Wellstone Force Main Relocation \$58,000.00

5. Boardwalk Replacement Project Phase II \$999,000.00
6. Mission Serve 2025 and 2026 \$10,000.00
7. Water Tower Park/Washington Street Plaza \$60,799.62

Presentations:

1. 2023-2024 Comprehensive Annual Financial Report – The Baird Audit Group, LLC – Ms. Bayi Pognon.

The 2023-2024 Comprehensive Annual Financial Report – The Baird Audit Group, LLC, was presented by Ms. Bayo Pognon. Ms. Pognon gave a detailed presentation of the FY 2023-2024 CAFR. Ms. Pognon thanked Finance Director Amy Risher and her staff for their hard work and assistance during the audit. Ms. Bayi Pognon indicated that it is a clean opinion, there are no material deficiencies, and the city is in a strong financial position.

Approval of Minutes:

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

1. Regular Meeting – November 5, 2024.

Old Business:

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

Motion: Councilmember Broderick; Seconded by Councilmember Pryor

Discussion: None

Carried: All ayes

New Business:

1. **Ordinance # 2024-16**, AN ORDINANCE AUTHORIZING AND ESTABLISHING AN FAÇADE GRANT IMPROVEMENT PROGRAM TO ENCOURAGE PRIVATE INVESTMENT IN THE HISTORIC DISTRICT AREA OF THE CITY OF WALTERBORO; AND OTHER MATTERS RELATED THERETO (Introduction and First Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council we have discussed putting into place a program to provide funds from the city to encourage investment in improving the historic district. After second reading, we would like to offer this program from January to June in 2025. We will allocate up to \$10,000 from the Economic Development Corporation and be in position to authorize the façade grant up to \$1,500. Based on the responses we receive, as we are putting the budget together for 2025-2026, we can allocate resources accordingly. This enabling ordinance does not lock City Council into anything, other than what funding City Council approves. What Ryan and I would like to do is keep it very simple. We would limit the grant opportunities to signage, canopy, and awnings, and see what kind of response we get. We can adjust the program if need be. This ordinance will put this program into place and will forever be contingent upon the funding that City Council allocates.

Councilmember Broderick asked, is this going to be first come, first serve, and once the funds are gone is that it for the program?

City Manager Jeff Molinari stated yes. If we get a good response we will know fairly early on, and we can allocate additional funds when we are going through the budget for 2025-2026. Depending on the popularity, we could potentially have two funding drops in 2025.

Councilmember Broderick asked what is the approval process?

City Manager Jeff Molinari stated we will have a committee that will review the applications, and it will be on first come first serve bases as funding is available.

Councilmember Brown asked what is the amount of the first allocation?

City Manager Jeff Molinari stated it will be \$10,000 from the City Economic Development Corporation, which is technically a 501(c)(3). For this fiscal year we do not have to do anything. We have \$27,000 in the Economic Development Corporation and of that \$27,000, a little over \$15,000 is unrestricted and we can spend anyway we like.

Councilmember Brown asked how will you divide the money up. Do you limit the funds received?

City Manager Jeff Molinari stated what we will do is look at the first half of next year and have total allocation of \$10,000. The grants will not be more than \$1,500. We can fund up to six or seven applications.

Councilmember Bridge asked how are you going to pass this information along to the business owners?

City Manager Jeff Molinari stated with the assistance of our new Tourism Director, Patricia Utsey we will put this information out through social media, the website, and word of mouth. We will be aggressive at getting this information out.

Motion: Councilmember Siegel; Seconded by Councilmember Brown

Discussion: None

Carried: All ayes

2. **Ordinance # 2024-17**, 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 # 147-14-00-088 FROM HIGHWAY COMMERCIAL DISTRICT (HCD) TO MEDIUM DENSITY RESIDENTIAL (MDR).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council this is a rezoning that pertains to a parcel that fronts Peachtree Road. The property is currently zoned Highway Commercial but does not front Bells Highway. The Planning Commission is recommending a down zoning from Highway Commercial to Medium Density Residential. It is my understanding that the property owner may develop this as single family residential or as a duplex, which are both allowable uses under the Medium Density Residential zoning classification. We ask for Council's favorable consideration of this request.

Motion: Councilmember Bridge; Seconded by Councilmember Brown

Discussion: None

Carried: All ayes

3. A PROCLAMATION TO DESIGNATE DECEMBER 6, 2024, AS ARBOR DAY IN THE CITY OF WALTERBORO.

Motion: Councilmember Broderick; Seconded by Councilmember Bridge

Discussion: None

Carried: All ayes

4. Consideration of a parade request from Herman Bright – Martin Luther King, Jr. Parade, January 19, 2025, at 2:30 PM.

Motion: Councilmember Brown; Seconded by Councilmember Bridge

Discussion: None

Carried: All ayes

5. Fiscal Year 2025-2026 Budget Calendar.

City Manager Jeff Molinari stated Mr. Mayor and members of City Council, the Budget Committee has reviewed the 2025-2026 Budget Calendar, and we are recommending adoption of the Budget Calendar as submitted.

Motion: Councilmember Pryor; Seconded by Councilmember Broderick

Discussion: None

Carried: All ayes

A motion was made to go into Executive Session by Councilmember Bridge, seconded by Councilmember Broderick. Mayor Young explained that City Council would be going into Executive Session to discuss Contractual matters: Walterboro Wildlife Center, Downtown Beautification, and EV Charging Stations, Provision of services to encourage location or expansion of industries or other businesses served by the City of Walterboro, Provision of incentives to encourage downtown redevelopment, and Receipt of legal advice – security matters.

Executive Session

1. Contractual Matters:

- a. Walterboro Wildlife Center
- b. Downtown Beautification
- c. EV Charging Station

2. Provision of services to encourage location or expansion of industries or other businesses served by the City of Walterboro.

3. Provision of incentives to encourage downtown redevelopment.

4. Receipt of legal advice – security matters.

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

A motion to approve the task order from Hybrid Engineering for the 17 & 63 Pump Station & Force Main Upgrade project in the amount of \$210,834 to be paid from the 2021 Water/Sewer bond issue, Judy Bridge, James Broderick, second. All in favor, motion carries.

There being no further business to consider, a motion to adjourn was made by Councilmember Brown, seconded by Councilmember Bridge, and passed unanimously. Mayor Young adjourned the meeting at 8:04

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