

MINUTES

A Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, February 10, 2015 at 6:15 P.M., with Mayor Bill Young presiding.

PRESENT WERE: Mayor Bill Young, Council Members: Jimmy Syfrett, Paul Siegel, Tom Lohr, Bobby Bonds, James Broderick and Judy Bridge. City Manager Jeff Molinari, City Clerk Betty Hudson, and City Attorney George Cone were also present. There were approximately 14 persons present in the audience.

There being a quorum present, Mayor Young called the meeting to order and welcomed everyone to the meeting. Council Member Syfrett gave the invocation, and Council Member Broderick led the pledge of allegiance to our flag.

PUBLIC INPUT ON AGENDA ITEMS:

No public comments or questions were received on agenda items.

APPROVAL OF THE MINUTES:

Upon motion of Council Member Bridge, seconded by Council Member Broderick, the Minutes of the January 27, 2015 Public Hearing and Regular Meeting were approved as submitted. The motion passed with all members voting in favor.

OLD BUSINESS:

There was no Old Business before Council.

NEW BUSINESS:

1. Ordinance # 2015-01, An Ordinance to Amend the Unified Development Ordinance of the City of Walterboro, So As to Clarify and Strengthen Portions of the Ordinance, **First Reading**

Planning and Codes Director David Dodd gave a brief overview on the proposed revision to the Unified Development Ordinance.

Mr. Dodd told Council that the proposed ordinance was to clarify and strengthen portions of the UDO. He gave the following proposed changes to the ordinance.

Section 2.5.2 Dimensional Table changes to IICD maximum height and number of stories based on both, the current hospital's height and number of stories with 4 floors at 56 feet plus a penthouse of 12 additional feet along with the proposed new Hampton Inn development. This change will include a simple number change for the height and the addition of a fifth footnote in reference to the number of stories.

Section 6.5 Flood Damage Control corrects the numbering to Section 6.5.4 through 6.5.16 to 6.5.4 through 6.5.17. It also changes reference from Flood Hazard Boundary Map (FHBM) to Flood Insurance Rate Map (FIRM) that is actually used for this purpose. Add a reference to include related permit requirements from Chapter 9, Section 9.3.1.

Section 7.5 Fences and Walls adds Neighborhood Commercial District to the fences' section. It was left off the original ordinance. So, that district never had any fence regulations or provisions up to this point.

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Section 11.6 was used twice. Subdivisions Section needs numbering corrected to Section 11.7 on pages 11-29, 11-33 and 11-34.

Chapter 14 - Correct page number references to 14-2 for Sections 14.2 and 14.3 on page 14-1. Correct the section number on page 14-4 for section 14.4.

Appendix - Clarify canopy definition by adding the word "building." Also, change the definition for Flood Hazard Boundary Map to Flood Insurance Rate Map.

Mr. Dodd informed Council that the Planning Commission's meeting on the proposed changes was adequately advertised and that there was no opposition to the matter from any members of the public during the meeting at which the above described changes were discussed. The Commission members present voted unanimously in favor of the amendments.

A motion was made by Council Member Lohr giving First Reading Approval to Ordinance # 2015-01, An Ordinance to Amend the Unified Development Ordinance of the City of Walterboro, So As to Clarify and Strengthen Portions of the Ordinance. Council Member Siegel seconded the motion that passed with all members voting in favor.

2. Resolution # 2015-R-02, A Resolution to Annex Property of the City of Walterboro, South Carolina, Pursuant to Section 5-3-100 of the Code of Laws of South Carolina 1976 as Amended, City of Walterboro Wastewater Treatment Plant.

City Manager Molinari then directed Council's attention to the map displayed on the overhead screen. He told Council, this is the property that we are talking about. There is a portion of the Wastewater Treatment Plant that is already inside the City, but the balance of the area (which he pointed out to Council), a wooded area, is outside the City. He said, when this property was purchased in 1985, it was not contiguous to the City. Staff asks for City Council's favorable consideration of the resolution. He further stated, State law permits municipalities to annex by resolution when the property is contiguous and is owned by the City, and that is true in this case.

The Mayor then asked the City Attorney if the plat number should be given in this resolution and whether this number was needed in the motion? City Manager Molinari answered that there is a map included on the next page. Attorney Cone answered that the plat number was included in the resolution. The Mayor then noted that the tax map number was 179-00-00-057.

A motion was then made by Council Member Broderick, seconded by Council Member Syfrett, to adopt Resolution # 2015-R-02 as submitted; being, a Resolution to Annex Property of the City of Walterboro, South Carolina, Pursuant to Section 5-3-100 of the Code of Laws of South Carolina 1976 as Amended, City of Walterboro Wastewater Treatment Plant. The motion then passed with all members voting in favor. A copy of said Resolution is attached as part of these minutes.

3. Consideration of General Agreement for Professional Engineering Services between the City of Walterboro and URS Corporation for Feasibility Study and Preliminary Engineering Report for Biosolids Handling in the Amount of \$26,249.00

Utilities Director Wayne Crosby briefed Council on this request. Mr. Crosby stated that the preliminary engineering is the first step requirement for DHEC to approve an alternative process for City sludge disposal. He stated that the 52-acre parcel that the City is using will no longer support the amount and volume we use.

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After the PER submittal, we expect DHEC approval within one month and design the permitting of the alternative with 3 months. Then the award of a construction contract will be held 2 months after that. The construction period will be about 10 months.

Mr. Crosby stated that URS has proposed this agreement in the amount of \$26,249 to address the feasibility of an alternative process of handling biosolids and to determine the extent to which we can utilize the current land application site. Mr. Crosby then said that staff recommends approval of this Professional Engineering Service Agreement with URS.

A motion was made by Council Member Bridge approving the General Agreement for Professional Engineering Services between the City of Walterboro and URS Corporation for a Feasibility Study and Preliminary Engineering Report for Biosolids Handling in the Amount of \$26,249 as submitted. Council Member Lohr seconded the motion that passed unanimously.

4. Discussion of Potential Uses of CDBG Funds

City Manager Molinari reminded Council that this same item was completed last year after Ms. Michelle Knight from LCOG made her presentation. He said, as a result of a conversation with Ms. Knight on Monday, she stated that the priority needs should have more detail. Based on this conversation and that of City Council at its retreat a few weeks ago, I am recommending the following priorities for CDBG funds.

1. Public Infrastructure and Facilities
 - Improvements to Wastewater Treatment Plant
 - Upgrades of water and sewer lines as needed
 - Other projects as identified
2. Community Enrichment
 - I-95 loop project
 - Adaptive reuse of existing structures
 - Demolition of properties that are attractive nuisances
 - Others as identified
3. Multiple Activity Neighborhood Improvement Projects
 - North Lemacks Street
 - Other neighborhoods as identified
4. Special Projects as identified
5. Economic Development projects as identified

Mr. Molinari told Council, as you recall, the top three priority areas of City Council will be eligible for funding, and staff asks for your favorable consideration of this recommendation.

A motion was made by Council Member Broderick to approve the priority list for CDBG funding as recommended by the City Manager. Council Member Siegel seconded the motion that passed with all members voting in favor.

5. Request to Close Street for St. Patrick's Day Race on March 13, 2015 from 6:15 P.M. to 7:30 P.M., by Jeremy Ware, Walterboro-Colleton Chamber of Commerce

The request to close the streets for St. Patrick's Day Race on March 13, 2015 from 6:15 to 7:30 P.M. by Mr. Jeremy Ware was approved as submitted upon motion by Council Member Siegel, seconded by Council Member Syfrett and passed unanimously.

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6. Request to Use the Downtown Waterfall Plaza for Salkehatchie Stew's Sixth Annual Mystery Stroll on April 10, 2015 from 5:00 P.M. to 10:00 P.M., by Dr. Carmela Gottesman, Co-Chair

The request to use the Downtown Waterfall Plaza for Salkehatchie Stew's sixth annual Mystery Stroll on April 10, 2015 from 5:00 to 10:00 P.M. was approved as submitted on the motion of Council Member Bridge, seconded by Council Member Broderick, with all members voting in favor.

7. Request for Street Closings and Use of Parking Lot for the Annual Downtown Walterboro Criterium Pro-Cycling Classic on April 29, 2015

A motion approving this request as submitted was made by Council Member Lohr, seconded by Council Member Bonds and passed with a vote of 6/0 with Mayor Young, Council Members Syfrett, Siegel, Lohr, Bonds and Bridge voting in favor, and zero votes against the motion. Council Member Broderick recused himself from voting due to his association with the Criterium Committee.

COMMITTEE REPORTS:

There were no committee reports given.

CITY MANAGER 'S REPORT:

1. 2015 Strategic Planning Retreat

City Manager Molinari reported that on January 30-31, 2015, City Council convened for their annual strategic planning retreat. This was held at the media and training room at Palmetto Rural Telephone.

He further stated that on the first day in the morning, City Council had an opportunity to hear presentations from each different department manager, which gave Council a good overview of the functions of these departments, but also the issues that each department is currently facing and also a look into the future issues that each department will be facing.

After lunch City staff and City Council engaged in a team building exercise, which I thought was very effective and was a really good opportunity for City staff and City Council to interact. Once we completed that exercise myself, City Council, the City Attorney and the facilitator spent the rest of the afternoon going through the goals and objectives that City Council had outlined last year. Basically, we went through and identified things that had already been accomplished, looked at things that still needs to be done, and that process took us into the rest of the day on Friday and into Saturday morning. The last exercise that the facilitator had City Council do was he had identified fourteen different areas that encompass different things that had come up during the course of the meeting. The facilitator asked each member of Council to prioritize these items. He gave City Council two options. He asked that we classify the projects as something that we absolutely MUST do and to classify it as something NICE to do. Some of the things that unanimously fell under the MUST do category had to do with sludge disposal, as well as some infiltration inflow issues that we have had and we continue to have with our sewer system. Some other projects that ranked very high on the MUST do category included: looking at future uses for the old Glover Motor's Building, located at 100 S. Jefferies Blvd., also looking at the Bells Highway section of our Loop Project, and looking for ways that we can potentially leverage the funding that the City got through the Capital Sales Tax in trying to secure additional sources of funding to complete the project from Exit 53 to Exit 57. Some of the other

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projects for the City that we looked at were: expanding the wastewater treatment plant to be able to handle new industry, adding additional firefighters and the installation of surveillance cameras.

Before going into Executive Session, Mayor Young took a moment to congratulate Council Members Bridge, Broderick, Bonds and Syfrett, who graduated from the Institute of Government last week at the State Municipal Association Meeting. So, we are proud of them and proud that they have completed those courses. Although it was a large graduating class, I think we had more from Walterboro than from any other single city.

EXECUTIVE SESSION:

The Mayor entertained a motion to enter into an Executive Session. Council Member Broderick So Moved and Council Member Syfrett seconded the motion. The motion passed unanimously. The Mayor announced that the meeting will convene into an Executive Session for a discussion of negotiations incident to proposed contractual arrangements related to the expansion of services encouraging the location or expansion of industries or other businesses to Venture Park, also for personnel matters related to the Tourism Search Update.

The meeting then convened into Executive Session.

At approximately 7:24 P.M., a motion was made by Council Member Bridge, seconded by Council Member Lohr, to exit Executive Session and return to Open Session. All in favor. None opposed. Motion carried.

A motion was then made by Council Member Bonds authorizing the City Manager to enter into an intergovernmental agreement with Colleton County for URS Corporation to provide engineering services for Venture Park. Council Member Broderick seconded the motion that passed with all members voting in favor.

A second motion was made by Council Member Lohr to approve a task order with URS Corporation to provide design and engineering services for the extension of water and sewer services into Venture Park in the amount \$128,000. Council Member James Broderick seconded the motion. All in favor. None opposed. Motion carried.

There being no further business to consider, a motion to adjourn the meeting was made by Council Member Bridge, seconded by Council Member Broderick and passed unanimously. The meeting adjourned at 7:26 P.M. Notice of this meeting was distributed to all local media and posted on the City's website and the City Hall bulletin board at least twenty-four hours prior to meeting time.

Respectfully,

Betty J. Hudson
City Clerk

APPROVED: February 24, 2015