

Walterboro City Council
Public Hearing and Regular Meeting
October 4, 2016

MINUTES

A Public Hearing and Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, October 4, 2016 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. Approximately 12 persons were present in the audience.

There being a quorum present, the Mayor called the meeting to order and welcomed everyone to the meeting. He then invited everyone to stand and join Council in its invocation and the Pledge of Allegiance. Council Member Syfrett gave the invocation and Council Member Bridge led the Pledge of Allegiance to our flag.

PUBLIC INPUT ON AGENDA ITEMS:

There were no public comments or questions raised on agenda items.

PUBLIC HEARING:

1. Ordinance # 2016-07, An Ordinance to Amend Ordinance # 2016-04, So As to Set the Local Option Sales Tax Credit Factor in the Fiscal Year 2016-2017 Budget.

City Manager Molinari told Council that the Local Option Sales Tax Credit Factor is determined by a simple formula by taking the anticipated Local Option Sales Tax Collections and divide it by the total appraised value of property in the City. We typically don't get these numbers from the County until July. We now have that number and are anticipating collections in the amount of \$894,396. Our total appraised value of property in the City is \$516,176,154, which comes out to a Local Option Sales Tax Credit Factor of .001733. We need to get that figure to the County so that it can be reflected on the tax bills that go out this month.

No public comments/questions were raised by the public.

2. Ordinance # 2016-08, An Ordinance to Amend Appendix A, Meetings of Council, Section 2.218, Order of Business, of the Code of Ordinances of the City of Walterboro.

City Manager Molinari explained that this ordinance clarifies our Code of Ordinances and our order of business to reflect how we have been conducting meetings. He brought attention to item 13, which states that after Council comes out of Executive Session that it may take action on matters discussed in Executive Session. This particular session was amended due to a court case which involved the Town of Mount Pleasant. Including this in our order of business makes it clear that City Council may take action after meeting in Executive Session.

No public comments or questions were raised. The public hearing was closed and the regular meeting began.

APPROVAL OF MINUTES:

Upon motion of Council Member Bridge, seconded by Council Member Broderick, the Minutes of the September 6, 2016 Regular City Council Meeting were approved as submitted with all members voting in favor.

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OLD BUSINESS:

1. **Ordinance # 2016-07**, An Ordinance to Amend Ordinance # 2016-04, So As to Set the Local Option Sales Tax Credit Factor in the Fiscal Year 2016-2017 Budget, **Second Reading and Adoption**

A motion was made by Council Member Siegel, seconded by Council Member Syfrett, giving Second Reading and Adoption to Ordinance # 2016-07, being: An Ordinance to Amend Ordinance # 2016-04, So As to Set the Local Option Sales Tax Credit Factor in the Fiscal Year 2016-2017 Budget. The motion passed unanimously.

2. **Ordinance # 2016-08**, An Ordinance to Amend Appendix A, Meetings of Council, Section 2.218, Order of Business, of the Code of Ordinances of the City of Walterboro, **Second Reading and Adoption**

A motion was then made by Council Member Syfrett, seconded by Council Member Lohr, giving Second Reading and Adoption to Ordinance # 2016-08, being: An Ordinance to Amend Appendix A, Meetings of Council, Section 2.218, Order of Business, of the Code of Ordinances of the City of Walterboro. All in favor. None Opposed. Motion carried.

NEW BUSINESS:

1. **Resolution No. 2016-09, A Resolution to Establish Just Compensation for North Lemacks Neighborhood Revitalization, Phase III, CDBG# 4-V-14-002**

City Manager Molinari stated, as you are aware, we are in the midst of implementing Phase III of the North Lemacks Street Revitalization Project. One of the components of this project is a trail that is going to provide connectivity to the Gruber Street park. There are three parcels adjacent to the park that the City will need to secure easements for in order to construct the trail. Because there is federal money involved, we are required to have an appraisal done on each parcel, which we have done. As you see in the resolution that each parcel has a value. This resolution is a requirement by the Department of Commerce, which will authorize the City to provide just compensation for each easement. You will see the three (3) parcels - two are on Grant Street, and one is on North Lemacks Street. The aggregate amount is \$10,200. This will all be provided through the CDBG grant.

A motion was then made by Council Member Broderick, seconded by Council Member Bridge, to adopt Resolution No. 2016-09, A Resolution to Establish Just Compensation for North Lemacks Neighborhood Revitalization, Phase III, CDBG # 4-V-14-002.

In discussing the motion, Council Member Bonds asked if this is part of the CDBG # 4-V-14-002. He asked, who is paying for it? Mr. Molinari answered, this is paid by the CDBG grant. Councilman Bonds then asked, so what happens when these folks are not satisfied with the price and we get into litigation over that, and the City is served. What happens then? City Manager Molinari responded that the City is required to offer the amount that the property is appraised for. If the property owner objects to that amount, we will have to make a determination on whether it would be in the City's best interest to offer them more money, which would come from the City or to pursue condemnation. I would think at this point that the path of least resistance would be to offer additional compensation, but at this point, we have not spoken to the property owners and I won't know until I receive a counter offer if there is one. Mr. Bonds then asked how did D&B Appraisal Services get this job? Who are they and how

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did they get the go ahead to appraise the properties? Mr. Molinari answered, that was actually done through the Lowcountry Council of Governments. They did the selection and I believe that Mr. Larry Berry was selected as the appraiser. LCOG handled all of that for the City.

The motion to adopt Resolution No. 2016-09 then passed with all members voting in favor. A copy of said Resolution is attached as part of these minutes.

2. Request for Street Closings for the Annual Christmas Parade on December 4, 2016 by the Colleton County Rice Festival Board

A motion to approve the request as submitted to close the streets for the Annual Christmas Parade by the Colleton County Rice Festival was made by Council Member Bonds, seconded by Council Member Lohr and passed unanimously.

3. Designation of Voting Delegate for the NLC City Summit in Pittsburgh, PA, November 16-19, 2016

Mayor Young then moved to appoint Council Member Broderick as the voting Delegate. Council Member Syfrett seconded the motion that passed with all members voting in favor.

COMMITTEE REPORTS:

There were no Committee Reports given.

CITY MANAGER'S REPORT:

There was no City Manager's Report given.

EXECUTIVE SESSION:

The Mayor then entertained a motion to enter into an Executive Session. Council Member Bonds so moved and Council Member Broderick seconded the motion that passed unanimously. The Mayor then announced that the meeting would enter into an Executive Session for:

- 1) A Discussion of Negotiations incident to Proposed Contractual Arrangements - Walterboro Wildlife Sanctuary Discovery Center.
- 2) Receipt of Legal Advice - Encroachment Permit Process for Property Owners Along Former Seaboard Coastline Railroad Right-of-Way.

The meeting then convened into an Executive Session.

At approximately 7:27 P.M., a motion was made by Council Member Lohr to exit Executive Session and return to Open Session. Council Member Bridge seconded the motion. All in favor. None opposed. Motion carried.

OPEN SESSION:

The meeting returned to Open Session and there being no further business, a motion to adjourn was made by Council Member Bridge, seconded by Council Member Siegel and passed unanimously. The Mayor adjourned the meeting at 7:27 P.M.

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Notice of this meeting was distributed to all local media, posted on the City's website, and the City Hall bulletin board at least twenty-four hours prior to meeting time.

Respectfully,

Betty J. Hudson
City Clerk

APPROVED: November 1, 2016