

Walterboro City Council

Regular Meeting

City Hall

May 6, 2025

Minutes

A Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, May 6, 2025, at 6:15 P.M., with Mayor Bill Young presiding.

Present: Joined in the meeting were: Mayor Bill Young, Councilmembers: Ladson Fishburne, James Broderick, Paul Siegel, Judy Bridge, and Carl Brown. City Manager Jeff Molinari, Assistant City Manager Ryan McLeod, City Clerk Adrienne Nettles, City Attorney Brown McLeod, Tourism Director Patricia Utsey, Finance Director Amy Risher, Utilities Director Wayne Crosby, Parks Director Jonathan Burroughs, Police Chief Wade Marvin, Colleton County Engineer Carla Harvey, Dana Cheney and Cindy Warren. Councilmember Greg Pryor 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 Siegel led the Pledge of Allegiance to our flag.

Public Input on Agenda Items:

There was no public input on agenda items.

Presentations:

1. Cindy Warren – Neighborhood Concerns.
2. Dana Cheney – Community Garden Grand Opening.

1. Ms. Cindy Warren addressed City Council with her concerns about the ongoing crime that is taking place. She also asked what has been done since the 12-Point Plan was put into place. Ms. Warren stated that we need find a way to cut down on all the shooting and crime that is going on in Walterboro.

2. Dana Cheney addressed City Council about the community garden that is at the Artisan Center. He stated that they have tons of vegetables already growing and invited everyone to the grand opening on May 16, 2025.

Public Hearing:

1. **Ordinance # 2025-04,** 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 # 163-15-00-072 FROM INDUSTRIAL DISTRICT (ID) TO HIGH DENSITY RESIDENTIAL (HDR) (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 a map for the property on Moore Street, they are requesting to be rezoned from Industrial District to High Density Residential. It is my understanding that the owner wants to build a single-family residence on that parcel. We recommend approval of second and final reading of the requested zoning change as recommended by the Planning Commission.

2. **Ordinance # 2025-05**, AN ORDINANCE OF THE CITY OF WALTERBORO, SOUTH CAROLINA, IMPOSING A MORATORIUM ON THE CONSIDERATION OF SPECIAL EXCEPTIONS AND THE ISSUANCE OF OTHER LAND USE OR DEVELOPMENT APPROVALS FOR MULTI-FAMILY DEVELOPMENTS (Second and Final Reading).

Mayor Young stated I do want to tell Council that I have started putting together a steering committee for the 200th birthday of the City of Walterboro, that will happen in 2026. If you have suggestions about what we can do, please let us know.

Mayor Young also stated I put a paper in front of each Councilmember that deals with the rules and decorum of Council meetings.

Approval of Minutes:

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

1. Regular Meeting – April 1, 2025.

Old Business:

1. **Ordinance # 2025-04**, 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 # 163-15-00-072 FROM INDUSTRIAL DISTRICT (ID) TO HIGH DENSITY RESIDENTIAL (HDR) (Second and Final Reading).

Motion: Councilmember Siegel; Seconded by Councilmember Bridge

Discussion: None

Carried: All ayes

2. **Ordinance #2025-05**, AN ORDINANCE OF THE CITY OF WALTERBORO, SOUTH CAROLINA, IMPOSING A MORATORIUM ON THE CONSIDERATION OF SPECIAL

EXCEPTIONS AND THE ISSUANCE OF OTHER LAND USE OR DEVELOPMENT APPROVALS FOR MULTI-FAMILY DEVELOPMENTS (Second and Final Reading).

Councilmember Broderick stated I would like to see a timeline for this and how things will work during this six-month period. That way we can share with the public if they ask about it.

A motion to approve Ordinance # 2025-05, Judy Bridge, Bill Young, second. Mayor Young, Paul Siegel, Judy Bridge, James Broderick, Carl Brown in favor, Ladson Fishburne opposed. Motion carries.

New Business:

1. **Ordinance # 2025-06**, AN ORDINANCE ADOPTING THE CITY GENERAL FUND BUDGET FOR FISCAL YEAR 2025-2026 AND MATTERS RELATING THERETO (Introduction and First Reading).

Councilmember Bridge stated I would like to begin by thanking our City Manager Jeff Molinari and our Finance Director Amy Risher and department heads for the time they put into reviewing their budgets. The FY 2025-2026 budget presented some challenges – lingering inflation, employee retention and recruitment, defunding of the state retirement credit by the General Assembly and increases in employee health insurance premiums. To simplify and streamline the budget, some line items were consolidated and combined into larger line items such as tires to vehicle expense.

In August of 2023, Wildan Financial Services presented their findings from the capital funding analysis that they conducted of the city's water and wastewater operations. Staff took those recommendations and adjusted them to best meet the financial needs of the Enterprise Fund. Adjusting the rate structure in the Enterprise Fund will accomplish the following:

- Full Cost Recovery of Utility Expenditures – generate enough revenue in each system to meet the operational needs of each system (cost-based rate structure).

Budget Summary

- \$15,792,022 total City budget.
- \$9,625,156 General Fund budget.
- \$6,166,866 Enterprise Fund budget.
- No ad valorem property tax increase.
- No business license rate increase.
- Proposed 5% increase in water and wastewater rates.
- The 1% credit for employers' retirement system contributions is no longer funded by the General Assembly.
- Property and casualty insurance (SCMIRF) rates increased by .61%, workers' comp insurance (SCMIT) decreased by 15.2%.

- No change in PEBA health insurance rates (employer).
- PEBA health insurance (employee) increased by \$36.76 per subscriber per month.
- Merit increases for city employees.

City Manager Jeff Molinari stated Mr. Mayor and members of Council I am going to give the highlights:

Mayor and City Council

- 2025 Election.

City Manager

- Status quo.

Finance

- Status Quo.

Public Works

- Status Quo.

Planning and Development

- \$25,000 allocated for demolition of substandard properties.

Police

- Reinstatement of one (1) patrol position.
- Purchase of two (2) new police vehicles.

Judicial

- Status quo.

Fire

- Purchase of new Fire Pumper Truck (anticipated delivery in FY 2027-2028).

Parks

- Status quo.

Tourism

- Status quo.

Walterboro Wildlife Center

- Status quo.

Water

- Lease purchase – backhoe and dump truck.

Utility Support

- 2025 bond payment – debt service on wastewater treatment plant expansion.

Sanitation

- Debt service for 2024 garbage truck.

Sewer

- Status quo.

Sewer Support

- Status quo.

Mayor Young stated I would like to thank Councilmember Bridge and the Budget Committee for their hard work on getting the budget prepared. Also, our Finance Director Amy Risher and our City Manager for putting the budget together.

Motion: Councilmember Bridge; Seconded by Councilmember Brown

Discussion: None

Carries: All ayes

2. **Ordinance # 2025-07**, AN ORDINANCE ADOPTING THE CITY ENTERPRISE FUND BUDGET FOR FISCAL YEAR 2025-2026 AND MATTERS RELATING THERETO (Introduction and First Reading).

Moton: Councilmember Bridge; Seconded by Councilmember Brown

Discussion: None

Carried: All ayes

3. **Ordinance # 2025-08**, AN ORDINANCE OF THE CITY OF WALTERBORO, SOUTH CAROLINA, AMENDING THE COMPREHENSIVE FEE SCHEDULE FOR THE UTILITY SUPPORT DEPARTMENT (Introduction and First Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of Council this is being done because we are recommending a 5% increase in water and sewer rates to accommodate debt service that we will be taking on as part of the wastewater treatment expansion project.

Motion: Councilmember Broderick; Seconded by Councilmember Bridge

Discussion: None

Carries: All ayes

4. **Ordinance # 2025-09**, 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 # 163-03-00-051 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Introduction and First Reading).

Motion: Councilmember Brown; Seconded by Councilmember Broderick

Discussion: None

Carries: All ayes

5. **Resolution # 2025-R-02**, A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO PREPARE AND SUBMIT A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) COMMUNITY INFRASTRUCTURE APPLICATION FOR THE NEW WELL/WELL UPGRADE AND TO COMMIT FUNDS OF AT LEAST 10% OR \$241,281 TO MEET THE MATCHING COMMITMENT OF THE PROPOSAL DATED APRIL 2025.

City Manager Jeff Molinari stated Mr. Mayor and members of Council you have a resolution that is for the CDBG grant application that we are partnering with the County. Colleton County is the lead on the application on this and we would be the subrecipient if funded. This is a critical project for our water distribution system. This involves the replacement of an 85-year-old well. This well is located at the intersection of Thunderbolt Drive and Recreation Lane. This involves the upgrade of what is referred to as the Stephens Well. This well is located on Industrial Road and would increase the capacity from 660 gallons per minute to 1300 gallons per minute. To give you an idea of the importance of this project, I am going to list several facilities that are served by these two wells: Colleton County High School, Colleton Middle School, Colleton Prep, Northside Elementary, Thunderbolt, Veterans Victory House, Magnolias of Walterboro, Colleton Recreation Center and Colleton County Venture Park. We have several very important facilities that are served by these wells. The matching portion of \$241,281.00 will come from the City's Capacity Fee Fund. We ask for Council's favorable consideration of this resolution.

Motion: Councilmember Broderick; Seconded by Councilmember Brown

Discussion: None

Carried: All ayes

6. **Resolution # 2025-R-03**, A RESOLUTION TO DECLARE MAY 4-10, 2025, AS "PROFESSIONAL MUNICIPAL CLERKS WEEK IN SOUTH CAROLINA" TO RECOGNIZE AND HONOR THE VALUABLE CONTRIBUTIONS THAT MUNICIPAL CLERKS MAKE TO CITIES AND TOWNS IN SOUTH CAROLINA.

Motion: Councilmember Bridge; Seconded by Councilmember Siegel

Discussion: None

Carried: All ayes

7. Consideration of a Community Health Walk from Rev. Bernard M. Brown, St. Peters AME Church, June 7, 2025, at 8:30 AM.

City Manager Jeff Molinari stated Mr. Mayor and members of City Council you have in your agenda packet a request and letter for the walk. I have reviewed this with the Police Department and we as for Councils favorable consideration.

Motion: Councilmember Brown; Seconded by Councilmember Broderick

Discussion: None

Carried: All ayes

City Manager's Report

1. Consideration of bids to remove fallen trees in Ireland Creek and demolition of two (2) wooden bridges.

City Manager Jeff Molinari stated Mr. Mayor and members of Council you have in your agenda packet a memo and supporting documentation from the Parks Director. This is a request to clear the fallen trees in Ireland Creek, from West Washington Street to South Jefferies Blvd. This also includes the removal of two (2) dilapidated bridges in the sanctuary. The Parks Department received one (1) bid and two (2) no bids. Staff recommends awarding the contract to H2O Mitigation out of St. Matthews, SC. This is the same company that completed the tree work for the boardwalk project. The cost is \$90,000 and will be paid from the Capital Project Sales Tax. If approved, H2O Mitigation Services can begin work in the late summer, early fall. We ask for Council's favorable consideration of this request.

Moton: Councilmember Broderick; Seconded by Councilmember Bridge

Discussion: None

Carries: All ayes

2. Recognition of Finance Director, Amy Risher, and the Finance Department for receiving the GFOA Certificate of Achievement for Excellence in Financial Reporting for FY 2023-2024 (13th consecutive year).

City Manager Jeff Molinari stated Mr. Mayor and members of Council I would like to take this time to recognize our Finance Director and our Finance Staff for all their hard work. Amy and her staff do an exceptional job.

A motion was made to go into Executive Session by Councilmember Broderick, seconded by Councilmember Brown. Mayor Young explained that City Council would be going into Executive Session to discuss Contractual Matters: I-95 Business Loop Project Phase 3 and Water Tower Park. Provision of Water/Sewer service - Newsome Tract, and Receipt of Legal Advice- Real Estate Matter.

Executive Session:

1. Contractual Matters:
 - a. I-95 Business Loop Project Phase 3.
 - b. Water Tower Park.
2. Provision of water/sewer service- Newsome Tract.
3. Receipt of Legal Advice – Real Estate Matter.

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

Open Session:

A motion to accept Sue Tilden's resignation from the Tree Protection Committee with regret and to thank her for her years of service to the city was made by Councilmember Broderick, seconded by Councilmember Bridge, All in favor, motion carries.

There being no further business to consider, a motion to adjourn was made by Councilmember Bridge, seconded by Councilmember Broderick, and passed unanimously. Mayor Young adjourned the meeting at 8:37 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