

Walterboro City Council

Regular Meeting

City Hall

September 2, 2025

Minutes

A Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, September 2, 2025, 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, and Ladson Fishburne. City Manager Jeff Molinari, Assistant City Manager Ryan McLeod, City Clerk Adrienne Nettles, City Attorney Brown McLeod, and Kimberly Varn with Lowcountry Council of Governments. 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 Broderick led the Pledge of Allegiance to our flag.

Public Input on Agenda Items:

There was no public input on agenda items.

Public Hearing:

1. Ordinance # 2025-11, 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 # 179-03-00-221 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 ordinance pertains to a request to annex a piece of property into the City of Walterboro. The property fronts Robertson Blvd and is owned by JH Hiers. They are looking to expand their existing facility on Green Pond Highway. The Planning Commission met and is recommending a zoning classification of Highway Commercial District (HCD).

2. CDBG Neighborhood Demolition Project Application – Kimberly Varn, Deputy Director, Community & Economic Development, Lowcountry Council of Governments.

Kimberly Varn stated we are looking at applying for a new grant for the City of Walterboro. We would like to request \$250,000 from the South Carolina Department of Commerce Community

Development Block Grant (CDBG) program. This would be used to demolish vacant buildings and dilapidated housing structures. There are some houses in bad shape that are beyond fixing. We have 17 properties identified. These houses are in the North Lemacks Street neighborhood. At least 51% of those houses are LMI. There will be a resolution following to provide for the 10% match.

A citizen asked if taxes are being paid on these properties.

Mayor Young stated these are vacant and abandoned houses.

Ms. Varn stated the taxes are being paid on, but they are in such bad shape, they are unfit for someone to live in.

Mr. Tiggs asked if there is input from law enforcement that these houses are a crime problem?

Assistant City Manager Ryan McLeod stated I spoke with law enforcement and the Fire Department. We identified five (5) main properties. Since they must be within a certain block we focused on the North Lemacks Street area. That is where most of the properties exist and are in a high crime location.

A citizen asked, are any of these homes of historic value?

Kimberly stated no they are not.

Presentations:

1. Sue Keith – Colleton County Delegation Office, Delegation Meeting September 29, 2025.

Ms. Keith stated that the Delegation Meeting would be held September 29, 2025, at the Colleton County Memorial Library, and invited everyone to attend.

Approval of Minutes:

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

1. Regular Meeting – August 5, 2025.
2. Special Called Meeting – August 18, 2025.

Old Business:

1. **Ordinance # 2025-12**, 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 # 179-03-00-221 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second and Final Reading).

Motion: Councilmember Broderick; Seconded by Councilmember Bridge

Discussion: None

Carried: All ayes

New Business:

1. **Resolution # 2025-R-05**, A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO PREPARE AND SUBMIT A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) COMMUNITY ENRICHMENT APPLICATION FOR THE CITY OF WALTERBORO DEMOLITION PROJECT AND TO COMMIT FUNDS IN THE AMOUNT OF AT LEAST TEN PERCENT (10%) OR \$25,000 OF THE GRANT REQUEST TO MEET THE MATCHING COMMITMENT OF THE COMMUNITY DEVELOPMENT PROGRAM.

City Manager Jeff Molinari stated Mr. Mayor and members of City Council, the 10% match will come from funds we have in the General Fund - Planning Development Department for this purpose.

Motion: Councilmember Fishburne; Seconded by Councilmember Broderick

Discussion: None

Carried: All ayes

2. A Proclamation to designate September 2025 as National Recovery Month.

Motion: Councilmember Bridge; Seconded by Councilmember Broderick

Discussion: None

Carried: All ayes

3. Consideration of a request from Associational WMU (Yellow Jacket Prayer Walk for School) on Saturday, September 27, 2025, at 8:00 AM.

Motion: Councilmember Brown; Seconded by Councilmember Bridge

Discussion: None

Carried: All ayes

4. Consideration of a parade request from Johnny Holmes, Colleton County Veterans Council – 2025 Veterans Day Parade, November 9, 2025, at 3:00 PM.

Motion: Councilmember Siegel; Seconded by Councilmember Broderick

Discussion: None

Carried: All ayes

City Manager's Report

1. Bells Highway Emergency Waterline Repair.

City Manager Jeff Molinari stated Mr. Mayor and members of City Council you have in your agenda packet a memo for the Bells Highway Emergency Waterline Repair. On June 27, 2025, the 10" waterline along Bells Highway that serves Ruffin ruptured in the area between Stokes Road and Doctors Creek Road. The city coordinated the repair using Carroll Enterprises to perform the installation of 1,080 linear feet of 10" line and Wolfe Creek Contracting did the tie-ins and pad prep. The emergency repair will be funded from net position in the Enterprise Fund. We also had a similar break last year along Bells Highway that we used ARPA Funds for. That waterline break was a result of a storm, and we were reimbursed from FEMA. We are able to allocate those ARPA funds in the amount of \$245,622 towards this project. The remaining \$34,578 will come from net portion in the Enterprise Fund.

Motion: Councilmember Brown; Seconded by Councilmember Bridge

Discussion: None

Carried: All ayes

2. Consideration of Water Tower Park Change Order # 2 – Abandoning an existing 8" water line and installing a new 2" water line with service connections to buildings.

City Manager Jeff Molinari stated Mr. Mayor and members of City Council you have in your agenda packet a memo and supporting documentation for a change order related to the water tower. The downtown water tower completed construction in 1915. There is an 8" ductile iron water line that originally served the water tower that still provides service to buildings adjacent to the future park. The line runs parallel to North Memorial Ave. and is situated between the rear of the buildings facing Memorial Ave. and the future brick paver path leading to the water tower. The live oaks will be planted directly on top of the old water line, and the root system could eventually compromise the old pipe. If the 8" water line were to rupture, it could cause serious damage to the park and surrounding businesses. We would like to take the 8" water line out of service and replace it with 215 linear feet of 2" HDPE waterline. The 8" waterline will be capped and abandoned in place. The change order is in the amount of \$43,872.00 and can be paid from the future General Obligation Bond issue. Staff asks for City Council's favorable consideration of the request.

Councilmember Broderick stated the 8" line services some of the businesses, will the new line service those businesses as well?

City Manager Jeff Molinari stated yes it will.

Motion: Councilmember Broderick; Seconded by Councilmember Bridge

Discussion: None

Carried: All ayes

A motion was made to go into Executive Session by Councilmember Brown, seconded by Councilmember Bridge. Mayor Young explained that City Council would be going into Executive Session to discuss development of security or devices, provision of services encouraging the location or expansion of industries or other businesses served by the public body – Lower and Middle Ireland Creek Trunk Line Project, and Personnel Matter – Municipal Court.

Executive Session:

1. Discussion about development of security personnel or devices.
2. Provision of services encouraging the location or expansion of industries or other businesses served by the public body – Lower and Middle Ireland Creek Sewer Trunk Line Project.
3. Personnel Matter – Municipal Court.

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

Open Session:

There being no further business to consider, a motion to adjourn was made by Councilmember Broderick, seconded by Councilmember Brown, and passed unanimously. Mayor Young adjourned the meeting at 7:24 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