

Walterboro City Council

Regular Meeting

City Hall

December 2, 2025

Minutes

A Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, December 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, Finance Director Amy Risher, Tourism Director Patricia Fleming, and Parks Director Jonathan Burroughs. 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 Brown 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 # 2025-13**, AN ORDINANCE AMENDING THE BUSINESS LICENSE ORDINANCE OF THE CITY OF WALTERBORO TO UPDATE THE CLASS SCHEDULE AS REQUIRED BY ACT 176 OF 2020 (Second and Final Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of City Council, as part of Act 176 of 2020 cities are required to adopt by ordinance the latest standardized business license class schedule as recommended by the Municipal Association of South Carolina. This is not a business license increase or decrease; we are required to do this by December 31st of every odd year.

2. **Ordinance # 2025-14**, A SERIES ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF THE WATERWORKS AND SEWER SYSTEM IMPROVEMENT REVENUE BONDS OF THE CITY OF WALTERBORO, SOUTH CAROLINA IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING TWELVE MILLION DOLLARS (\$12,000,000); AND OTHER MATTERS RELATING THERETO (Second and Final Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of Council at our last meeting in November we had our bond counsel Lawrence Flynn here and he gave a great overview of the

new water/sewer revenue bond. I have put in front of you an amortization schedule that our Finance Advisor PFM has put together. This new debt will cover the city's match on the expansion of the Wastewater Treatment Plant and some other water and sewer projects. If you look at the amortization schedule you will see in the initial years, we will be paying mostly interest. The further we go along; we will be paying more principal. When we get to the year 2040 is when the principal payments really kick in. As we move forward more debt will be coming off the books.

3. **Ordinance # 2025-15**, AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF WALTERBORO, SOUTH CAROLINA, TO PROVIDE CHANGES TO MULTI-FAMILY DEVELOPMENTS (Second and Final Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of Council in the spring City Council asked staff to review the Unified Development Ordinance as it pertains to Multi-Family Developments. Based on the input from City Council and Legal Counsel these UDO changes are recommended.

Presentations:

1. Jennifer Bunton, Colleton County Civic Center Accommodations Tax Request.

Ms. Bunton explained to City Council what her Accommodations Tax Request is for and what the money is going to be used for. They are planning to get more advertising out, about what is going on in the community. They are planning to place billboards in different areas around the county.

Councilmember Bridge stated I would like to approve \$25,000 for the Civic Center for the first year based on the information you have given us. Councilmember Broderick seconded the request, all in favor, motion carries.

2. 2024-2025 Comprehensive Annual Financial Report, The Baird Audit Group, LLC – Ms. Bayi Pogon.

The 2024-2025 Comprehensive Annual Report – The Baird Audit Group, LLC, was presented by Ms. Bayi Pogon. Ms. Pogon gave a detailed presentation of the FY 2024-2025 CAFR. Ms. Pogon thanked Finance Director Amy Risher and her staff for their hard work and assistance during the audit. Ms. Pogon indicated that it is a clean opinion, there are no material deficiencies, and that the city is in a strong financial position.

Old Business:

1. **Ordinance # 2025-13**, AN ORDINANCE AMENDING THE BUSINESS LICENSE ORDINANCE OF THE CITY OF WALTERBORO TO UPDATE THE CLASS SCHEDULE AS REQUIRED BY ACT 176 OF 2020 (Second and Final Reading).

Motion: Councilmember Brown; Seconded by Councilmember Bridge

Discussion: None

Carried: All ayes

2. **Ordinance # 2025-14**, A SERIES ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF THE WATERWORKS AND SEWER SYSTEM IMPROVEMENT REVENUE BONDS OF THE CITY OF WALTERBORO, SOUTH CAROLINA IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING TWELVE MILLION DOLLARS (\$12,000,000); AND OTHER MATTERS RELATING THERETO (Second and Final Reading).

Motion: Councilmember Broderick; Seconded by Councilmember Bridge

Discussion: None

Carried: All ayes

3. **Ordinance # 2025-15**, AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF WALTERBORO, SOUTH CAROLINA, TO PROVIDE CHANGES TO MULTI-FAMILY DEVELOPMENTS (Second and Final Reading).

Motion: Councilmember Bridge; Seconded by Councilmember Siegel

Discussion: None

Carried: All ayes

New Business:

1. **Ordinance # 2025-16**, AN ORDINANCE TO AMEND THE FY 2025-2026 CITY OF WALTERBORO, SOUTH CAROLINA BUDGET ORDINANCE # 2026-06 SO AS TO PROVIDE ADDITIONAL REVENUES AND EXPENDITURES AND MATTERS RELATED THERETO (Introduction and first reading).

City Manager Jeff Molinari stated Mr. Mayor and members of Council we are currently fully staffed in the Police Department. This will allow is to hire an additional police officer to help us round out our shifts.

Motion: Councilmember Siegel; Seconded by Councilmember Brodrick

Discussion: None

Carried: All ayes

2. **Ordinance # 2025-17**, 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 # 163-16-00-225 FROM SINGLE - FAMILY RESIDENTIAL (SFR) TO NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) (Introduction and First Reading).

City Manger Jeff Molinari stated Mr. Mayor and members of City Council you have in your agenda packet an ordinance and map pertaining to a parcel that is located at the intersection of Carn Street and Carter Street. The Planning Commission has already reviewed this request to rezone the property from Single-Family Residential to Neighborhood Commercial District. The property owner wishes to subdivide the property to construct two (2) duplexes.

Motion: Councilmember Broderick; Seconded by Councilmember Bridge

Discussion: None

Carried: All ayes

3. **Resolution # 2025-R-08**, A RESOLUTION TO FORMALLY RECOGNIZE AND OFFER COMMENDATION TO AMY RISHER, FINANCE DIRECTOR, FOR 29 YEARS OF DISTINGUISHED SERVICE TO THE CITY OF WALTERBORO, SOUTH CAROLINA.

Motion: Mayor Bill Young; Seconded by Councilmember Broderick

Discussion: None

Carried: All ayes

4. A PROCLAMATION TO DESIGNATE DECEMBER 5, 2025, AS ARBOR DAY IN THE CITY OF WALTERBORO.

Motion: Councilmember Brown; Seconded by Councilmember Bridge

Discussion: None

Carried: All ayes

5. Acceptance of Jimmy Syfrett's resignation from the Municipal Planning Commission.

Motion: Councilmember Siegel; Seconded by Councilmember Brown

Discussion: None

Carried: All ayes

6. Consideration of FY 2026-2027 Budget Calendar.

City Manager Jeff Molinari stated Mr. Mayor and members of Council we are ready to get into the budget for the next fiscal year. This is the proposed budget calendar; it is very similar to what we had in years past and we ask for Council's favorable consideration.

Motion: Councilmember Bridge; Seconded by Councilmember Siegel

Discussion: None

Carried: All ayes

City Manager’s Report

1. Consideration of financing proposals for the 2025 Waterworks and Sewer System Improvement Revenue Bonds.

City Manager Jeff Molinari stated Mr. Mayor and members of Council, the city’s financial advisor, PFM (Public Financial Management) solicited proposals from financial institutions to obtain financing for the wastewater treatment plant expansion project. PFM was able to secure two (2) proposals:

<u>Financial Institution</u>	<u>Term</u>	<u>Rate</u>	<u>Fees</u>
South State Bank, NA	20 years	4.32% adjustable	None
Truist Commercial Equity, Inc	20 years	4.30% fixed	None

PFM is recommending the selection of Truist Commercial Equity, Inc. with a fixed rate of 4.30%. City Staff asks for Council’s favorable consideration of this request.

Motion: Councilmember Brown; Seconded by Councilmember Broderick

Discussion: None

Carries: 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 matters concerning the provision of water and sewer service for the Newsome Tract.

Executive Session:

1. Discussion of matters concerning the provision of water/sewer service – Newsome Tract.

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 Bridge, and passed unanimously. Mayor Young adjourned the meeting at 7:41 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