Walterboro City of Walterboro | 242 Hampton Street | Walterboro, SC 29488 | 843.782.1010

WALTERBORO CITY COUNCIL
REGULAR MEETING
DECEMBER 1, 2026
CITY HALL
6:15 P.M.

AGENDA

I. Call to Order:

1. Invocation – Pastor Henry Meeuwse, Bethel Presbyterian Church.
2. Pledge of Allegiance – Northside Elementary Student Council.

II. Public Comments (*each speaker limited to 3 minutes/max time 15 min.*):

III. Public Hearing:

1. **Ordinance # 2026-09,** 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 #'S 147-05-00-022, 147-05-00-036, AND 147-05-00-037 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second and Final Reading).

IV. Presentations:

1. Palmetto Breeze Services – Charles Mitchell Jr., Executive Director and Tony Virga, Communications & Marketing Manager, Lowcountry Regional Transportation Authority.

V. Approval of Minutes:

1. Regular Meeting – November 3, 2026

VI. Old Business:

1. **Ordinance # 2026-09,** 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 #'S 147-05-00-022, 147-05-00-036, AND 147-05-00-037 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second and Final Reading).

VII. New Business:

1. **Ordinance # 2026-10**, AN ORDINANCE AUTHORIZING THE CITY OF WALTERBORO TO JOIN WITH THE WALTERBORO-COLLETON COUNTY AIRPORT COMMISSION AND THE COUNTY OF COLLETON IN APPROVING A 10-YEAR EXTENSION TO THE COMMERCIAL GROUND LEASE FOR LOWCOUNTRY AVIATION COMPANY MAINTENANCE, REPAIR AND OVERHAUL, LLC (Introduction and First Reading).

2. **Ordinance # 2026-11**, AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF WALTERBORO, SOUTH CAROLINA, TO PROVIDE CHANGES TO CHAPTER 3, SECTION 3.2.2, ACCESSORY STRUCTURE (RESIDENTIAL) (Introduction and First Reading).

3. A PROCLAMATION TO DESIGNATE DECEMBER 4, 2026, AS ARBOR DAY IN THE CITY OF WALTERBORO (Proclamation Attached).

4. Consideration of the FY 2027-2028 Budget Calendar (Attached).

5. Consideration of a Parade Permit Request from Herman Bright on behalf of the Walterboro Shrine Club for the Martin Luther King, Jr. Parade to be held on Sunday, January 17, 2027, at 2:30 PM (Parade Permit Attached).

VIII. City Manager's Report:

1. Recognition of the Finance Department for receiving the GFOA Certificate of Achievement for Excellence in Financial Reporting for FY 2024-2025 (14th consecutive year).
2. Consideration of bids for I-95 Business Loop Landscaping (Memo Attached).
3. Wildlife Sanctuary Boardwalk Project Update.

IX. Executive Session:

1. Discussion of matters concerning the provision of services encouraging the location of businesses served by the public body – Wastewater Treatment Plant.
2. Contractual Matters:
   a. Capital Project Sales Tax Projects.
   b. Walterboro Wildlife Center.
3. Receipt of Legal Advice – E-bikes.

X. Open Session:

1. Council May Take Action on Items Discussed in Executive Session.

XI. Adjournment

ORDINANCE # 2026-09

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 #s 147-05-00-022, 147-05-00-036 AND 147-05-00-037 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION

WHEREAS, a proper petition has been filed with the City of Walterboro Council by 100% of the freeholders owning 100% of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the City of Walterboro under the provisions of SC Code Section 5-3-150(3); and

WHEREAS, it appears to Council that annexation would be in the best interest of the property owners and the City of Walterboro; and

The territory to be annexed is described as follows:

ALL those certain pieces, parcels or tracts of land, together with the buildings, improvements and fixtures thereon, situate, lying and being in Colleton County, South Carolina, containing in the aggregate Four and Fifteen Hundredths (4.15) acres, more or less, and consisting of the following three parcels:

PARCEL ONE — TMS# 147-05-00-022

ALL that certain piece, parcel or tract of land containing One and Two-Tenths (1.2) acres, more or less, and measuring and being bounded as follows: On the North by lands of Hazel Z. Simmons for a distance of 132.58 feet; on the Northeast by lands of Hazel Z. Simmons and the remaining portion of Lot 21 owned by Raymond Zeigler for a distance of 184.6 feet; on the Southeast by lands of Mary D. Mitchell, et al., for a distance of 367 feet; on the Southwest by lands of Rhodes Oil Company for a distance of 107.82 feet; and on the West by Mt. Carmel Road, also known as S-15-24, for a distance of 180.2 feet. All distances are more or less.

Said parcel is more fully shown on a plat prepared by Thomas Gordon McLeod, R.L.S., dated September 22, 1983, and recorded October 6, 1983, in Plat Book 22 at Page 109 in the Office of the Clerk of Court for Colleton County, South Carolina.

Being the same property described in a deed from William C. Padgett dated October 21, 1986, and recorded the same day in Deed Book 361 at Page 214 in the Office of the Register of Deeds for Colleton County, South Carolina.

PARCEL TWO — TMS# 147-05-00-036

ALL that certain piece, parcel or tract of land situate, lying and being in Wolfe Creek School District No. 12, containing One and Sixty-Seven Hundredths (1.67) acres, more or less, and being bounded as follows: On the Northeast by lands of Hazel Z. Simmons; on the Southeast by lands of Norman Lowery; on the Southwest by South Carolina Route 64; on the Southeast by lands of Johnny Rhodes; on the Southwest by lands of Johnny Rhodes; and on the Northwest by lands of Raymond Zeigler and Hazel Simmons.

Said parcel is more fully shown on a plat prepared by Robert L. Hiers, R.L.S., dated February 26, 1974, and recorded March 15, 1974, in Plat Book 15 at Page 82 in the Office of the Clerk of Court for Colleton County, South Carolina.

Being the same property described in a deed from Mary D. Mitchell and Helen Brown White dated May 6, 1983, and recorded the same day in Deed Book 265 at Page 46 in the Office of the Register of Deeds for Colleton County, South Carolina.

PARCEL THREE — TMS# 147-05-00-037

ALL that certain piece, parcel or tract of land lying northwest of the Town of Walterboro, containing One and Twenty-Eight Hundredths (1.28) acres, more or less, and being shown as Lot 11 on a plat prepared by Thomas Gordon McLeod, R.L.S., dated May 30, 1988. Said parcel is measuring and being bounded as follows: On the Northeast by Lot 16, now or formerly of Tommy Wright and Leon Avant, for a distance of 124.63 feet; on the Southeast by Lots 6 and 7, now or formerly of Johnny G. Hiers and Mary J. Hiers, and Eva G. Cummings, respectively, for a distance of 199.92 feet, by Lot 8 for a distance of 100 feet, by Lot 9, now or formerly of Crosby Herndon Enterprises, for a distance of 100 feet, and by Lot 10, now or formerly of Lonnie T. Remley, for a distance of 112.50 feet; on the Southwest by the right-of-way of South Carolina Highway 64 for a distance of 100.14 feet; and on the Northwest by lands now or formerly of Robert Keith Rizer and Courtland M. Rizer, Jr., for a distance of 504.59 feet. All distances are more or less.

Being the same property conveyed to Courtland M. Rizer, Jr., Ernestine F. Rizer, Robert Keith Rizer and Carolyn Dianne Rizer by deed of Norman E. Lowery dated December 10, 1976, and recorded the same day in Deed Book 187 at Page 357 in the Office of the Clerk of Court for Colleton County, South Carolina.

The area proposed for annexation consists of all land contained within the three parcels described above.

A map showing the property is attached hereto and made a part hereof by reference.

It is requested that the property be zoned Highway Commercial District (HCD) upon review and recommendation by the Municipal Planning Commission.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Walterboro, South Carolina, this _____day of _____, 2026 that the property herein described is hereby annexed to and becomes a part of the City of Walterboro effective _____, 2026.

_____

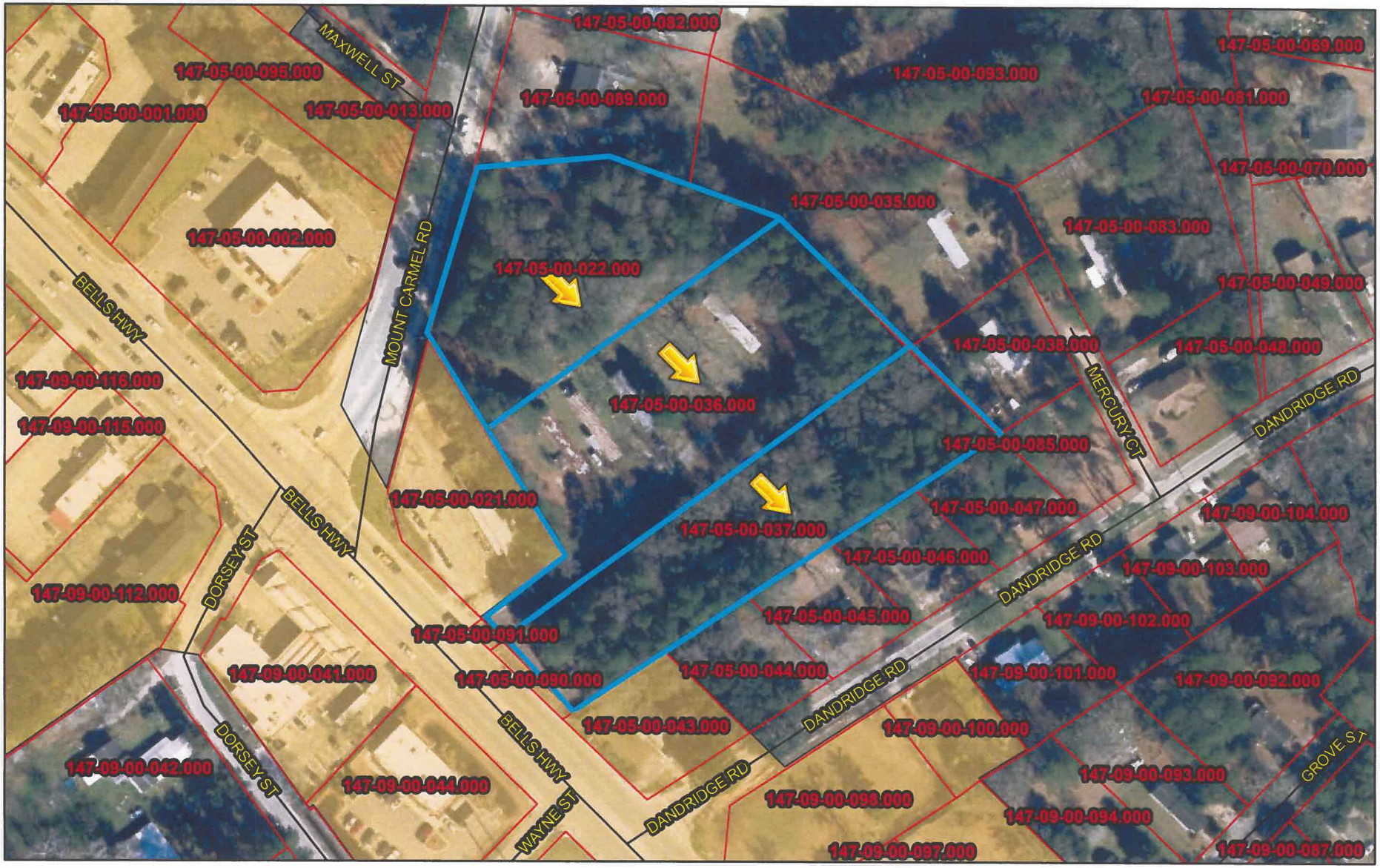
James D. Broderick
Mayor

ATTEST:

_____
Adrienne Nettles
City Clerk

First Reading: _____
Second Reading: _____

TMS#s 147-05-00-022, 147-05-00-036, 147-05-00-037



Colleton County Boundary
Roads
Parcels
City Boundaries

1:1,970

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, US Census Bureau, Esri, HERE, Garmin, GeoTechnologies, Inc.,

Date: October 8, 2026

PETITION

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF WALTERBORO:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

ALL those certain pieces, parcels or tracts of land, together with the buildings, improvements and fixtures thereon, situate, lying and being in Colleton County, South Carolina, containing in the aggregate Four and Fifteen Hundredths (4.15) acres, more or less, and consisting of the following three parcels:

PARCEL ONE — TMS No. 147-05-00-022

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PARCEL TWO — TMS No. 147-05-00-036

ALL that certain piece, parcel or tract of land situate, lying and being in Wolfe Creek School District No. 12, containing One and Sixty-Seven Hundredths (1.67) acres, more or less, and being bounded as follows: On the Northeast by lands of Hazel Z. Simmons; on the Southeast by

lands of Norman Lowery; on the Southwest by South Carolina Route 64; on the Southeast by lands of Johnny Rhodes; on the Southwest by lands of Johnny Rhodes; and on the Northwest by lands of Raymond Zeigler and Hazel Simmons.

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PARCEL THREE — TMS No. 147-05-00-037

ALL that certain piece, parcel or tract of land lying northwest of the Town of Walterboro, containing One and Twenty-Eight Hundredths (1.28) acres, more or less, and being shown as Lot 11 on a plat prepared by Thomas Gordon McLeod, R.L.S., dated May 30, 1988. Said parcel is measuring and being bounded as follows: On the Northeast by Lot 16, now or formerly of Tommy Wright and Leon Avant, for a distance of 124.63 feet; on the Southeast by Lots 6 and 7, now or formerly of Johnny G. Hiers and Mary J. Hiers, and Eva G. Cummings, respectively, for a distance of 199.92 feet, by Lot 8 for a distance of 100 feet, by Lot 9, now or formerly of Crosby Herndon Enterprises, for a distance of 100 feet, and by Lot 10, now or formerly of Lonnie T. Remley, for a distance of 112.50 feet; on the Southwest by the right-of-way of South Carolina Highway 64 for a distance of 100.14 feet; and on the Northwest by lands now or formerly of Robert Keith Rizer and Courtland M. Rizer, Jr., for a distance of 504.59 feet. All distances are more or less.

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The area proposed for annexation consists of all land contained within the three parcels described above.

A map showing the property is attached hereto and made a part hereof by reference.

It is requested that the property be zoned Highway Commercial District (HCD) upon review and recommendation by the Municipal Planning Commission.

Signature	Street Address, City	Date
Carolyn Bizer Kight	21 Courtney Ct.	10/12/26
Robert Keith Rizer	8623 Middleton Point Ln. Ridgeland, SC 29438	10/15/26
Courtland M. Rizer by Robert Keith Rizer Power of Attorney	218 Azalea Drive Walterboro SC 29488	10/15/26
Ernestine F. Rizer by Robert Keith Rizer Power of Attorney	218 Azalea Drive Walterboro, SC 29488	10/15/26

FOR MUNICIPAL USE:

Petition received by jan, Date 10/21/2026

Description and Ownership verified by jan, Date 10/21/2026

Recommendation: Annexation

By: jan, Date 10/21/2026

Walterboro City Council

Regular Meeting

City Hall

November 3, 2026

Minutes

A Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, November 3, 2026, at 6:15 P.M. with Mayor James Broderick presiding.

Present: Joined in the meeting were: Mayor James Broderick, Councilmembers: Spencer Witkin, Carl Brown, Paul Siegel, Judy Bridge, Ladson Fishburne, and Jimmy Syfrett. City Manager Jeff Molinari, Assistant City Manager Ryan McLeod, City Attorney Brown McLeod, City Clerk Adrienne Nettles, Utilities Director Wayne Crosby, Public Works Director Michael Crosby, Reverand Jack Lewis, St. Peter's AME Church, and Eagle Scouts Micah and Ezrah Givens.

Call to Order:

With the above-mentioned Councilmembers present, Mayor Broderick called the meeting to order. Reverand Jack Lewis, St Peter's AME Church gave the invocation. Eagle Scouts Micah and Ezrah Givens led the Pledge of Allegiance to our flag.

Public Comments:

Carol Black: Ms. Black stated I am a part-time resident of Walterboro and thank you for agreeing to have open public comments. Ms. Black stated that she would like to thank Ryan McLeod and Austin Williams for helping with some issues in the city, and I would like to thank Wayne Crosby and Michael Crosby for checking a water leak for me. Also, I want to ask that you consider my request to institute an ethics oath for people who serve on the boards and commissions.

Nathaniel Cox: Mr. Cox with the Colleton County Veterans Council wanted to remind everyone about the opening of Veteran's Park, which will take place November 11, 2026, at 11:00. Mr. Cox also stated he would like to thank the City of Walterboro for all that they do for the Veterans.

Presentations:

Project Hometown – Luke Giddings, Main Street Contractor.

Mr. Giddings who is a contractor with Main Steet America gave a brief presentation of the wonderful things Project Hometown SC is doing for the community. Project Hometown is a two-year initiative that celebrates what each community is about, and what makes it special. You will see weekly stories about someone who makes Walterboro unique and what it is today.

Approval of Minutes:

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

1. Regular Meeting – October 6, 2026.

Old Business:

1. **Ordinance # 2026-08**, AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF WALTERBORO, SOUTH CAROLINA, A SOUTH CAROLINA MUNICIPAL CORPORATION, TO INCLUDE CHANGES TO CHAPTER 8, ARTICLE II, BUSINESS LICENSE ORDINANCE, SECTION 8-39 (b), APPENDIX A: BUSINESS LICENSE RATE SCHEDULE (Second and Final Reading).

Motion: Councilmember Witkin; Seconded by Councilmember Syfrett

Discussion: None

Carried: All ayes

New Business:

1. **Ordinance # 2026-09**, 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 #'S 147-05-00-002, 147-05-00-036, AND 147-05-00-037 INTO THE CITY OF WALTERBORO, A SOUTH CAROLINA MUNICIPAL CORPORATION (Introduction and First Reading).

City Manager Jeff Molinari stated Mr. Mayor and members of Council you have in your agenda packet an ordinance and annexation petition and map. This is for the annexation of three (3) parcels located off Bells Highway totaling approximately five (5) acres. Our annexation coordinator, Austin Williams, has been working with the property owner for some time and it is my understanding that they are looking to consolidate the properties and develop them.

Councilmember Bridge stated I noticed when I was looking at the map there is a subdivision adjacent to the backside of the property. I was wondering, is that something we will discuss later?

City Manager Jeff Molinari stated that the property is outside of the city, but any commercial development there will have to adhere to the city's buffer requirements.

2. A Proclamation to declare November 3, 2026, as World Pancreatic Day.

Motion: Councilmember Bridge; Seconded by Councilmember Witkin

Discussion: None

Carried: All ayes

3. Consideration of a request to close streets for the Annual Christmas Parade to be held Sunday, December 6, 2026, at 6:15 P.M.

Motion: Councilmember Syfrett; Seconded by Councilmember Bridge

Discussion: None

Carried: All ayes

Committee Reports:

1. City Improvement Committee, Chairman Ladson Fishburne

Ladson stated this will likely be our last meeting for the year coming up this month. There were some new cases handled by the Chief, political signs that were taken down, and a few residential and commercial cases that were handled.

2. Walterboro – Colleton Airport Commission, Jimmy Syfrett.

Jimmy stated there was nothing new to report this month.

3. Budget Committee, Chairperson Judy Bridge.

Judy stated there was nothing new to report this month.

4. Keep Walterboro Beautiful, Chairman Dana Cheney.

Ladson stated that Dana submitted a grant request for a total of $15,000 and should have an update on that in December.

5. Main Street Steering Committee, Patricia Fleming.

Patricia stated that Small Business Saturday is November 28th. Over the next few weeks, we will be posting some of our "We Are Walterboro" stories to the Main Street Walterboro Facebook page to highlight our merchants and encourage people to shop small.

City Manager's Report:

1. Consideration of funding recommendations from the Accommodations Tax Advisory Committee.

City Manager Jeff Molinari stated Mr. Mayor and members of Council, the ATAX Committee met on October 15th and considered the following requests from the 65% Tourism Fund:

Colleton County Rice Festival: Requested- $42,340.00, Recommended - $16,450.00
SC Artisans Center – Shop Explore SC Art: requested #36,000.00, Recommended - $20,000.00
City of Walterboro – Requested - $32,485.00, Recommended - $32,485.00

If City Council approves this request as submitted, the projected remaining balance for the 2026-2027 fiscal year will be approximately $35,502. The remaining funds will be reviewed and considered at the next scheduled meeting in February 2027. The Accommodations Tax Advisory Committee respectfully requests Council's approval of these funds.

Motion: Councilmember Brown; Seconded by Councilmember Witkin

Discussion: None

Carried: All ayes

2. Consideration of bids for the Thunderbolt Drive Well/Stevns Well Project.

City Manager Jeff Molinari stated Mr. Mayor and members of Council you have in your agenda packet a memo and supporting documentation for the Thunderbolt Drive Well/Stevens Well project. This is a CDBG project, and the city was initially awarded $2,150,000, and we held a bid opening on October 1st. The low bidder was $3,187,189, and because of that, the Lowcountry Council of Governments staff reached out to Commerce, and they generously provided the city with an additional $961,535 if the city provided an additional $100,000 match. The city's total construction match will be $125,655 which will be paid from a combination of the 2025 water/sewer revenue bond and net position in the enterprise fund. We ask for Council's favorable consideration of this request.

Councilmember Bridge asked, "do you know how long this project will take?"

Utilities Director Wayne Crosby stated that it should take about 12 months.

Motion: Councilmember Siegel; Seconded by Councilmember Fishburne

Discussion: None

Carried: All ayes

3. Consideration of bids for the Middle Ireland Creek Sewer Trunk Line Project.

City Manager Jeff Molinari stated Mr. Mayor and members of Council you have in your agenda packet a memo and supporting documentation for the Middle Ireland Creek sewer trunk line rehab project. On October 29th, the city received bids from three (3) contractors. This project includes the cleaning and camera of sewer mains, point repairs, and rehab along Ireland Creek. Also, two main sewer crossings of the creek will be eliminated and rerouted. This project was initially part of the EDA project that we have under construction that is wrapping up now. The low bidder is Gulf Coast Underground LLC, out of Theodore, Alabama. Their bid was $498,738.50. We recommend awarding the contract to Gulf Coast Underground with the addition of an alternate bid item in the amount of $547,523.90. This project will be fully funded by RIA. RIA granted us $1.4 million for this project. We ask for Council's favorable consideration of this bid.

Motion: Councilmember Fishburne; Seconded by Councilmember Syfrett

Discussion: None

Carried: All ayes

Councilmember Brown asked this is a 50% lower price than the next bidder; did they have bond on this?

Public Works Director Michael Crosby stated yes. We have used them for two (2) other sewer projects.

4. Consideration of bids for the Office Renovation and Workshop Upfit at the Wastewater Treatment Plant.

City Manager Jeff Molinari stated Mr. Mayor and members of Council you have in your agenda packet a memo and supporting documentation for an office renovation and workshop upfit at the Wastewater Treatment Plant. On October 8th the Utilities Department accepted bids and we had three (3) contractors respond. This was initially supposed to be part of the larger Wastewater Treatment Plant Expansion Project. We had to take these items out because we needed to get the project closed out to get our full reimbursement from EDA. We have resources remaining from the project that will fund all of these items. We are recommending awarding the contract to Greenlee Construction out of North Charleston, South Carolina, in the amount of $256,538.06. We currently have $281,514.32 remaining. Our Utilities Director Wayne Crosby is leading this project.

Motion: Councilmember Syfrett; Seconded by Councilmember Brown

Discussion: None

Carried: All ayes

5. 2026 South Carolina Municipal Insurance and Risk Financing Fund Risk Management Award (51-150 full and part-time employees) winner.

City Manager Jeff Molinari stated Mr. Mayor and members of Council it is my pleasure to recognize all our city employees. You have in agenda packet an email from the Municipal Association Municipal Insurance and Risk Financing Fund. The City of Walterboro is the 2026 award winner for cities between 51-150 full and part – time employees. This is a testament to our improved safety record. I want to thank the Department Managers for putting such a premium on safety, we are moving in the right direction. We are not where we want to be, but we are in much better shape. I will be at the Risk Management Service Conference tomorrow and will be accepting the award on behalf of the city.

6. Wildlife Sanctuary Boardwalk Project Update.

This was deferred to the December agenda.

A motion was made to go into Executive Session by Councilmember Bridge, seconded by Councilmember Witkin. Mayor Broderick explained that City Council would be going into

Executive Session to discuss Contractual Matters: Capital Project Sales Tax Projects, Walterboro Wildlife Center. Receipt of Legal Advice – Dealing with matters covered by attorney – client privilege including potential or pending legal claims. Personnel Matters; Discussion of Employment and Appointment to the Historic Preservation Commission.

Executive Session:

1. Contractual Matters:
    a. Capital Project Sales Tax Projects.
    b. Walterboro Wildlife Center
2. Receipt of Legal Advice – Dealing with matters covered by attorney – client privilege, including potential or pending legal claims.
3. Personnel Matters:
    a. Discussion of Employment
    b. Appointment to the Historic Preservation Commission

A motion to come out of Executive Session was made by Councilmember Fishburne, seconded by Councilmember Witkin, all in favor, motion carries.

Open Session:

A motion to appoint Rusty Davis to the Historic Preservation Commission for a term ending January 1, 2028, was made by Councilmember Syfrett, seconded by Councilmember Brown, all in favor, motion carries.

There being no further business to consider, a motion to adjourn was made by Councilmember Brown, seconded by Councilmember Bridge and passed unanimously. Mayor Broderick adjourned the meeting at 7:55 P.M. Notice of the meeting was distributed with the agenda packet, 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

ORDINANCE # 2026-10

AN ORDINANCE AUTHORIZING THE CITY OF WALTERBORO TO JOIN WITH THE WALTERBORO-COLLETON COUNTY AIRPORT COMMISSION AND THE COUNTY OF COLLETON IN APPROVING A 10-YEAR EXTENSION TO THE COMMERCIAL GROUND LEASE FOR LOWCOUNTRY AVIATION COMPANY MAINTENANCE, REPAIR AND OVERHAUL, LLC

WHEREAS, the City of Walterboro and County of Colleton are the titled co-owners of the real property upon which the Lowcountry Regional Airport is located; and

WHEREAS, Walterboro-Colleton County Airport Commission is vested with management and control of a certain tract of land together with the buildings and other improvements thereon known as the Lowcountry Regional Airport ("Airport") and has the right and authority to enter into agreements or contracts providing for the management of the airport and the use of the space at the Airport for aeronautical purposes or purposes incidental thereto; and

WHEREAS, the City of Walterboro, County of Colleton, and Walterboro-Colleton County Airport Commission are collectively referred to as "Lessor" in this Consolidated Agreement for Extension and Amendment of Existing Lease Agreements (hereinafter "Agreement"); and

WHEREAS, Lowcountry Aviation Company Maintenance, Repair and Overhaul, LLC (hereinafter "Lessee") is a limited liability company, organized and created under the laws of the State of South Carolina, operating a business of commercial aviation activities as a Fully-Integrated Aviation Services (FIAS) contractor for aeronautical purposes (as defined in "Lowcountry Regional Airport Rules and Regulations and Minimum Standards") and desires to carry on such business at the Airport; and

WHEREAS, Lessee and the Walterboro-Colleton County Airport Commission entered into a written Commercial Ground Lease Agreement dated October 21, 2015, related to the real property described in said Commercial Ground Lease; and

WHEREAS, Lessor and Lessee thereafter entered into a Commercial Ground Lease with Surrender of Improvements dated March 1, 2017 which provides for a lease term of:

"Thirty (30) years and Zero (0) months, commencing upon execution of this lease and expiring Three hundred sixty (360) months thereafter unless terminated earlier as provided in this Lease. So long as Lessee is not then in default under this Lease, the parties, upon mutual agreement, may renew the term of this Lease for Two (2) additional and consecutive terms of Ten (10) years each, provided that Lessee gives written notice of request for renewal to Lessor at least 180 days prior to the expiration of the initial term of this Lease as to the first renewal or any then-current renewal term as to any subsequent renewal."

WHEREAS, Lessor and the Walterboro-Colleton County Airport Commission entered into a written First Amendment to Commercial Ground Lease Agreement signed by Lessee March 29, 2018; and

WHEREAS, Lessee and the Walterboro-Colleton County Airport Commission entered into a written Second Amendment to Commercial Ground Lease Agreement signed by Lessee October 26, 2018 which amended the term of the Commercial Ground Lease to coincide with the term of the Commercial Ground Lease with Surrender of Improvements dated March 1, 2017 and amended the lease payment of the Commercial Ground Lease; and

WHEREAS, the parties now wish to execute this Agreement to provide for one Ten (10) year extension to the Commercial Ground Lease with Surrender of Improvements dated March 1, 2017, and one Ten (10) year extension to the Commercial Ground Lease dated October 21, 2015, as amended, on the terms set forth herein, and to amend the said agreements as provided herein to address rent and provide for surrender of improvements in the Commercial Ground Lease dated October 21, 2015.

NOW, THEREFORE, for and in consideration of the mutual promises contained herein and other valuable consideration, this Consolidated Agreement for Extension and Amendment of Existing Lease Agreements is made and entered into by and between the following parties, the Walterboro-Colleton County Airport Commission, the County of Colleton, and the City of Walterboro.

ADOPTED, this __ day of January, 2027.

_____
James D. Broderick
Mayor

ATTEST:

_____
Adrienne Nettles
City Clerk

First Reading: December 1, 2026
Public Hearing: _____
Second Reading: _____

PROPOSED COMMERICAL GROUND LEASE ATTACHED

STATE OF SOUTH CAROLINA	)	**CONSOLIDATED AGREEMENT**
	)	**FOR EXTENSION AND AMENDMENT**
COUNTY OF COLLETON	)	**OF EXISTING LEASE AGREEMENTS**

WHEREAS, the City of Walterboro and County of Colleton are the titled co-owners of the real property upon which the Lowcountry Regional Airport is located; and

WHEREAS, Walterboro-Colleton County Airport Commission is vested with management and control of a certain tract of land together with the buildings and other improvements thereon known as the Lowcountry Regional Airport ("Airport") and has the right and authority to enter into agreements or contracts providing for the management of the airport and the use of the space at the Airport for aeronautical purposes or purposes incidental thereto; and

WHEREAS, the City of Walterboro, County of Colleton, and Walterboro-Colleton County Airport Commission are collectively referred to as "Lessor" in this Consolidated Agreement for Extension and Amendment of Existing Lease Agreements (hereinafter "Agreement"); and

WHEREAS, Lowcountry Aviation Company Maintenance, Repair and Overhaul, LLC (hereinafter "Lessee") is a limited liability company, organized and created under the laws of the State of South Carolina, operating a business of commercial aviation activities as a Fully-Integrated Aviation Services (FIAS) contractor for aeronautical purposes (as defined in "Lowcountry Regional Airport Rules and Regulations and Minimum Standards") and desires to carry on such business at the Airport; and

WHEREAS, Lessee and the Walterboro-Colleton County Airport Commission entered into a written Commercial Ground Lease Agreement dated October 21, 2015 related to the real property described in said Commercial Ground Lease; and

WHEREAS, Lessor and Lessee thereafter entered into a Commercial Ground Lease with Surrender of Improvements dated March 1, 2017 which provides for a lease term of:

> "Thirty (30) years and Zero (0) months, commencing upon execution of this lease and expiring Three hundred sixty (360) months thereafter unless terminated earlier as provided in this Lease. So long as Lessee is not then in default under this Lease, the parties, upon mutual agreement, may renew the term of this Lease for Two (2) additional and consecutive terms of Ten (10) years each, provided that Lessee gives written notice of request for renewal to Lessor at least 180 days prior to the expiration of the initial term of this Lease as to the first renewal or any then-current renewal term as to any subsequent renewal."

WHEREAS, Lessor and the Walterboro-Colleton County Airport Commission entered into a written First Amendment to Commercial Ground Lease Agreement signed by Lessee March 29, 2018; and

WHEREAS, Lessee and the Walterboro-Colleton County Airport Commission entered into a written Second Amendment to Commercial Ground Lease Agreement signed by Lessee October 26, 2018 which amended the term of the Commercial Ground Lease to coincide with the term of the Commercial Ground Lease with Surrender of Improvements dated March 1, 2017 and amended the lease payment of the Commercial Ground Lease; and

WHEREAS, the parties now wish to execute this Agreement to provide for one Ten (10) year extension to the Commercial Ground Lease with Surrender of Improvements dated March 1, 2017,

and one Ten (10) year extension to the Commercial Ground Lease dated October 21, 2015, as amended, on the terms set forth herein, and to amend the said agreements as provided herein to address rent and provide for surrender of improvements in the Commercial Ground Lease dated October 21, 2015.

NOW, THEREFORE, for and in consideration of the mutual promises contained herein and other valuable consideration, this Consolidated Agreement for Extension and Amendment of Existing Lease Agreements is made and entered into as of the _____, 2026, by and between the following parties, the Walterboro–Colleton County Airport Commission, the County of Colleton, and the City of Walterboro, hereinafter collectively referred to as "Lessor," and Lowcountry Aviation Company Maintenance, Repair and Overhaul, LLC, a Limited Liability Company doing business in South Carolina, hereinafter referred to as "Lessee," and the parties hereby agree as follows:

1. The recitals set forth above are incorporated into this Agreement as if fully repeated verbatim herein and the parties agree the facts set forth in the recitals are true and accurate.

2. Extension. Subject to the limitations and conditions set forth below in subsections (a) and (b) of this paragraph 2, the parties hereby agree to provide for one Ten (10) year extension each to the Commercial Ground Lease with Surrender of Improvements dated March 1, 2017, and the Commercial Ground Lease dated October 21, 2015, as amended, making the new expiration date February 28, 2057 for each referenced lease, which shall be and remain subject to earlier termination as provided in the leases.

a. Limitation on Use as Collateral. The Lessee shall NOT seek or obtain financing utilizing its operations and leases at Lowcountry Regional Airport as collateral for a project located on or near any airport other than Lowcountry Regional Airport. The parties agree violation of this provision constitutes a material breach of this Agreement rendering the extensions to the leases granted in this Agreement immediately rescinded, revoked, cancelled, null, void, and terminated as of the date of the breach. In such event of breach the lengths of the terms of the leases will revert to the lengths set forth in the Second Amendment to Commercial Ground Lease Agreement signed October 26, 2018, and original Ground Lease Agreement with Surrender of improvements dated March 1, 2017, respectively, and the remainder of this Agreement shall remain in place and effective.

b. Construction Condition and Contingency. The parties acknowledge and agree this Ten (10) year extension is being granted for the purpose of aiding the Lessee in obtaining financing for erection of its next addition (a commercial hangar) to its facilities at Lowcountry Regional Airport. As such, the extensions to both leases are expressly conditioned and contingent upon Lessee performing the erection of its next addition at Lowcountry Regional Airport. The parties agree the failure of the Lessee to construct the addition constitutes a material breach of this Agreement rendering the extensions to the leases granted in this Agreement immediately rescinded, revoked, cancelled, null, void, and terminated as of the date of the breach, provided that Lessee shall not be in breach of this Agreement if Lessee's failure to construct the addition is caused by anyone other than Lessee or caused by factors beyond Lessee's control. In such event of breach the lengths of the terms of the leases will revert to the lengths set forth in the Second Amendment to Commercial Ground Lease Agreement signed October 26, 2018 and original Ground Lease Agreement with Surrender of improvements dated March 1, 2017, respectively, and the remainder of this Agreement shall remain in place and effective. It is expected that such initial addition will be completed within five (5) years of the execution of this lease extension.

c. Additional Extension; Conditions

If the Lessee has completed the construction contemplated in paragraph 2 section (b) herein, the Lessee may request an additional Ten (10) year extension to the leases (at lease rates in

alignment with paragraphs 3.e and 3.f, below with the rent adjusted for CPI-U to be calculated as provided in the leases annually during the extension period until the expiration of the leases) upon a showing in writing to the Lessor that Lessee has the financial means and intends construct another commercial hangar addition to its facilities at Lowcountry Regional Airport, along with a commitment to complete construction within five (5) years. The Lessee's request shall also contain a commitment to add a "surrender of improvements" clause to the Commercial Lease dated October 21, 2015 with substantially the same "surrender of Improvements" terms as set forth the Commercial Ground Lease with Surrender of Improvements dated March 1, 2017. The Lessee's request shall include a 10-year extension to the Fuel Sales Contractor License Agreement dated October 21, 2015 – and subsequent amendments, however, this extension and all other extensions shall be subject to earlier termination as provided in the Fuel Sales Contractor License Agreement dated October 21, 2015, and the Fuel Sales Contractor License Agreement dated October 21, 2015 and all amendments and extensions thereto shall immediately terminate and be rendered null and void upon termination of Licensee's Commercial Ground Lease with Surrender of Improvements dated March 1, 2017 regardless of when the termination occurs. If the requisite showing is made by the Lessee, the Lessor shall not unreasonably withhold execution of a written acknowledgement of the additional extension to the ground leases and Fuels Sales Contractor License Agreement, provided the parties also execute an amendment to the Commercial Lease dated October 21, 2015 to include a surrender of improvements clause. It is expected that such additional construction project will be completed within five (5) years of the execution of the written acknowledgement of the additional lease extension.

3. Lease Payments. The parties acknowledge Consumer Price Index (CPI) adjustments in the lease payments were scheduled for March 1, 2020 and March 1, 2023, however, through inadvertence the adjustments were not calculated, assessed, or paid as rent, and, further, the March 1, 2026 CPI adjustment is due now. To catch-up the lease payments and set the current rent, the parties agree as follows, and further agree rent for the extension period granted herein shall be set and determined as follows. All Lessor catch-up payments have already been voluntarily paid to Lessor:

a. The total amount of due and payable rent not assessed or paid under the Commercial Ground Lease dated October 21, 2015 from March 1, 2020 through February 29, 2024 is $1,310.00. On or before the execution of this Agreement, the Lessee shall pay to the Lessor the sum of $1,310.00 to catch-up the rent.

b. Beginning March 1, 2026, the annual rent under the Commercial Ground Lease dated March 21, 2015 shall be $ 4691.00 and the rent shall be adjusted for CPI as provided in the lease annually until the expiration of the original expiration date of February 28, 2047. (See attached as Exhibit A "CPI Inflation Calculator" for calculation).

c. The total amount of due and payable rent not assessed or paid under the Commercial Ground Lease with Surrender of Improvements dated March 1, 2017 from March 1, 2020 through February 29, 2024 is $1,123.00. On or before the execution of this Agreement, the Lessee shall pay to the Lessor the sum of $1,123.00 to catch-up the rent.

d. Beginning March 1, 2026, the annual rent under the Commercial Ground Lease with Surrender of Improvements dated March 1, 2017 shall be $ 4021.00 and the rent shall be adjusted for CPI as provided in the lease annually until the expiration of the original expiration date of February 28, 2047. (See attached as Exhibit B "CPI Inflation Calculator" for calculation).

e. Beginning March 1, 2047, the annual rent under the Commercial Lease dated October

21, 2015 shall be calculated by this formula: Annual rent = $1,875.00 plus the figure equal to the sum of ($1,875.00 multiplied by the cumulative percentage increase in the CPI-U from March 1, 2026 through February 28, 2047). Thereafter, the rent shall be adjusted for CPI-U to be calculated as provided in the lease annually during the extension period until the expiration of the lease.

f. Beginning March 1, 2047, the annual rent under the Commercial Lease with Surrender of Improvements dated March 1, 2017 shall be calculated by this formula: Annual rent = $6,032.00 plus the figure equal to the sum of ($6,032.00 multiplied by the cumulative percentage increase in the CPI-U from March 1, 2026 through February 28, 2047). Thereafter, the rent shall be adjusted for CPI-U to be calculated as provided in the lease annually during the extension period until the expiration of the lease.

4. Governing Law; Venue. This Agreement shall be governed, construed, and interpreted by, through and under the Laws of the State of South Carolina. Venue for any suit for breach of, or enforcement of, this Agreement and the interpretation or construction of its terms shall be the Court of Common Pleas for Colleton County, South Carolina. The parties agree to submit to the jurisdiction and venue of the Court of Common Pleas for Colleton County, South Carolina.

No Party Deemed Drafter; Entire Agreement. In the event of a dispute between any of the parties hereto over the meaning of this Agreement, no party shall be deemed to have been the drafter hereof, and the principle of law that contracts are construed against the drafter shall not apply. Further, each party acknowledges and affirms it has had the opportunity to review this Agreement with legal counsel of its choosing prior to execution. This Agreement constitutes the entire agreement between parties with respect to the subject matter hereof and supersedes all prior discussions, negotiations, representations, arrangements, and draft agreements relating thereto, whether written or oral. The parties represent that in executing this Agreement, they have not relied on any representation or statement by the other party or its employees and agents, not set forth herein. This Agreement shall not be altered, amended, or modified except by a writing signed by the parties.

5. Sovereign Immunity. No provision or language in this Agreement and the Commercial Ground Lease dated October 21, 2015, the Commercial Ground Lease with Surrender of Improvements dated March 1, 2017, the First Amendment to Commercial Ground Lease Agreement signed by Lessee March 29, 2018, and the Second Amendment to Commercial Ground Lease Agreement signed by Lessee October 26, 2018, shall be construed or interpreted to increase the scope or dollar limit of the liability of the Walterboro-Colleton County Airport Commission, the City of Walterboro, and the County of Colleton, beyond that which is set forth in the South Carolina Tort Claims Act, Sections 15-78-10 through 15-78-220 of the South Carolina Code of Laws, as may be amended from time to time. Nor shall any such language be construed or interpreted to waive their sovereign immunity from suit, or to require them to indemnify Lessee or any other person, corporation, or legal entity of any kind or nature whatsoever for injury or loss resulting from any acts or omissions other than those which arise from their actionable negligence. The Walterboro-Colleton County Airport Commission, the City of Walterboro, and the County of Colleton expressly reserve all other protections and privileges related to its sovereign immunity.

6. Successors. The provisions of this Agreement, and rights and obligations set forth herein, shall extend to and be binding upon Lessor and Lessee and their respective legal representatives, successors and assigns.

7. Subordination to Federal and State Obligations. This Agreement and the rights of Lessee granted herein shall be subordinate to the Lessor's federal and state obligations and Lessee must comply with current and future federal grant assurances of Lessor and conditions of state aid and

Lessee consents to future modification of the Agreement to conform to same. This Agreement and Lessee's rights herein shall also be subordinate to local ordinances and codes.

8. Incorporation of Previous Agreements: All other provisions of the Commercial Ground Lease dated October 21, 2015, the Commercial Ground Lease with Surrender of Improvements dated March 1, 2017, the First Amendment to Commercial Ground Lease Agreement signed by Lessee March 29, 2018, and the Second Amendment to Commercial Ground Lease Agreement signed by Lessee October 26, 2018, not inconsistent with the extension, amendments, and provisions contained in this Agreement shall remain in full force and effect and are incorporated into this Agreement as if fully repeated verbatim herein.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals to this Consolidated Agreement for Extension and Amendment of Existing Lease Agreements to be effective as of the date written herein above.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

_____
Witness #1 Signature
Print Name: _____

_____
Witness #2 Signature
Print Name: _____

COUNTY OF COLLETON

By: _____

Print name: _____

Its: Chairman

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF COLLETON)

On this _____ day of _____, 2026, before me personally the within named _____, Chairman of the Colleton County Council, on behalf of the County of Colleton, who is personally known to me or who was proved to me, on the basis of satisfactory evidence, to be the person who executed the foregoing instrument, and acknowledged the due execution of the foregoing instrument.

SWORN to before me, this
_____day of _____, 2026

_____
Notary Public for South Carolina
My Commission Expires: _____

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

CITY OF WALTERBORO

_____
Witness #1 Signature
Print Name: _____

By: _____

Print name: _____

_____
Witness #2 Signature
Print Name: _____

Its: Mayor

STATE OF SOUTH CAROLINA)
)
COUNTY OF COLLETON)

ACKNOWLEDGMENT

On this _____ day of _____, 2026, before me personally the within named _____, Mayor of the City of Walterboro, on behalf of the City of Walterboro, who is personally known to me or who was proved to me, on the basis of satisfactory evidence, to be the person who executed the foregoing instrument, and acknowledged the due execution of the foregoing instrument.

SWORN to before me, this
_____day of _____, 2026

_____
Notary Public for South Carolina
My Commission Expires: _____

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WALTERBORO-COLLETON COUNTY
AIRPORT COMMISSION

_____
Witness #1 Signature
Print Name: _____

By: _____

Print name: _____

_____
Witness #2 Signature
Print Name: _____

Its: Chairperson

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF COLLETON)

On this _____ day of _____, 2026, before me personally the within named _____, Chairperson of the Walterboro-Colleton County Airport Commission, on behalf of the Commission, who is personally known to me or who was proved to me, on the basis of satisfactory evidence, to be the person who executed the foregoing instrument, and acknowledged the due execution of the foregoing instrument.

SWORN to before me, this
_____day of _____, 2026

_____
Notary Public for South Carolina
My Commission Expires: _____

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

LOWCOUNTRY AVIATION COMPANY
MAINTENANCE, REPAIR AND OVERHAUL, LLC

_____
Witness #1 Signature
Print Name: _____

By: _____
Print name: _____

_____
Witness #2 Signature
Print Name: _____

Its: President

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF COLLETON)

On this _____ day of _____, 2026, before me personally the within named _____, President of Lowcountry Aviation Company Maintenance, Repair, and Overhaul, LLC, on behalf of the LLC, who is personally known to me or who was proved to me, on the basis of satisfactory evidence, to be the person who executed the foregoing instrument, and acknowledged the due execution of the foregoing instrument.

SWORN to before me, this

_____day of _____, 2026

_____
Notary Public for South Carolina
My Commission Expires: _____

ORDINANCE # 2026-11

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF WALTERBORO, SOUTH CAROLINA, TO PROVIDE CHANGES TO RESIDENTIAL ACCESSORY STRUCTURES.

WHEREAS, the Municipal Planning Commission discussed text amendments to Section 3.2.2, Accessory Structure (Residential), at its regularly scheduled meetings on November 18, 2025, January 20, 2026, March 17, 2026, and a public hearing on November 17, 2026; and

WHEREAS, the Municipal Planning Commission unanimously recommends that text amendments to Section 3.2.2. of the City of Walterboro Unified Development Ordinance be adopted: and

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF WALTERBORO, IN COUNCIL ASSEMBLED, that the following amendments to the Unified Development Ordinance be adopted:

In the amendments that follow, underlined text indicates new or revised text to be inserted, and ~~stricken text~~ indicates text to be deleted.

3.2.2 - Accessory Structure (Residential) - Amended

A. Accessory structures customarily incidental to residential principal uses are permitted.

B. All accessory structures shall comply with the standards of the district in which they are located.

C. No accessory structure shall be established or erected prior to establishment or erection of the principal use to which it is accessory.

D. No existing accessory use may be expanded or extended except in compliance with the regulations of this Ordinance.

E. Accessory structures shall only be permitted in the side and rear portions of a lot unless otherwise permitted by Variance.

F. The following are permitted accessory uses:

1. Private attached and detached garages and carports
2. Storage sheds or tool rooms
3. Detached greenhouses
4. Children's playhouse and play equipment, including basketball apparatus, volleyball nets, swing sets, and jungle gyms
5. Private dish antennas/satellite earth stations under two (2) feet in diameter

6. Private above-grade or below-grade swimming pools and pool houses. Below-grade swimming pools shall not count against the total number of approved accessory structures.

G. Size and Number Limitations: The total combined area of accessory structures shall not exceed the ~~size of the principal structure~~ gross ground floor area under roof of the principal structure, and no single accessory structure shall exceed ~~40~~ thirty-five percent (35%) ~~of the size of the principal structure in square footage~~ of the gross ground floor area under roof of the principal structure.

1. No more than three accessory structures shall be permitted per residential lot.
2. Lot coverage requirements of the zoning district shall apply to all accessory structures.

FIG. 3.1 ACCESSORY STRUCTURE SIZE



H. The maximum height for accessory structures shall ~~be the height~~ not exceed the height of the principal structure. Accessory structures located on less than one (1) acre of land shall not exceed 15 feet tall; or accessory structures located on lots one (1) acre or greater shall not exceed 20 feet. Accessory structures that are greater than 15 feet tall shall meet the district setbacks set forth in Table 2.5.2. ~~page 2.13~~. Accessory structures that are ~~less than~~ 15 feet tall or less shall meet the following setbacks:

1. Detached garages shall meet all applicable district setbacks regardless of size.
2. Accessory structures of less than four hundred (400) square feet shall meet the following setbacks:

District	15 feet or less		
	Front [1,2] (feet)	Side [2] (feet)	Rear [2] (feet)
SFR	35	5	5
MDR	30	5	5
HDR	25	5	5
NCD	25	5	5
GCD	35	5	5
HCD	35	5	5
CBD	35	5	5
IICD	35	5	5
ID	35	5	5

[1] No accessory structure shall be located in front of the front building wall of the principal structure.

[2] Detached garages shall be set back a minimum of 20 feet from any front or corner side setback.

[3] Accessory structures with a gross floor area of four hundred (400) square feet or greater shall meet all applicable district setbacks as set forth in Table 2.5.2.

I. No manufactured home, mobile home, shipping container, recreational vehicle, or similar structure or non-structure shall be used as an accessory building or used as a sign in any manner.

J. Materials and Design

1. Accessory structures greater than four hundred (400) square feet shall use exterior materials approved for residential construction per Section 4.3.

_____

James D. Broderick
Mayor

ATTEST:

_____

Adrienne Nettles
City Clerk

First Reading: _____
Public Hearing: _____
Second Reading: _____

Walterboro

City of Walterboro | 300 Hampton Street | Walterboro, SC 29488 | 843-782-1065
www.walterborosc.org

MEMORANDUM

To: Jeffrey P. Molinari
City Manager

From: Jonathan A. Burroughs
Parks Director

Date: November 5th, 2026

Subject: SC Arbor Day 2026

The City of Walterboro has proudly held the Arbor Day Foundation's Tree City USA designation since 2020, reflecting its commitment to protecting and enhancing the community's tree canopy.

Arbor Day began on April 10, 1872, in Nebraska, where an estimated one million trees were planted during the first celebration. Today, communities around the world observe Arbor Day by planting trees and recognizing the many benefits they provide.

Since 2020, Walterboro has celebrated Arbor Day by planting trees in public spaces throughout the city. The City's Parks Department and Tree Protection Committee have worked together to carry on this tradition, helping create a greener community for residents and future generations.

This year, Parks Department staff, Tree Protection Committee members, and community volunteers will plant a variety of hardwood trees donated to the Ray T. Johnson Center on Gruber Street. This effort is part of the tree-planting initiatives made possible through the City's participation in the Green Infrastructure Center grant.

To support our ongoing involvement with this distinction, I am proposing that we adopt December 4th, 2026, as Arbor Day. This date, the 1st Friday of December, falls in line with the date traditionally observed in the State of South Carolina as Arbor Day.

TREE CITY USA
An Arbor Day Foundation Program

OFFICIAL PROCLAMATION

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS trees are a renewable resource giving us paper, wood for our homes, Rael for our fires, and countless other wood products, *and*

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

WHEREAS trees wherever they are planted are a source of joy and spiritual renewal.

NOW, THEREFORE, I, James Broderick, Mayor of the City of Walterboro, do hereby proclaim December 4, 2026, as ARBOR DAY In the City of Walterboro,SC, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED THIS 4th day of December, 2026

Mayor:_____

Arbor Day Foundation™

FISCAL YEAR 2027-2028 BUDGET CALENDAR

ACTIVITY	DATE
BUDGET CALENDAR PRESENTED TO COUNCIL (CITY MANAGER)	DECEMBER 1, 2026
BUDGET MEMORANDUM, CALENDAR AND FORMS DISTRIBUTED TO DEPARTMENT HEADS (FINANCE DEPARTMENT)	JANUARY 4, 2027
FY 2026-2027 YEAR END REVENUE AND EXPENDITURE PROJECTIONS PREPARED (FINANCE DEPARTMENT)	JANUARY 25 – 29, 2027
FY 2027-2028 DEPARTMENTAL BUDGET REQUEST DUE	FEBRUARY 1, 2027
FY 2027-2028 DEPARTMENT EXPENDITURE REQUEST CONSOLIDATED AND ENTERED INTO MASTER BUDGET FILE (FINANCE DEPARTMENT)	FEB 1 – 5, 2027
FY 2027-2028 REVENUE PROJECTIONS PREPARED (FINANCE DEPARTMENT)	FEBRUARY 8 – 12, 2027
FY 2027-2028 DRAFT BUDGET REVIEWED (MANAGER AND DEPARTMENT HEADS)	FEB 15 – MAR 5, 2027
FY 2027-2028 REVENUE PROJECTIONS AND DEPARTMENT EXPENDITURE REQUESTS CONSOLIDATED (FINANCE DEPARTMENT)	MARCH 8 – 12, 2027
DEPARTMENT REQUEST REVIEWED FOR ACCURACY AND JUSTIFICATION FOR REQUEST (MANAGER AND FINANCE DIRECTOR)	MARCH 15 – 19, 2027
FY 2027-2028 DRAFT BUDGET PREPARED (MANAGER AND FINANCE DIRECTOR)	MARCH 22 – 26, 2027
REVISED BUDGET DRAFT PREPARED BY STAFF	MARCH 29 – APR 2, 2027
FIRST DRAFT OF BUDGET DISTRIBUTED AND SUMMARIZED TO BUDGET COMMITTEE	APRIL 6, 2027
BUDGET COMMITTEE MEETING	APRIL 20, 2027
BUDGET COMMITTEE REPORT AND 1ST READING OF PROPOSED BUDGET	MAY 4, 2027
NOTICE FOR BUDGET PUBLIC HEARING PUBLISHED	MAY 13, 2027
FINAL 2026-2027 BUDGET PREPARED BY STAFF	MAY 5 – 28, 2027
FINAL BUDGET DISTRIBUTED TO COUNCIL	JUNE 1, 2027
PUBLIC HEARING AND FINAL READING OF THE 2026-2027 BUDGET	JUNE 1, 2027

CITY OF WALTERBORO, SC

PARADE/PROCESSION PERMIT REQUEST

(please print information requested)

Application Date: 11-20-26

1. Person submitting application: Herman G. Bright
   Address: 538 St. Peters Road, Walterboro, SC 29488
   Telephone: 843-217-5000

2. Name of Organization: Walterboro Shrine Club of Arabian Temple #13
   Chairman/President: Cornelius C. Shepherd
   Address: 111 Tomuco Lane, Summerville, SC 29483
   Telephone: 843-530-6798

3. Parade Chairman: Herman G. Bright
   Address: 538 St. Peters Road, Walterboro, SC 29488
   Telephone: 843-217-5000

4. Date/Time of Parade: 1-17-27 2:30 PM
5. Parade Route (Attached) _____
6. Number of Vehicles/Floats: 100 Number of Animals: none
7. Portion of street (width) parade will occupy: Full Width
8. Additional Information (upon request): _____

Herman G. Bright : _____

Signature of Parade Chairman **Signature /Organization Chairman**

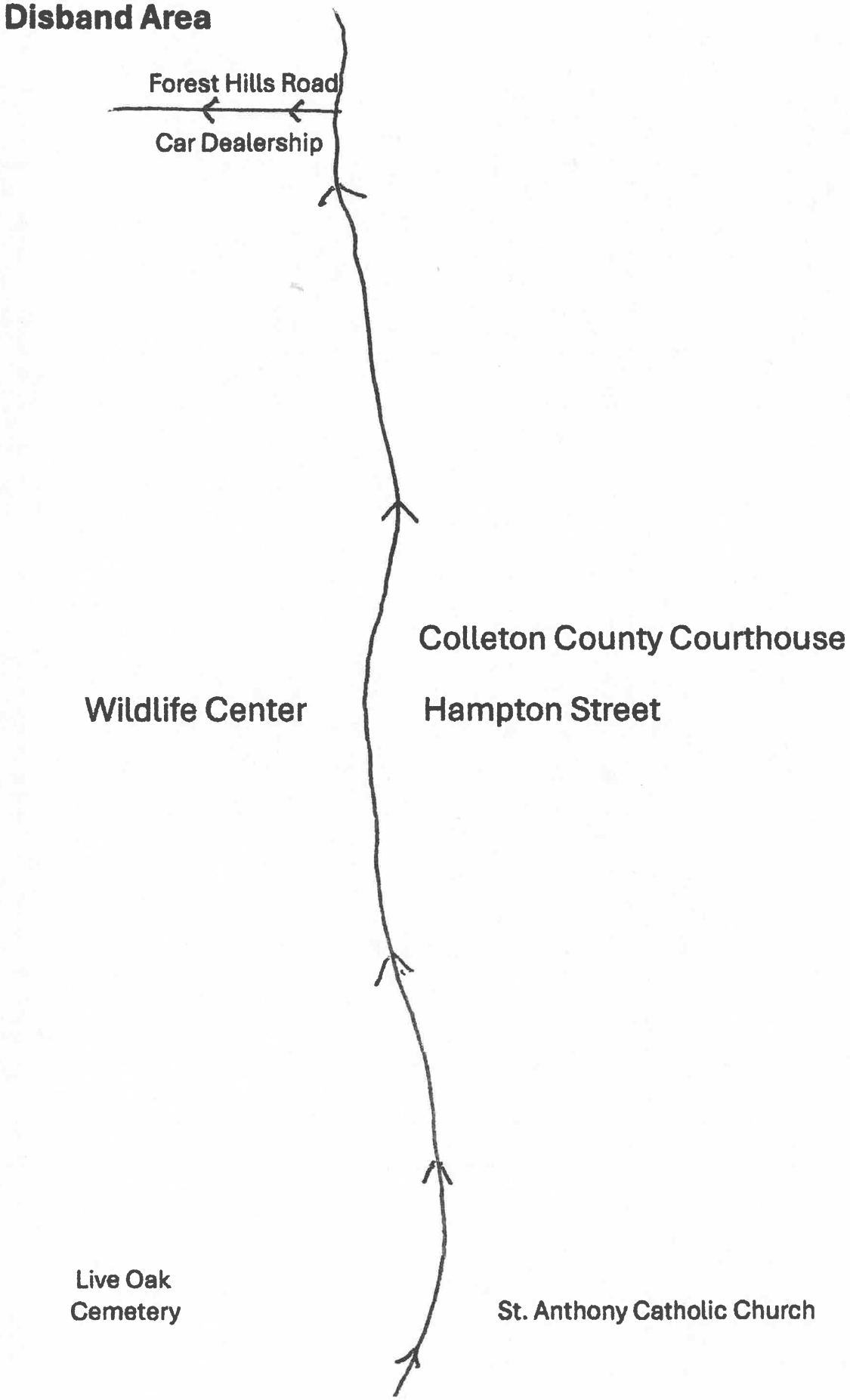
_____ **Approval** _____ **Disapproval**

_____ _____

Chief of Police **City Manager**

Note: Call Police Department (843-782-1032) to confirm Parade/Procession route **three days prior** to Parade

PARADE ROUTE FOR THE DR. MARTIN LUTHER KING, JR. PARADE



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Walterboro
South Carolina

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2025

and issued to the public 155 days after the fiscal year end

Christopher P. Morrill

Executive Director/CEO

Walterboro City of Walterboro | 242 Hampton Street | Walterboro, SC 29488 | 843.782.1010

MEMORANDUM

TO: Mayor and City Council

FROM: City Manager

DATE: November 25, 2026

SUBJECT: I-95 Business Loop Landscaping

On October 21, 2026, the Parks Department received (2) bids for the maintenance of the landscaping of the I-95 Business Loop corridor. The bid package included three (3) options reflecting potential changes to the annual scope of services and the maintenance needs of those areas:

Base Bid A – **Biweekly** – all outlined areas and both designated Exit 53 slopes.
Base Bid B – **Weekly** – all outlined areas and both designated Exit 53 slopes.
Base Bid C – **Biweekly –** designated mile-out beds excluded, both Exit 53 slopes included.

Following review of the bid options, additional pricing was requested for a Base Bid C Addendum to provide weekly maintenance for all areas included in Base Bid C from June 1 – August 31, 2027, to help keep pace with rapid turf and week growth and to maintain a more consistent appearance throughout the maintained areas.

Contractor

Enhanced Property Management, LLC (Moncks Corner, SC)

- Base Bid A - $60,000.00
- Base Bid B - $63,000.00
- Base Bid C - $48,000.00

Palmetto Landscaping & Design (Summerville, SC)

- Base Bid A - $90,333.00
- Base Bid B - $172,452.00
- Base Bid C - $68,559.00

Enhanced Property Management, LLC submitted the lowest bid, however pursuant to Sections 2-244-246 of the City of Walterboro Code of Ordinances, staff is recommended disqualification of

this bid based on the Parks Director's review of the references, relevant work experience and crew size.

Staff recommends awarding the contract to Palmetto Landscaping & Design (Summerville, SC) for Base Bid C, including the addendum for weekly service from June-August, for a total annual cost of **$88,524.00**. Palmetto Landscaping & Design holds the current contract and has direct experience maintaining the I-95 business loop corridor. The Parks Department has $76,090 allocated in the FY 2026-2027 budget. The remaining $12,434 can be absorbed by the Parks Department. City staff asks for Council's favorable consideration of this request. If you have any questions, comments or concerns, please do not hesitate to contact me or come by City Hall at your convenience.

Sincerely,

Jeffrey P. Molinari
City Manager

Attachments

Walterboro

City of Walterboro | 300 Hampton Street | Walterboro, SC 29488 | 843-782-1065
www.walterborosc.org

MEMORANDUM

To: Jeffrey P. Molinari
City Manager

From: Jonathan A. Burroughs
Parks Director

Date: November 18, 2026

Subject: I-95 Loop Landscaping

At its July 2026 meeting, Council approved $76,090 in the Parks Department's budget for contractual services, including maintenance of the I-95 Business Loop and the I-95 interchanges at Exits 53 and 57. The bid package was titled "Landscape Maintenance Services."

The bid package included three options reflecting potential changes to the annual scope of services and the maintenance needs of these areas:

1. Base Bid (A) – **Biweekly** – all outlined areas and both designated Exit 53 slopes
2. Base Bid (B) – **Weekly** – all outlined areas and both designated Exit 53 slopes
3. Base Bid (C) – **Biweekly** – designated mile-out beds excluded; both Exit 53 slopes included

On October 21, 2026, the City of Walterboro Parks Department received two bids for Landscape Maintenance Services.

Following review of the bid options, additional pricing was requested for a Base Bid (C) Addendum to provide weekly maintenance for all areas included in Base Bid (C) from June 1 through August 31, 2027. Weekly service during these peak summer months would help keep pace with rapid turf and weed growth and maintain a more consistent appearance throughout the maintained areas.

Suppliers

1. ~~**Enhanced Property Management, LLC**~~
    - ~~**Base Bid (A) - $60,000**~~
    - ~~**Base Bid (B) - $63,000**~~
    - ~~**Base Bid (C) - $48,000**~~
2. **Palmetto Landscaping & Design**
    - **Base Bid (A) - $90,333**
    - **Base Bid (B) - $172,452**
    - **Base Bid (C) - $68,559**
        - **Base Bid (C) – Addendum - $19,965**
        - **Base Bid (C) – Total w/ Addendum - $88,524**

Enhanced Property Management, LLC submitted the lowest bid. Based on my review of the references, relevant work experience, equipment, and crew size, I recommend disqualification of this bid under Article X – Procurement of the City of Walterboro's Code of Ordinances. The bid submissions are attached for Council's review.

I recommend awarding the contract to Palmetto Landscaping & Design for Base Bid (C), including the addendum for weekly service from June through August, for a total annual cost of $88,524. Palmetto holds the current contract and has direct experience maintaining the City properties included in this scope. Upon acceptance of the recommended disqualification of Enhanced Property Management, LLC, Palmetto would be the remaining bidder. Base Bid (C), without the addendum, falls within the Parks Department's contractual services budget; however, including the addendum would exceed that allocation by $12,434. The Parks Department is prepared to absorb this difference through management of other expenditures within its operating budget.

CITY OF WALTERBORO / SOUTH CAROLINA

Bid Tabulation

Landscape Maintenance Services

Request for Proposals | Solicitation No. 805-92326

BID OPENING

October 21, 2026 at 2:48 p.m.

Citizen Services Center

300 Hampton Street, Walterboro, SC 29488

Bidder	Base Bid A	Alternate B	Alternate C
Enhanced Property Management, LLC	$60,000	$63,000	$48,000
Palmetto Landscaping & Design, LLC	$90,333	$172,452	$68,559

A Biweekly maintenance

B Weekly maintenance

C Biweekly maintenance excluding the mile-out areas

PROCUREMENT STATUS

The City is evaluating bidder qualifications. No contractor has been selected and no contract has been awarded.

Transcribed from the handwritten bid-opening tally.

8. Bid Submission Forms - Base Bid (A)

Base Bid (A) includes all areas identified below and in the final maps, with growing-season maintenance every two (2) weeks.

8.1 Contractor Information

Contractor: **Enhanced Property Management, LLC**

Authorized Representative (Name and Title): Harold Weathers, Owner

Address: 419 Eloise Drive, Moncks Corner, SC 29461

Phone / Email: 843-499-6392 / EnhancedPMA1@gmail.com

Signature: /s/ Harold Weathers

Date: 10/14/2026

8.2 Bid Form: I-95 Exit 53 Interchange Landscaping

Location	Required Work	Bid
1A - Two beds; 1.33 acres; I-95 northbound exit-ramp inner triangle	Maintain bushes, shrubs, trees, weeds, and turf within boundaries.	$ 3,700.00 – ____
1B - Twenty-two beds; 1.10 acres; I-95 northbound mile-out	Maintain bushes, shrubs, trees, weeds, and turf within boundaries.	$ 4,500.00 – ____
1C - Two beds; 1.73 acres; I-95 southbound exit-ramp inner triangle	Maintain bushes, shrubs, trees, weeds, and turf within boundaries.	$ 4,400.00 – ____
1D - Eighteen beds; 0.54 acres; I-95 southbound mile-out	Maintain bushes, shrubs, trees, weeds, and turf within boundaries.	$ 3,500.00 – ____
1F - Four triangular beds; less than 0.5 acre; Sniders Highway / SC 63 bridge corners	Maintain bushes, shrubs, trees, weeds, and turf within boundaries.	$ 1,400.00 – ____
1G (a) & 1G (b) - Two designated Exit 53 corner and slope areas	Maintain the two red-marked slope areas shown in the final photo exhibits in accordance with Section 6.2.10. Included under Base Bid (A), Alternate Bid (B), and Alternate Bid (C).	$ 2,100.00 – ____
Other Required Tasks	Herbicide and turf treatment; litter collection; blowing; vegetative-debris removal; arboriculture; and all irrigation duties required by Section 6.2.9.	$ 3,800.00 – ____
Total	Approximately 5.5 acres, plus the two designated slope areas	$ 23,400.00 – ____

8.3 Bid Form: I-95 Exit 57 Interchange Landscaping

Location	Required Work	Bid
2A - Four beds; 1.0 acre; between I-95 north entrance/exit ramps	Maintain vegetation and turf within boundaries.	$ 2,500.00 – ____

Location	Required Work	Bid
2B - Four beds; 0.62 acre; I-95 north exit-ramp inner loop	Maintain vegetation and turf within boundaries.	$ 1,700.00 – ____
2C - One bed; 0.19 acre; I-95 north exit split to Bells Highway	Maintain vegetation and turf within boundaries.	$ 600.00 – ____
2D - Eighteen beds; 1.10 acres; I-95 north mile-out	Maintain vegetation and turf within boundaries.	$ 3,700.00 – ____
2E - Three beds; 1.20 acres; between I-95 south entrance/exit ramps	Maintain vegetation and turf within boundaries.	$ 2,700.00 – ____
2F - Three beds; 0.65 acre; I-95 south entrance-ramp inner loop	Maintain vegetation and turf within boundaries.	$ 1,800.00 – ____
2G - One bed; 0.09 acre; I-95 south approach to Bells Highway	Maintain vegetation and turf within boundaries.	$ 600.00 – ____
2H - Nineteen beds; 1.25 acres; I-95 south mile-out	Maintain vegetation and turf within boundaries.	$ 3,900.00 – ____
2I - Three beds; 0.55 acre; Bells Highway medians under I-95 to Walmart	Maintain vegetation and turf within paved boundaries.	$ 1,900.00 – ____
Other Required Tasks	Herbicide and turf treatment; litter collection; blowing; vegetative-debris removal; arboriculture; and all irrigation duties required by Section 6.2.9.	$ 4,100.00 – ____
Total	Approximately 6.68 acres	$ 23,500.00 – ____

8.4 Bid Form: Jefferies Boulevard / Sniders Highway Medians

Location	Required Work	Bid
3A - Thirteen landscaped medians; 1.4 acres; Exit 53 to Ireland Creek Drive	Maintain vegetation and turf; control weeds in concrete areas.	$ 5,900.00 – ____
3B - Two triangular beds; 0.5 acre; Sniders / Hendersonville welcome sign	Maintain vegetation and turf within boundaries.	$ 1,600.00 – ____
3C - Two beds; less than 0.1 acre; Beach Road at Sniders Highway	Maintain vegetation and turf within boundaries.	$ 400.00 – ____
3D - Nine solid-concrete medians; less than 0.2 acre; N. Jefferies to Sniders bridge	Eliminate weeds and vegetation in cracks to the concrete edge.	$ 900.00 – ____
3E - One bed; 0.02 acre; Parker's corner at N. Jefferies / Bells Highway	Maintain vegetation and turf within boundaries.	$ 300.00 – ____

Location	Required Work	Bid
Other Required Tasks	Herbicide and turf treatment; litter collection; blowing; vegetative-debris removal; arboriculture; and all irrigation duties required by Section 6.2.9.	$ 4,000.00
Total	Approximately 2.22 acres	$ 13,100.00

8.5 Mulch Application - Unit Pricing

Item	Unit	Bid
Labor for mulch application - landscaped beds and medians	Per sq. yd.	$ 4.50
Labor for mulch application - landscaped beds and medians	Per cu. yd.	$ 55.00
Labor for mulch application - landscaped beds and medians	Per bed	$ 125.00

Pricing includes labor, equipment, and preparation for a three-inch application. The City may negotiate pricing or decline mulching services.

8.6 Alternate Bid (B) - Weekly Maintenance

Provide one annual price for the full Base Bid (A) scope, including all mile-out beds and both Exit 53 contractor-maintained slope areas, with weekly growing-season service from March 1 through October 31. Winter remains biweekly.

Alternate Bid (B) - Annual Total: $63,000.00

8.7 Alternate Bid (C) - Biweekly Without Designated Mile-Out Beds

Provide one annual price for biweekly growing-season maintenance of the Base Bid (A) scope, excluding only the designated mile-out beds below. The two Exit 53 contractor-maintained slope areas remain included.

- Exit 53 southbound: exclude twelve (12) landscaped mile-out beds; retain ramp-to-Sniders Highway landscaping.
- Exit 53 northbound: exclude fifteen (15) landscaped mile-out beds; retain ramp-to-Sniders Highway landscaping.
- Exit 57 southbound: exclude thirteen (13) landscaped mile-out beds; retain ramp-to-Bells Highway landscaping.
- Exit 57 northbound: exclude eighteen (18) landscaped mile-out beds; ramp landscaping remains included.

Final maps govern exact exclusions.

Alternate Bid (C) - Annual Total: $48,000.00

8.8 Bid Summary

Bid	Maintenance Option	Annual Total
Base Bid (A)	Biweekly - all outlined areas and both designated Exit 53 slopes	$ 60,000.00
Alternate Bid (B)	Weekly - all outlined areas and both designated Exit 53 slopes	$ 63,000.00
Alternate Bid (C)	Biweekly - designated mile-out beds excluded; both designated Exit 53 slopes included	$ 48,000.00

SUPPLEMENTAL CONTRACTOR QUALIFICATIONS & EQUIPMENT

City of Walterboro - Landscape Maintenance Services - Solicitation 805-92326 - 2027

Bidder	Enhanced Property Management, LLC	Authorized representative	Harold Weathers, Owner
Address	419 Eloise Drive, Moncks Corner, SC 29461	Phone / email	843-499-6392 / EnhancedPMA1@gmail.com

Commercial Experience

Harold Weathers reports commercial landscaping, grounds maintenance, construction-support, and exterior property work from 2017 through 2026. Representative assignments include retail centers, apartment communities, professional offices, pond and grounds maintenance, and facility-service locations. The references on the following page are provided for the City's verification.

Additional project history: St. James Place and nearby retail centers in Goose Creek; The Shoppes at Brickyard in Mount Pleasant (2017-2020); JIT Construction assignments (October 2020-February 2022); and Dorchester Regency, 6601 Dorchester Road, North Charleston (2022-2024).

Available Equipment

Equipment	Qty.	Equipment	Qty.
60-inch zero-turn mowers	2	48-inch zero-turn mowers	2
42-inch mower	1	String trimmers / weed eaters	16
Edgers	5	Hedge trimmers	7
Pole saws	4	Push mowers	4
Excavator	1	16-foot dump trailers	2
16-foot utility trailers	2	8-foot enclosed trailers	2
Box truck	1	Pickup trucks	3

Site Visit Confirmation

Mandatory site visit completed	Exact visit date: _____
City representative: Mr. Brown	First name/title: _____

The bidder should complete the two blanks above before sealing the packet.

Bid Option Confirmation

Base Bid (A): **$60,000 annually**. Alternate Bid (B): $63,000 annually. Alternate Bid (C): $48,000 annually. These are alternative annual options, not cumulative charges.

COMMERCIAL REFERENCES

The following customer information is supplied for the City's verification of comparable work.

Reference	Contact	Service period / scope
Trillium Facility Solutions Service sites: OptumServe, North Charleston, SC; and 1408 Currys Lake Road, Gray Court, SC	Service-provider verification **(888) 358-0002** sales@trilliumfacility.com	January 9, 2026-February 2026 Commercial landscaping and contract maintenance
Law Office of Sean M. Wilson, LLC 219 Calhoun Street Charleston, SC 29401	Sean M. Wilson **(843) 242-7622** sean@seanwilsonlaw.com	January 2024-January 2025 Landscape maintenance
University Boulevard Property Owners Association, Inc.	Patricia Wilson Brooks & Khoury LLC **(843) 471-2424**	January-December 2025 Pond and grounds maintenance

Reference Verification Note

The City may contact these customers. Before submission, the bidder should confirm that each contact will verify the dates and scope stated above. The Trillium assignment lasted approximately two months; the City will decide whether it satisfies its comparable-contract requirement.

Authorized Certification

I certify that the information furnished is accurate to the best of my knowledge and may be verified by the City. I understand that the City may request additional evidence of experience, insurance, and qualifications.

Authorized signature: /s/ Harold Weathers Title: Owner Date: October 21, 2026

8. Bid Submission Forms - Base Bid (A)

Base Bid (A) includes all areas identified below and in the final maps, with growing-season maintenance every two (2) weeks.

8.1 Contractor Information

Contractor: Palmetto Landscaping & Design

Authorized Representative (Name and Title): SJ. Allison

Address: 548 Orangeburg Rd. Summerville SC 29483

Phone / Email: 8433104998 maintenance@palmettolandscapingandDesign.com

Signature: [signature]

Date: May 13th 2026

8.2 Bid Form: I-95 Exit 53 Interchange Landscaping

Location	Required Work	Bid
1A - Two beds; 1.33 acres; I-95 northbound exit-ramp inner triangle	Maintain bushes, shrubs, trees, weeds, and turf within boundaries.	$4,099
1B - Twenty-two beds; 1.10 acres; I-95 northbound mile-out	Maintain bushes, shrubs, trees, weeds, and turf within boundaries.	$6,736
1C - Two beds; 1.73 acres; I-95 southbound exit-ramp inner triangle	Maintain bushes, shrubs, trees, weeds, and turf within boundaries.	$6,015
1D - Eighteen beds; 0.54 acres; I-95 southbound mile-out	Maintain bushes, shrubs, trees, weeds, and turf within boundaries.	$6,308
1F - Four triangular beds; less than 0.5 acre; Sniders Highway / SC 63 bridge corners	Maintain bushes, shrubs, trees, weeds, and turf within boundaries.	$2657
1G (a) & 1G (b) - Two designated Exit 53 corner and slope areas	Maintain the two red-marked slope areas shown in the final photo exhibits in accordance with Section 6.2.10. Included under Base Bid (A), Alternate Bid (B), and Alternate Bid (C).	$19,800
Other Required Tasks	Herbicide and turf treatment; litter collection; blowing; vegetative-debris removal; arboriculture; and all irrigation duties required by Section 6.2.9.	$1,375
Total	Approximately 5.5 acres, plus the two designated slope areas	$46,990

8.3 Bid Form: I-95 Exit 57 Interchange Landscaping

Location	Required Work	Bid
2A - Four beds; 1.0 acre; between I-95 north entrance/exit ramps	Maintain vegetation and turf within boundaries.	$3996

Location	Required Work		Bid
2B - Four beds; 0.62 acre; I-95 north exit-ramp inner loop	Maintain vegetation and turf within boundaries.		$3,821
2C - One bed; 0.19 acre; I-95 north exit split to Bells Highway	Maintain vegetation and turf within boundaries.		$ 3950
2D - Eighteen beds; 1.10 acres; I-95 north mile-out	Maintain vegetation and turf within boundaries.		$ 4674
2E - Three beds; 1.20 acres; between I-95 south entrance/exit ramps	Maintain vegetation and turf within boundaries.		$ 4027
2F - Three beds; 0.65 acre; I-95 south entrance-ramp inner loop	Maintain vegetation and turf within boundaries.		$ 3,234
2G - One bed; 0.09 acre; I-95 south approach to Bells Highway	Maintain vegetation and turf within boundaries.		$ 968
2H - Nineteen beds; 1.25 acres; I-95 south mile-out	Maintain vegetation and turf within boundaries.		$ 2,056
2I - Three beds; 0.55 acre; Bells Highway medians under I-95 to Walmart	Maintain vegetation and turf within paved boundaries.		$ 2,997
Other Required Tasks	Herbicide and turf treatment; litter collection; blowing; vegetative-debris removal; arboriculture; and all irrigation duties required by Section 6.2.9.		$ 1,670
Total	Approximately 6.68 acres		$ 38,393

8.4 Bid Form: Jefferies Boulevard / Sniders Highway Medians

Location	Required Work		Bid
3A - Thirteen landscaped medians; 1.4 acres; Exit 53 to Ireland Creek Drive	Maintain vegetation and turf; control weeds in concrete areas.		$ 917
3B - Two triangular beds; 0.5 acre; Sniders / Hendersonville welcome sign	Maintain vegetation and turf within boundaries.		$ 659
3C - Two beds; less than 0.1 acre; Beach Road at Sniders Highway	Maintain vegetation and turf within boundaries.		$ 948
3D - Nine solid-concrete medians; less than 0.2 acre; N. Jefferies to Sniders bridge	Eliminate weeds and vegetation in cracks to the concrete edge.		$ 762
3E - One bed; 0.02 acre; Parker's corner at N. Jefferies / Bells Highway	Maintain vegetation and turf within boundaries.		$ 814

Location	Required Work	Bid
Other Required Tasks	Herbicide and turf treatment; litter collection; blowing; vegetative-debris removal; arboriculture; and all irrigation duties required by Section 6.2.9.	$ 850
Total	Approximately 2.22 acres	$ 4,950

8.5 Mulch Application - Unit Pricing

Item	Unit	Bid
Labor for mulch application - landscaped beds and medians	Per sq. yd.	$ 95.00 man hour
Labor for mulch application - landscaped beds and medians	Per cu. yd.	$ 95.00 man hour
Labor for mulch application - landscaped beds and medians	Per bed	$ 95.00 man hour

Pricing includes labor, equipment, and preparation for a three-inch application. The City may negotiate pricing or decline mulching services.

8.6 Alternate Bid (B) - Weekly Maintenance

Provide one annual price for the full Base Bid (A) scope, including all mile-out beds and both Exit 53 contractor-maintained slope areas, with weekly growing-season service from March 1 through October 31. Winter remains biweekly.

Alternate Bid (B) - Annual Total: $_____

8.7 Alternate Bid (C) - Biweekly Without Designated Mile-Out Beds

Provide one annual price for biweekly growing-season maintenance of the Base Bid (A) scope, excluding only the designated mile-out beds below. The two Exit 53 contractor-maintained slope areas remain included.

- Exit 53 southbound: exclude twelve (12) landscaped mile-out beds, retain ramp-to-Sniders Highway landscaping.
- Exit 53 northbound: exclude fifteen (15) landscaped mile-out beds; retain ramp-to-Sniders Highway landscaping.
- Exit 57 southbound: exclude thirteen (13) landscaped mile-out beds; retain ramp-to-Bells Highway landscaping.
- Exit 57 northbound: exclude eighteen (18) landscaped mile-out beds; ramp landscaping remains included.

Final maps govern exact exclusions.

Alternate Bid (C) - Annual Total: $_____

8.8 Bid Summary

Bid	Maintenance Option	Annual Total
Base Bid (A)	Biweekly - all outlined areas and both designated Exit 53 slopes	$ 90,333
Alternate Bid (B)	Weekly - all outlined areas and both designated Exit 53 slopes	$ 172,452
Alternate Bid (C)	Biweekly - designated mile-out beds excluded; both designated Exit 53 slopes included	$ 68,559

Palmetto Landscaping & DESIGN
843.810.4998
WWW.PALMETTOLANDSCAPINGANDDESIGN.COM

October 29, 2026

Jonathan Burroughs
City of Walterboro
Parks Director
300 Hampton Street
Walterboro, SC 29488

Ref: RFP – Landscaping Contract, dated September 21, 2026

Per our conversation today, I have reviewed the proposed contract. Adding six (6) additional services in June, July and August 2027 would add an additional $19,965 to the contract price.

Steve Allison _____ _____

Palmetto Landscaping & Design LLC Customer's Signature & Date

Palmetto Landscaping & Design LLC. | (T) 843.810.4998
(E) Jason@palmettolandscapinganddesign.com
598 Orangeburg Rd. Summerville, SC 29483

Palmetto Landscaping & DESIGN
843.810.4998
WWW.PALMETTOLANDSCAPINGANDDESIGN.COM

EQUIPMENT LIST

1203 · LANDSCAPING EQUIPMENT.

- **2012 JD Gator V#0107**
- **2012 Turfco TD S#C00191**
- **2013 JD333E V#1412**
- **2013 JD MY17 V#0504**
- **2013 JD WH36A V#0039**
- **2013 JD Z930R V#1078**
- **2014 DitchWitch S#2108**
- **2014 JD Gator V#2254**
- **2014 JD Z930M V#7136**
- **2016 Honda GenV#2385**
- **2016 JD Z920M V#1080**
- **2016 JD Z920M V#1081**
- **2016 JD Z930 V#3668**
- **2017 Blower S#2353**
- **2017 Blower S#7069**
- **2017 JD #23E V#4074**
- **2018 JD 85G V#9317**
- **(2) 648M Quick Trak**
- **JD TX 4x2 Gator**
- **2018 JD Z930M V#0504**
- **2018 JD Z930M V#1690**
- **2019 Driggers Equip**
- **2019 JD 331G#9085**
- **2019 JD 323E#4132**
- **2019 JD Z920M V#0336**
- **2019 JD Z920M V#0151**
- **2020 ChipperVIN#7212**
- **2020 331G VIN#3478**
- **Chemical Sprayer**
- **2020 JD26G V#4711**
- **2020 JD26G V#5236**
- **JD 26G V#4131**
- **(2) Exmark 60" Mowers-Driggers**
- **Ryan 18" 5.5 Honda Jr Sod Cutte**
- **(2) 60" Exmark Mowers**
- **2017 Boxer 950HD**
- **2021 Yanmar CabTractor V#100696**

EQUIPMENT LIST

- 48"Exmark Mwr S#6337
- 2021 JD 325G V#2081
- (2) 2021 Mwrs R5700870/R570932
- Sheffield(4)ExmarkS
- Sod Cutter S#2420
- Bucket and Forks
- 2022 V-Ride48"KAW S0331
- Hoshizaki Ice S#MO1020G
- (2)60"ExMrk Laz Mwrs
- 22 Bobcat T870S#9275
- (2) ZeroTurn #1505&#1506
- C16X DW Trencher S#3381
- SCAG Blower S#T2600306
- SCAG Leaf BlowerV#3218
- Blue Diamond Attach
- 2022 ArborProS#4011
- 2022 BG DL1802V S#2037
- Duracraft Boat,TohatsuMotor
- 2023 Kawasaki Staris V#8769
- 2023Compactor V#8324
- 2023 (3)Cheetah Mowers
- 2021 Trencher
- 2024 Driggers Equip
- Exmark Mower
- JD 160 Excavator
- Driggers 60' Mower
- Kubota Tractor SN#2351
- Kubota Tractor SN#3460
- Driggers Yanmar SN#9017
- 2025 JD Canopy V#1286
- 2026 JD 331 Compact
- Drigger Mower 72'
- JD Gator
- One Eleven Golf Cart

EQUIPMENT LIST

TRAILERS.

- 2009 Kauffman V#0483
- 2013 Pace V#0971
- 2016 Cargo Exp V#8717
- 2017DTE V#4107
- 2017 DTE V#5997
- 2017 Pace V#4221
- 2017 Pace V#4223
- 2018 Pace V#5653
- 2018 Pace V#6214
- DTE V#6775
- 2018 JD TC20 Towmaster V#1547
- 2020 Lark V#3560
- (3) Lark V#4208 V#4209 V#4211
- 2021 AmeraTrailV#2565
- 2021 Triple Crown V#1990
- 2022 VentureTrlr V#5012
- TripleCrown Trlr V#3896
- 2022 Anvil TrlrV#2204
- 2022 Anvil TrlrV#2210
- 2020 Norstar TrlrV#1445
- Clay Trlr V#1369
- Clay Trlr V#0818
- Giddy Up Trlr V#2954
- GiddyUp TrlrV#3667
- 2023Sure-TracTrlrV#4722
- SureTrac DumpTrlrV#0388
- 22 Nolan Trlr V#3993
- (2) Sure-Trac S#1765/S#1766

Palmetto Landscaping & DESIGN
843.810.4998
WWW.PALMETTOLANDSCAPINGANDDESIGN.COM

EQUIPMENT LIST

TRUCKS.	TAG NUMBER
· 2013 Ram -V#5096	P683566
· 2013 Ram -V#5193	P683565
· 2015 Ram 1500-V#7433	PLCJ563
· 2015 Ram 2500-V#1337	KWT875
· 2016 Ram 2500-V#6073	P572654
· 2018 Ram 1500-V#3320	PEQ318
· 2018 Ram 2500-V#9852	PER426
· 2018 Ram 3500-V#9519	P672351
· 2000 F-650 DT V#9234	P683429
· 2019 Ram 2500-V#5980	RYB330
· 2019 Ford F-450V#0838	P699968
· 2020 HINO155DC V0889	P801109
· 2022 HINO S5 V#5499	P840209
· 2023 HINO S5 V#3259	P860171
· 2023 HINO S5 V#4877	P890901
· 2023 HINO S5 V#8738	P871680
· 2023 HINO S5 V#4209	P884297
· 2023 HINO S5 V#4161	P885344
· 2024 HINO S5 V#5811	P922004
· 2025 Ford F250 V#2023	P917065
· 2025 Ford F250 V#3741	P917044
· 2024 Hino V#5892	P933767

PALMETTO LANDSCAPING
and Design, LLC

598 Orangeburg Rd, Summerville, SC 29483
Phone (843) 810-4998 Fax (843) 879-9188
info@palmettolandscapinganddesign.com

October 13, 2026

Jonathan Burroughs
City of Walterboro
Parks Director
300 Hampton Street
Walterboro, SC 29488

Ref: RFP – Landscaping Contract, dated September 21, 2026

Palmetto Landscaping and Design employs +80 personnel and have annual revenue at $9.5 million per year. We are a turnkey company will over 800 properties, we services to include all Dorchester County District II School properties, two Google Complexes and several large HOA properties. We have large and small excavators, 60' spider lift, skid steers, wood chippers, leaf vacuums, and all associated equipment with lawn care to include 60, 72 and 96 inch mowers with mulch kits.

Our team has visited each site and have a good understanding of the work required to enhance the beautician of the city. We will assign a full-time Account Manager to oversee all work requirements and special request are handled and available on site.

References:

Jeff Smith, DC School District #2
(843) 224-5966

Derrika Singleton
IMC Charleston
(843) 452-2502

William Todd
Google
(843) 231-0592

Licenses and Certifications

William T. Teed, Clemson Pesticide and Pond Certification

K. Cone
Kevin Cone
Owner