

Telephone: 843-549-2545

Max: 843-549-9795

CCC Relay: 1-800-735-2905

City of Walterboro

242 Hampton Street

Walterboro, South Carolina 29488

Mailing Address:

Post Office Box 709

Walterboro, South Carolina 29488-0008

Walterboro City Council

Regular Meeting

March 3, 2020

City Hall

6:15 P.M.

A G E N D A

I. Call to Order:

1. Invocation.
2. Pledge of Allegiance.

II. Public Input on Agenda Items:

III. Approval of Minutes:

1. Minutes of the November 12, 2019 Rescheduled Regular Meeting (Minutes attached).
2. Minutes of the December 3, 2019 Regular Meeting (Minutes attached).
3. Minutes of the February 11, 2020 Rescheduled Regular Meeting (Minutes attached).

IV. Old Business:

V. New Business:

1. Ordinance # 2020-03, An Ordinance to Amend the Code of Ordinances of the City of Walterboro, Chapter 6, Buildings and Building Regulations, Article I, Section 6-1, Codes Adopted, Enforcing Officials, So as to Update References to the Building Code Editions, **First Reading** (Ordinance attached).
2. Resolution No. 2020-R-02, Designating April 2020 as Fair Housing Month, and Approval of Annual Nondiscrimination Policy (Resolution and Nondiscrimination Policy attached).
3. Resolution No. 2020-R-03, A Resolution to Retract Previously Given Notice of City's Intent to Terminate the City's Franchise Agreement with Coastal Electric Cooperative, Inc. (Resolution attached).

4. Request to Hang Banner **March 3-12, 2020** Announcing the Screening of "Variety" at the Colleton Civic Center March 12-13, 2020, by Kim Bridge, Director, Colleton County Arts Council (Letter attached).
5. Request to Close Street for Annual Cubmobile Race on **April 25, 2020** from 6:00 A.M. to 11:00 A.M., by Ms. Denise Godley-Givens, Cub Scouts Pack 646 (Letter attached).
6. Request for Street Closings and Use of City Parking Lot for the Annual Walterboro Criterium Pro-Cycling Event, **April 29, 2020** (Letter and map attached).

VI. Committee Reports:

VII. City Manager's Report:

1. Consideration of Request to Approve Water Storage Tank Maintenance Contract.

VIII. Executive Session:

1. Receipt of Legal Advice - Wastewater Treatment Plant Upgrades.
2. Contractual Matter - Project Swan.
3. The Provision of Water and Sewer Service to Encourage the Location or Expansion of Businesses - Bells Highway Corridor.
4. Potential Purchase of Property.

IX. Open Session:

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

X. ADJOURNMENT.

Walterboro City Council
Rescheduled Regular Meeting
November 12, 2019

MINUTES

A Rescheduled Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, November 12, 2019 at 6:15 P.M., with Mayor Bill Young presiding.

PRESENT WERE: Mayor Bill Young, Council Members: Carl Brown, Judy Bridge, Paul Siegel, Bobby Bonds, James Broderick and Greg Pryor. City Manager Jeff Molinari, Assistant City Manager Hank Amundson, City Attorney George Cone, Attorney Brown McLeod, and City Clerk Betty Hudson were also present. There were approximately 17 persons present in the audience.

There being a quorum present, Mayor Young called the meeting to order and invited everyone to join in the invocation and the pledge of allegiance. The Mayor then gave the invocation and Council Member Bridge led the pledge of allegiance to our flag.

At this point, the Mayor said, this is our first meeting since we got our new wall decoration, which looks good - entitled "Walterboro, the Front Porch of the Lowcountry" (with a red rocker). He told Christian Spires, you did a good job and this looks really good.

PUBLIC INPUT ON AGENDA ITEMS:

There were no public comments or questions on agenda items.

PUBLIC HEARING:

The Mayor then opened a public hearing, duly advertised, to receive public comments on a proposed USDA Rural Development Project to acquire police vehicles, public utility vehicles, and an excavator.

City Manager Molinari recognized our Finance Director, Amy Risher, to brief Council on the proposed USDA grant.

Finance Director Amy Risher told Council that the public hearing tonight is to receive comments and questions to submit applications for a Community Facility Grant to USDA Rural Development. The City would like to submit two applications to USDA.

The first application is for a grant in the amount of \$49,900 to assist in purchasing two police cars. The match requirement for this grant would be \$41,100, which will be in the City's budget for fiscal year 2020-2021.

The second application is for \$50,000 to assist in purchasing one pickup truck and one excavator for the Water Department. The equipment will require a match of \$46,000, which will also be in the budget for 2020-2021.

Concluding, Ms. Risher stated that the City has been awarded multiple grants through the USDA over the last six to eight years.

The Mayor then opened the floor to receive any questions or comments from the public.

No public comments or questions were raised. The public hearing was closed.

PRESENTATION:

1. 2018-2019 Comprehensive Annual Financial Report - The Baird Audit Group, LLC - Ms. Brenda Carroll

MINUTES/Page II

Ms. Brenda Carroll thanked Council for using her company as your auditors again this year. It's always a pleasure to come down to the lowcountry and spend some time.

A financial auditing report was distributed to all Council Members and Ms. Carroll gave a brief review. She stated that under the Independent Auditor's Report, the City received an "unqualified opinion" or clean opinion, which is the best opinion that you can receive. Once again, you did a great job this year.

Under the Statement of Net Position, the City's governmental activities totaled \$19,811,500. Your business-type activities were \$27,515,000. The business type activities are your water, sewer and sanitation departments. Your liabilities for the governmental funds were \$16,070,000 and for the business-type activities, your liabilities were 4,765,723. So, your net position for governmental activities was \$5,180,618 and the business- type activities net position was \$22,749,000.

Ms. Carroll stated that the City's net position in the governmental fund, the unrestricted, was a negative amount of (\$8,592,000). That is due to the requirement that came into effect a few years ago to report your net pension liability. That net pension liability was \$8,900,000, and your other employee post retirement benefits were \$2,658,000. So, you have basically about \$11,000,000 that was in liability for those two things, which you actually may not ever pay out that total amount, because it is based on your percentage of the entire state's benefit, and there is a lot of calculations.

Ms. Carroll then went over the Statement of Activities, which showed where you get your revenues from and your expenses for the year to tell you where they went. The change in net position which is basically what you had leftover in the government fund was \$644,000 and in your business-type activities was \$52,000.

In the water & sewer and sanitation fund, your total net position was \$22,749,591. Your unrestricted fund net position was a -\$2,064,419, but that is primarily due to your revenue bonds payable, that will be paid out over the next many years.

Ms. Carroll gave further summary information contained in the report. Under the Schedule of Expenditures, Ms. Carroll stated that the City spent last year \$921,554 of federal funds. That means that you were able to do activities, borrow up to \$1,000,000 that came from federal funding, not from the City budget. Most of that was spent on the I-95 loop and the water facilities on Jefferies Blvd.

Once again, you did get a clean opinion unmodified, again that is the best that you can get. There were no significant deficiencies or material weaknesses in internal controls over major federal award programs were disclosed during the audit. There was no findings noted for the year ended June 30, 2019.

The Mayor thanked Ms. Carroll for the concise report. He said, we do feel lucky to have a staff that we have. What a good job our staff does - Amy and all those folks, and year after year, they get recognized for the good work they do. So, we are doing what we are supposed to do and we are not doing anything we should be doing.

APPROVAL OF THE MINUTES:

The following Meeting Minutes were approved upon motion by Council Member Broderick, seconded by Council Member Brown, and passed unanimously:

MINUTES/Page III

1. Minutes of the June 4, 2019 Regular Meeting.
(Approved as submitted).
2. Minutes of the October 1, 2019 Regular Meeting.
(Approved as submitted).

OLD BUSINESS:

There was no Old Business.

NEW BUSINESS:

1. **Resolution # 2019-R-11, a Resolution Authorizing the City Manager and City Clerk to Execute Forms Pursuant to USDA Rural Development Community Facilities Grant Applications in an Amount Not to Exceed \$99,900.00 for the Purchase of Police Vehicles, Public Utility Vehicles, and Excavator for the City of Walterboro**

City Manager Molinari reminded Council that the Finance Director Amy Risher had already summarized the information on this resolution very well. He asked for Council's favorable consideration. He said, as you aware the City has been successful for the last several years in securing funds from USDA for the purchase of police vehicles and other equipment. If approved, we will incorporate that into the next budget for fiscal year 2020-2021.

The Mayor noted that this resolution refers to the public hearing we had earlier in the meeting.

A motion was made by Council Member Siegel to approve Resolution # 2019-R-11, Authorizing the City Manager and City Clerk to execute forms pursuant to USDA Rural Development Community Facilities Grant Applications in an Amount Not to Exceed \$99,900.00 for the Purchase of Police Vehicles, Public Utility Vehicles, and Excavator for the City of Walterboro. Council Member Pryor seconded the motion that passed with all members voting in favor. A copy of this resolution is attached as part of these minutes.

2. **Resolution # 2019-R-12, Certification of the November 5, 2019 Municipal Election Results**

City Manager Molinari stated that the Municipal Election Commission met on November 7, 2019 to certify the results of the General Election held on Tuesday, November 5, 2019. The Election Commission has declared Judy Bridge, Ladson Fishburne and Paul Siegel elected as members of City Council of the City of Walterboro.

A motion was made by Council Member Bonds to adopt Resolution # 2019-R-12, Certifying the November 5, 2019 Municipal Election Results. Council Member Broderick seconded the motion. All in favor. None opposed. Motion carried. The Mayor congratulated Council Members Elect Judy Bridge, Ladson Fishburne and Paul Siegel. A copy of said resolution is attached as part of these minutes.

3. **Consideration of Funding Recommendations from the Accommodations Tax Advisory Committee**

Mr. Molinari stated that at the October 17, 2019 meeting, the Accommodations Tax Advisory Committee made four recommendations for funding from the 65% Tourism Fund as follows:

Walterboro City Council
Rescheduled Regular Meeting
November 12, 2019

MINUTES/Page IV

<u>65% Tourism Fund</u>	<u>Requested</u>	<u>Approved</u>
a. SC Artisans Center -25 Anniversary Advertising Campaign	\$4,380	\$4,380
b. Coastal Electric Trust - 7 th Annual Smoke in the Boro	\$10,000	\$9,650
c. Lowcountry & Resorts Island - guidebooks and promotions	\$20,000	\$10,000
d. Walterboro Criterium - 2019 USA CRITS Championship Series	<u>\$21,500</u>	<u>\$21,000</u>
Totals	\$55,880	\$45,030

He noted that should these requests be approved, the projected remaining balance for 2019-2020 will be approximately \$63,720. These remaining funds will be for consideration at the next scheduled meeting in February 2020.

A motion was made by Council Member Bridge to approve the funding recommendations from the Accommodations Tax Advisory Committee. Council Member Siegel seconded the motion. All in favor. None opposed. Motion carried.

4. Acceptance of Resignation of Mark McRoy from the Municipal Election Commission

A motion was made by Council Member Brown, seconded by Council Member Broderick, to accept the resignation of Mark McRoy from the Municipal Election Commission. The motion passed unanimously.

Also, under New Business, the following agenda items were approved by motion as follows:

5. A request to close streets for the Turkey Trot 5K Run/Walk on November 28, 2019 from 8:30 A.M. to 9:30 A.M. by Walterboro-Colleton Chamber of Commerce. Motion to approve this request was made by Council Member Pryor, seconded by Council Member Bridge, with all members voting in favor.

6. A request for street closings for the Annual Christmas Parade on Thursday, December 5, 2019 at 6:30 P.M. by Christan Spires, Tourism Director. Ms. Spires told Council that generally we have the annual Christmas Parade on the first Sunday of December. This year that Sunday fell on the Thanksgiving weekend. So, we have opted to hold the parade on the First Thursday Event on Thursday, December 5. The parade route is the same as every year. The Mayor announced that the parade will be held at 6:30 p.m. instead of 6:00 P.M. and the Tree Lighting Ceremony will be held at 5:30 p.m. The motion to approve the request for the Christmas Parade on December 5th was made by Council Member Bridge and seconded by Council Member Broderick. All in favor. None opposed. Motion carried.

The Mayor announced that the First Thursday Event this past Thursday had a huge crowd downtown. He said there were so many cars parked downtown, and it's getting better every time.

7. A request to close streets for the Martin Luther King, Jr. Day Parade on January 19, 2020. Motion to approve this request was made by Council Member Siegel and seconded by Council Member Pryor. The motion passed unanimously.

8. A request to close E. Washington Street for the First Thursday Event of each month in 2020 from 5:30 p.m. to 8:30 p.m. by Christan Spires, Tourism Director. Motion to approve this request was made by Council Member Broderick and seconded by Council Member Bridge. All in favor. None opposed. Motion carried.

MINUTES/Page V

At this point, the Mayor announced that we also had the Festivelo here this week in Walterboro. So, we had a lot of cyclists here in town.

COMMITTEE REPORTS:

There were no Committee Reports given.

CITY MANAGER'S REPORT:

1. Recommendation to Award Contract for Construction of Mable T. Willis Boulevard Well.

City Manager Molinari stated that the Utilities Department received bids from three (3) contractors for the construction of a deep well on Mable T. Willis Boulevard that would be capable of yielding more than a 1,000 gallons per minute.

The bids received were as follows:

<u>Contractor</u>	<u>Bid</u>
Pinholster Construction, LLC (Savannah, GA)	\$1,257,897.10
AAA Utility & Construction, LLC (Columbia, SC)	\$1,685,220.06
AC Shultes of Carolina, Inc. (Rocky Point, NC)	\$1,742,805.00

Mr. Molinari pointed out that this project would increase the volume and pressure of the water supplied to the surrounding area and would also enhance fire protection capabilities. He said, the City's engineer, Hybrid Engineering, evaluated the experience of the bidders and found the low bidder, Pinholster Construction, LLC (Savannah, GA) to be qualified and capable of performing the project. Staff recommends awarding the contract to Pinholster Construction, LLC in the amount of \$1,257,897.10.

Mr. Molinari also said, as you are aware, the City was awarded a \$1,000,000 grant from the SC Rural Infrastructure Authority for the project. So, the City's share is \$257,897.10. The contractor has agreed to allow the City to subcontract the clearing of the project site, which will save approximately \$40,000, and the savings will be addressed as a deductive change order once the project has been awarded. The City's share of the project which will be approximately \$217,897.10 will be absorbed into the Enterprise Fund budget and will be reconciled with a later budget amendment at the end of the 2019-2020 fiscal year.

A motion was made by Council Member Pryor to accept staff's recommendation to award the construction contract for the Mable T. Willis Boulevard Well to the low bidder, Pinholster Construction, LLC (Savannah, GA) in the amount of \$1,257,897.10. Council Member Broderick seconded the motion. In discussion the motion, Council Member Siegel asked if staff anticipated that there would be a match for this project. Mr. Molinari responded, yes, when in this current budget, we allocated approximately \$100,000 for design and engineering for this project. The Rural Infrastructure Authority only pays for construction costs. They don't pay for design and engineering. When we were first started ball-parking the project, we were looking at roughly a \$1,000,000 project. The bids that came in were a little bit higher than that. So, we've got enough of a reserve in our Enterprise Fund to absorb the match, and depending on how successful a year we have financially, would dictate how significant of a budget amendment we would have to make at the end of the fiscal year.

The motion then passed with all members voting in favor.

MINUTES/Page VI

EXECUTIVE SESSION:

The Mayor announced that in a moment, he would be asking for a motion to go into Executive Session. And, when I do that, we will be going into Executive Session for:

1. A Discussion of Matters Encouraging the Location or Expansion of Business - Economic Development Incentives.
2. Potential Purchase of Property.
3. Personnel Matter: Mayoral Appointments to Internal/External Committees, Boards and Commissions.

The Mayor then entertained a motion to enter into an Executive Session. Council Member Brown So Moved and Council Member Broderick seconded the motion. The motion passed unanimously.

The meeting then convened into an Executive Session.

At approximately 8:03 P.M., a motion was made by Council Member Pryor to exit Executive Session and return to Open Session. Council Member Bridge seconded the motion. All in favor. None opposed. Motion carried.

The meeting returned to Open Session, and no action was taken as a result of the Executive Session.

There being no further business to consider, a motion to adjourn the meeting was made by Council Member Bridge, seconded by Council Member Bonds. The motion passed unanimously. The meeting adjourned at 8:03 P.M. Notice of this meeting was distributed to all local media, posted on the City's website and the City Hall bulletin board at least twenty-four hours prior to meeting time.

Respectfully,

Betty J. Hudson
City Clerk

MINUTES

A Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, December 3, 2019 at 6:15 P.M. with Mayor Bill Young presiding.

PRESENT WERE: Mayor Bill Young, Council Members: Carl Brown, Judy Bridge, Paul Siegel, Bobby Bonds, James Broderick and Greg Pryor. City Manager Jeff Molinari, Assistant City Manager Hank Amundson, City Clerk Betty Hudson and Attorney Brown McLeod on behalf of City Attorney George were also present. Approximately 12 persons were present in the audience. City Attorney George Cone was absent.

There being a quorum present, the Mayor called the meeting to order and invited everyone to join in the invocation and the Pledge of Allegiance. The Mayor gave the invocation, and Council Member Bonds led the Pledge of Allegiance to our flag.

At this point, the Mayor announced that he would like to take the opportunity to thank Council Member Bonds for his diligent service on City Council and to the citizens of Walterboro. I think that I speak for everybody on Council in thanking him and for being part of this team that has gotten a lot done.

Council Member Bonds then said, the number one thing that I think got accomplished or what I think laid out the most important thing that I have been a part of in the eight years I have been on Council, is bringing on Jeff Molinari. Let me tell you, we are fortunate to have him. He's a good leader and to that extent I feel like Council and the City, particularly is in a better place now than it was when I came on board. Jeff keep doing the good work.

PUBLIC INPUT ON AGENDA ITEMS:

There were no comments or questions raised on agenda items.

NEW BUSINESS:

1. Consideration of Fiscal Year 2020-2021 Budget Calendar

Next, City Manager Molinari told Council that this calendar was pretty much identical to the one we had last year. I have reviewed the proposed budget calendar with all three members of the Budget Committee and they are in favor, and staff asks for Council's favorable consideration.

A motion was made by Council Member Broderick, seconded by Council Member Bridge, to approve the fiscal year 2020-2021 budget calendar. The motion passed with all members voting in favor.

2. Acceptance of the Resignation of Ladson Fishburne from the City Appearance Board

The Mayor pointed out that Ladson Fishburne would become a City Council Member in January. A motion was then made by Council Member Brown to accept the resignation of Ladson Fishburne from the City Appearance Board. Council Member Broderick seconded the motion. All in favor. None opposed. Motion carried.

3. Consideration of 2019 Rice Festival Requests for April 24-25, 2019 by Josh Bell, Chairman Colleton County Rice Festival, including Street Closing Requests and Parade Permit Request, etc.

MINUTES/Page II

A motion granting the 2019 Rice Festival requests for April 24-25, 2019 as submitted was made by Council Member Pryor, seconded by Council Member Siegel and passed unanimously.

COMMITTEE REPORTS:

There were no Committee Reports given.

CITY MANAGER'S REPORT

No City Manager's Report was given.

EXECUTIVE SESSION:

The Mayor then announced that in a moment, he would be asking for a motion to go into Executive Session, and when we do that, we will be going in there to discuss:

1. A Contractual Matter - City Fuel Purchases.
2. A Personnel Matter - Appointment to the Municipal Election Commission.

The Mayor then entertained a motion to enter into an Executive Session. Council Member Broderick So Moved and Council Member Siegel seconded the motion that passed unanimously.

The meeting then convened into an Executive Session.

At approximately 6:51 P.M., a motion was made by Council Member Bridge to exit Executive Session and return to Open Session. Council Member Siegel seconded the motion. All in favor. None opposed. Motion carried.

The meeting returned to Open Session, and a motion was made by Council Member Siegel to appoint Ms. Diane Downey to the Municipal Election Commission. Council Member Pryor seconded the motion that passed with all members voting in favor.

There being no further business to consider, a motion to adjourn the meeting was made by Council Member Bridge, seconded by Council Member Brown. The motion passed unanimously. The meeting adjourned at 6:52 P.M. Notice of this meeting was distributed to all local media, posted on the City's website and the City Hall bulletin board at least twenty-four hours prior to meeting time.

Respectfully,

Betty J. Hudson
City Clerk

Walterboro City Council
Regular Meeting
February 11, 2020

MINUTES

A Rescheduled Regular Meeting of Walterboro City Council was held at City Hall on Tuesday, February 11, 2020 at 6:15 P.M. with Mayor Bill Young presiding.

PRESENT WERE: Mayor Bill Young, Council Members: Carl Brown, Judy Bridge, Paul Siegel, James Broderick, and Ladson Fishburne. City Manager Jeff Molinari, Assistant City Manager Hank Amundson, City Clerk Betty Hudson, and Attorney Brown McLeod on behalf of City Attorney George Cone were also present. Council Member Greg Pryor was absent. There were approximately 22 persons present in the audience.

There being a quorum present, the Mayor called the meeting to order and invited everyone to join in the invocation. The Mayor gave the invocation and Council Member Broderick led the pledge of allegiance to our flag.

PUBLIC INPUT ON AGENDA ITEMS:

There were no public comments made on agenda items.

PUBLIC HEARING:

The Mayor opened a public hearing, duly advertised, to receive public comments on the following proposed ordinances:

1. **Ordinance # 2020-01**, 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 Four Parcels of Land on Benson Street and Klein Street Designated as TMS Numbers: #163-11-00-227, #163-11-00-228, #163-11-00-229, and #163-11-00-230 from Highway Commercial District(HCD) to Central Business District (CBD)

Assistant City Manager Hank Amundson briefed Council on this proposed ordinance. He stated that this rezoning request was made by the County in an effort to undertake a master plan for their planned redevelopment. They are adding a Citizen Service Center for the purpose to retail the frontage where they have those two buildings that were knocked down last year on Jefferies Boulevard. They are requesting to rezone the parcels Central Business District, which allows them to have shared parking, allows them to have a dual lot line building with the interior, and a better fit in growing the downtown area. And it allows them to be in compliance.

No comments or questions were received on Ordinance # 2020-01.

2. **Ordinance # 2020-02**, 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 # 146-00-00-079 into the City of Walterboro, a South Carolina Municipal Corporation

Assistant City Manager Amundson stated that this is the public hearing for the annexation request made by Mr. Victor Barringer, who owns the 53.9 acres out near Exit 57. It is a 100% annexation. The Planning Commission met in January to recommend Interstate Interchange Commercial District (IICD).

There were no comments or questions on Ordinance # 2020-02.

The Public Hearing was closed.

OLD BUSINESS:

MINUTES/Page II

1. **Ordinance # 2020-01**, 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 Four Parcels of Land on Benson Street and Klein Street Designated as TMS Numbers: #163-11-00-227, 163-11-00-228, #163-11-00-229, and #163-11-00-230 from Highway Commercial District(HCD) to Central Business District (CBD), **Second Reading and Adoption**

A motion was made by Council Member Broderick giving Second Reading and Adoption to Ordinance # 2020-01, 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 Four Parcels of Land on Benson Street and Klein Street Designated as TMS Numbers: #163-11-00-227, 163-11-00-228, #163-11-00-229, and #163-11-00-230 from Highway Commercial District(HCD) to Central Business District (CBD). Council Member Brown seconded the motion. All in favor. None Opposed. Motion carried. Council Member Pryor was absent and did not vote.

2. **Ordinance # 2020-02**, 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 # 146-00-00-079 into the City of Walterboro, a South Carolina Municipal Corporation, **Second Reading and Adoption**

A motion was made by Council Member Siegel to give Second Reading and Adoption to Ordinance # 2020-02, 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 # 146-00-00-079 into the City of Walterboro, a South Carolina Municipal Corporation. Council Member Bridge seconded the motion. All in favor. None opposed. Motion carried. Council Member Pryor was absent and did not vote.

NEW BUSINESS:

Under New Business, the following agenda items were approved by motion as follows:

1. A request to hang a banner from March 16-23, 2020 announcing the 7th Annual Smoke in the Boro BBQ Cookoff by Karen Hinen, Smoke in the Boro Administrator. Motion to approve this request was made by Council Member Brown, seconded by Council Member Broderick, with all members voting in favor of the motion. Council Member Pryor was absent and did not vote.
2. A request to hang a banner from May 9-16, 2020 and to place purple ribbons downtown May 10-18, 2020 for the Relay for Life event on May 15, 2020, Jessica Cartroad, Event Lead. The motion to approve this request was made by Council Member Broderick and seconded by Council Member Brown. All in favor. None opposed. Motion carried. Council Member Pryor was absent and did not vote.
3. A request to close Streets for Healthy Heart 5K Walk/Run on February 20, 2020 from 8:00 A.M. to 9:30 A.M. by Rolets Buckner, Unstoppable Sistas Walk Group. A motion was made by Council Member Bridge to approve this request. Council Member Broderick seconded the motion that passed unanimously, except Council Member Pryor was absent and did not vote.
4. A request to close streets for Gold 5K Run/Walk Fundraiser for Tyler Westbury, March 7, 2020, from 8:00 A.M. to 9:00 A.M. by Tansi Crosby. Motion to

MINUTES/Page III

approve this request was made by Council Member Siegel and seconded by Council Member Brown. The motion passed unanimously, except Council Member Pryor was absent and did not vote.

5. A request to close streets for Rice Festival Rice Run (new route), on Saturday, April 25, 2020 by Ashley Rohde, Race Director. Motion to approve this request was made by Council Member Brown, seconded by Council Member Broderick.

In discussing the motion, Council Member Bridge said, since this a new route for the Rice Run, I want to make sure that this has already been approved through our Police Department. Chief Marvin affirmed that he had approved this request. The motion then passed with all members voting in favor, except Council Member Pryor was absent and did not vote.

COMMITTEE REPORTS:

1. Presentation of Awards/Prizes by City Appearance Board to Christmas Decorating Contest Winners

Mr. Dana Chaney, Chairman of the City Appearance Board, along with David Nay, Vice Chairman, was present to present awards/prizes to the home and business Christmas decorating contest winners. Mr. Chaney stated that there was a pretty good turnout for the businesses this year, and only had 3 homes to participate, which is one more than we had last year.

Awards/gifts were presented to the following winners:

1. Business:
1st Place - East Side Carolina Market, 420 E. Washington St.
2nd Place - Thurston's Barbershop, 332 E. Washington St.
3rd Place - Twig, 225 E. Washington Street
2. Home:
1st Place - Michael and Phyllis Shearouse, 306 Woodlawn St.
2nd Place - Sharon Marusich, 220 Woodlawn St.
3rd Place - Gale Doggette, 617 Hampton St.
3. People's Choice
Business: East Main Boutique, 210 E. Washington St.
Home: Sharon Marusich, 220 Woodlawn St.

Mayor Young thanked Mr. Chaney, the City Appearance Board and everyone who participated in the decorating contest. He said, we really appreciate it and it's good to see you all here tonight.

CITY MANAGER'S REPORT:

1. Consideration of Bids Received to Purchase Backup Generators for 300 Hampton Street, 242 Hampton Street, and 100 South Jefferies Boulevard

The City Manager reported that the Public Works Department solicited and bids for the purchase or backup generators for City Hall, the Customer Service Center at 200 Hampton Street and the Walterboro Wildlife Center. The bids received were as follows:

- | | | |
|----|-------------------------|--------------|
| 1. | Yancy Power Systems | \$136,790.64 |
| 2. | Carolina Power Systems | \$141,382.80 |
| 3. | Blanchard Power Systems | \$129,060.00 |

MINUTES/Page IV

Mr. Molinari stated that the low bidder was Blanchard Power Systems at \$129,060.00. As you are aware, the City received a USDA grant, which represents 55% of the total cost to purchase the generators. That share will be \$79,983. The City's required match is 35%, which will be \$58,077. City staff recommends purchasing the generators from Blanchard Power Systems in the amount of \$129,060. The lead time on the generators is anywhere from three to four months and the installation of the three generators is not included in the bid and will be approximately \$15,000. City staff recommends your favorable consideration of this request.

Council Member Brown stated that he had talked with the City Manager and feel comfortable about it, I had some questions, so I move that we award the emergency generators to Blanchard Power Systems for \$129,060. Council Member Broderick seconded the motion that passed with all members voting in favor, except Council Member Pryor was absent and did not vote.

2. 2020 Goals and Objectives

Mr. Molinari reported that this past January, City Council met for two days at the Wampee Conference Center for our annual retreat. Out of those sessions, we came up with the City's Goals and Objectives for 2020, which were as follows:

- **Expand Water and Sewer**
 1. Construct new well on Mable T. Willis Blvd. by July 2020.
 2. Explore additional sources of funding for new trunk line (on-going)
 3. Continue WWTP expansion plans (on-going).
 4. Continue pursuit of funding to maintain water and sewer lines (on-going).
- **Complete Existing Projects**
 1. I-95 Business Loop Project Phase 2 under construction including Jefferies Boulevard light pole conversions to LED by June 2020.
 2. Complete facilities generator projects by July 2020.
 3. Continue search for funding for City Hall upgrades (ongoing).
- **Improve Overall Appearance of City and Its Entryways**
 1. Develop gateway signage in conjunction with Phase 2 of the I-95 Business Loop Project by July 2020.
 2. Develop a plan for gateway landscaping by December 2020.
 3. Adopt a property Remediation Ordinance by July 2020.
 4. Identify properties for nonprofit assistance (ongoing).
 5. Continue redevelopment of downtown (ongoing).
 6. Develop Ireland Creek Master Plan by December 2020.
- **Growth Management**
 1. Identify neighborhoods to annex and do cost-benefit analysis by March 2020.
 2. Work with citizens in donut holes on annexation by June 2020.

MINUTES/Page V

3. Adopt Economic Development Incentive Ordinance by April 2020.
4. Implement zoning for growth management by June 2020.
- Increase Recreational Opportunities
 1. Develop activity list for marketing by April 2020.
 2. Grow Wildlife programming (ongoing).

Mr. Molinari concluding by saying, these are the goals and objectives that City Council had identified before we left the retreat on the Saturday, and if Council is still comfortable with these goals and objectives, I would ask that Council adopt these for 2020.

A motion was made by Council Member Broderick to adopt the listed broad goals and key results for 2020 as presented. Council Member Bridge seconded the motion. All in favor. None opposed. Motion carried. Council Member Pryor was absent and did not vote.

3. Prioritization of 2020 CDBG Funding Requests

Next, the City Manager stated that every year the City is required to submit a priority needs list to CDBG. Pursuant to the goals and objectives adopted by City Council, I recommend the following CDBG priority needs, and there has been a few changes based on the goals and objectives that City Council has identified. He then recommended the CDBG priority needs as follows:

1. Public Infrastructure and Facilities
 - Upgrades of water and sewer lines as needed
 - Other projects as identified
2. Community Enrichment
 - Demolition of properties that are attractive nuisances
 - Adaptive reuse of existing structures
 - Others as identified
3. Special Projects as Identified
 - Trail connector for Wildlife Center and Wildlife Sanctuary
Mr. Molinari said, one of the things that we had talked about with the construction of the Wildlife Center and plans for Ireland Creek, would be to create some connectivity from the back of the Wildlife Center to Ireland Creek to the Wildlife Center, and there are some grants penciled there for us.
 - Other projects as identified.
4. Multiple Activity Neighborhood Improvement Projects
 - Neighborhoods as identified
5. Economic Development projects as identified.

Mr. Molinari pointed out that the top three (3) priorities would be eligible for funding, and staff recommends adoption of these priorities for the CDBG Program.

MINUTES/Page VI

A motion was made by Council Member Brown to adopt the list of priorities for the CDBG Program as recommended. Council Member Broderick seconded the motion that passed unanimously, except Council Member Pryor was absent and did not vote.

4. Recognition of Christan Spires, Tourism Director

At this point, City Manager Molinari stated that it is his pleasure to recognize Christan Spires, our Tourism Director, who will be leaving us in the next couple of weeks. I just wanted to recognize Christan for the great work that she has done for the City. She was instrumental in getting First Thursday up and going and played a really key role in us getting the Wildlife Center opened, and has also in the past couple of months, has already booked a number of events for the wildlife center, which goes well for that operation as we move forward. But as much as we hate to lose her, it's a great opportunity for her and we hope that she continues to work with us. I know we will be calling on her next employer to help us out with some things. I just want to thank Christan for the great work she did for us. Thanks Christan.

Mayor Young congratulated Christan and stated that he had the opportunity to work with Christan on a lot of events. He said, I feel like you just got here, but that is a good opportunity for you.

EXECUTIVE SESSION:

The Mayor announced that in a moment, he would be asking for a motion to go into Executive Session, and Council will be going into Executive Session for a discussion of:

1. Provision of Water and Sewer Service - Lowcountry Regional Airport.
2. Personnel Matters:
 - a. Tourism Director Search.
 - b. Appointment to the Accommodations Tax Advisory Committee.
 - c. Appointments to the City Appearance Board.

The Mayor then entertained a motion to enter into an Executive Session. Council Member Ladson Fishburne then made the motion to enter into Executive Session. Council Member Brown seconded the motion that passed unanimously, except Council Member Pryor was absent and did not vote.

The meeting then convened into an Executive Session.

At approximately 7:48 P.M., a motion was made by Council Member Broderick to exit Executive Session and return to Open Session. Council Member Brown seconded the motion. All in favor. None opposed. Motion carried. Council Member Pryor was absent and did not vote.

The meeting returned to Open Session and a motion was made by Council Member Broderick to appoint Mr. Josh Bell to the Accommodations Tax Committee. Council Member Siegel seconded the motion. All in favor. None opposed. Motion carried. Council Member Pryor was absent and did not vote.

Walterboro City Council
Rescheduled Regular Meeting
February 11, 2020

MINUTES/Page VII

A second motion was made by Council Member Ladson Fishburne to appoint Darlene Allen and Henry Hiott to the City Appearance Board. Council Member Broderick seconded the motion that passed with all members voting in favor, except Council Member Pryor was absent and did not vote.

There being no further business to consider a motion to adjourn was made by Council Member Siegel, seconded by Council Member Bridge and passed unanimously. The Mayor adjourned the meeting at 7:49 P.M. Notice of this meeting was distributed to all local media, posted on the City's website and the City Hall bulletin board at least twenty-four hours prior to meeting time.

Respectfully,

Betty J. Hudson
City Clerk

ORDINANCE # 2020-03

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF WALTERBORO, CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS, ARTICLE I, SECTION 6-1, CODES ADOPTED, ENFORCING OFFICIALS, SO AS TO UPDATE REFERENCES TO THE BUILDING CODE EDITIONS.

WHEREAS, it is the desire of City Council to adopt, in all respects, the various Standard and International Codes relating to building, fire prevention, gas, housing, mechanical, plumbing, swimming pools and electrical; and

WHEREAS, the adoption of these codes is done to facilitate proper inspection activities by the City of Walterboro relating to construction and maintenance of buildings within the City and relating to public safety, health and general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF WALTERBORO, IN COUNCIL ASSEMBLED, that the following amendment to the Code of Ordinances of the City of Walterboro will become effective upon passage of this ordinance:

Chapter 6, Buildings and Buildings Regulations, Article I, Section 6.1 Codes – Adopted; enforcing officials is hereby amended by removing Section 6.1. (a) through (d) in its entirety and replacing it with Section 6.1 (a) through (e) with the following language:

- (a) In compliance with S.C. Code Ann. § 6-9-10, as amended, the City of Walterboro acknowledges its responsibility to enforce the editions of the 2018 International Building, Residential, Fire, Plumbing, Mechanical, Fuel and Gas Code, Existing Building Code, Property Maintenance Code, Swimming Pool & Spa Code, 2009 Energy Code and the ICC A117.1-2017 with South Carolina modifications. All mentioned codes as published by the International Code Council and the 2017 edition of the National Electrical Code, as published by the National Fire Protection Association, which have been duly adopted and modified by the South Carolina Building Codes Council.
- (b) In addition to the building codes named herein and as authorized by S.C. Code Ann. § 6-9-60, the City of Walterboro hereby adopts Annex H (Administration and Enforcement) of the 2017 National Electrical Code, as published by the National Fire Protection Association, Chapter 1 (Administration) of the International Building, Residential, Fire, Plumbing, Mechanical, Fuel and Gas Code, Existing Building Code, 2009 Energy Code, ICC A117.1-2017, and the 2018 International Property Maintenance Code as published by the International Code Council.

- (c) Within the codes adopted above, when reference is made to the duties of certain officials named therein, the official with corresponding duties shall be the responsible official to enforce the provisions of said codes.
- (d) The International Building Code is hereby amended to read as follows:
The Building Board shall consist of five members. Such Board shall be composed of two members who shall be an architect, a general contractor or an engineer, and three members at large from the building industry. The Board shall be appointed by City Council.
- (e) In addition as the various parts of the International Building, Residential, Fire, Plumbing, Mechanical, Fuel and Gas Code, Swimming Pool and Spa Code, Existing Building Code, Property Maintenance Code, 2009 Energy Code, and the ICC A117.1-2017 with South Carolina modifications, current edition, may be amended or revised from time to time in the future by the State of South Carolina, such amendments or revisions are adopted by the City of Walterboro without the necessity of re-enacting and republishing the foregoing provision of this section in its entirety.

ADOPTED, this ____ day of April, 2020.

William T. Young, Jr.
Mayor

ATTEST:

Betty J. Hudson
City Clerk

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

RESOLUTION NO. 2020-R-02

FAIR HOUSING RESOLUTION

WHEREAS, April 11, 2020, marks the 52nd anniversary of the passage of the U.S. Fair Housing Law, Title VIII of the Civil Rights Act of 1968, as amended and the State of South Carolina enacted the South Carolina Fair Housing Law in 1989, that both support the policy of Fair Housing without regard to race, color, national origin, sex, familial status, and disability, and encourages fair housing opportunities for all citizens; and

WHEREAS, the City of Walterboro is committed to addressing discrimination in our community, to support programs that will educate the public about the right to equal housing opportunities, and to plan partnership efforts with other organizations to help assure every citizen of their right to fair housing; and

WHEREAS, the City of Walterboro rejects discrimination on the basis of race, religion, color, sex, national origin, disability and/or familial status in the sale, rental, or provision of other housing services; and

WHEREAS, the City of Walterboro desires that all its citizens be afforded the opportunity to attain decent, safe and sound living environment; and

WHEREAS, April is recognized nationally as Fair Housing Month.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Walterboro, South Carolina does hereby designate April 2020 as being Fair Housing Month, and recognizes the policy supporting Fair Housing by encouraging all citizens to endorse Fair Housing opportunities for all not only during Fair Housing Month but throughout the year.

ADOPTED, this 3rd day of March, 2020 by Walterboro City Council and published on March 26, 2020.

William T. Young, Jr.
Mayor

ATTEST:

Betty J. Hudson
Municipal Clerk

**CITY OF WALTERBORO
POLICY OF
NONDISCRIMINATION
ON THE BASIS OF DISABILITY STATUS,
RACE, COLOR, NATIONAL ORIGIN, SEX, AGE, RELIGION,
LIMITED ENGLISH PROFICIENCY AND FAMILIAL STATUS**

The City of Walterboro does not discriminate on the basis of disability, race, color, national origin, sex, age, religion, limited English proficiency and familial status in the admission, or access to, or treatment or employment in, its federally assisted programs or activities.

Jeffrey P. Molinari, City Manager
City of Walterboro
242 Hampton Street
Walterboro, SC 29488
Telephone Number: 843-782-1011 (Voice)
Or 1-800-735-2905 (TDD)

Has been designated to coordinate compliance with the nondiscrimination requirements contained in the U.S. Department of Housing and Urban Development's (HUD) regulations implementing Section 504 (24 CFR Part 8, dated June 2, 1988).

RESOLUTION NO. 2020-R-03

**A RESOLUTION TO RETRACT PREVIOUSLY GIVEN NOTICE OF CITY'S INTENT TO
TERMINATE THE CITY'S FRANCHISE AGREEMENT WITH COASTAL ELECTRIC
COOPERATIVE, INC.**

WHEREAS, Coastal Electric Cooperative, Inc. ("Coastal Electric") has an electric franchise agreement with the City of Walterboro which became effective on August 10, 2004 (the "Franchise Agreement"); and

WHEREAS, the term of the Franchise Agreement between Coastal Electric and the City of Walterboro is in effect through April 11, 2020, after which it continues year to year unless cancelled by either party; and

WHEREAS, by Resolution No. 2018-R-04, adopted April 3, 2018, the City of Walterboro provided Coastal Electric Notice of Termination of the Franchise Agreement, in order to be able to terminate the Franchise Agreement; and

WHEREAS, the City of Walterboro has determined that it is in the best interests of the City to retract the Notice of Termination of the Coastal Electric Franchise Agreement.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Walterboro, South Carolina in a meeting duly assembled:

1. The Council hereby directs the City Manager to provide Coastal Electric notice of the City of Walterboro's retraction of the previously sent Notice of Termination of the Franchise Agreement.

ADOPTED, this ____ day of March, 2020.

CITY OF WALTERBORO, SOUTH CAROLINA

By: _____
William T. Young, Jr., Mayor

ATTEST:

Betty J. Hudson, City Clerk



Dear Mrs. Betty

Please add the Colleton County Arts Council to the City Council agenda for March 3rd. We are hosting a screening of Variety at the Colleton Civic Center on March 12 and 13. Variety was a showcase of talent in our community in the 70's. We would like to hang a banner from March 3 to 12th.

Thank you

Kim Bridge

Kim Bridge
Director

February 27, 2020

Dear Council,

On behalf of Walterboro Cub Scouts Pack 646, I would like to ask the City of Walterboro City Council if we could have permission to close Forest Hills Road between South Jeffries Boulevard and Ivanhoe Creek Drive on Saturday, April 25, 2020 from 6:00 a.m. until 11:00 a.m. for our Annual Cubmobile Race. This has been a very successful event for Scouting. We anticipate over 15 cars and 60 Scouts and Parents. I would like to thank you in advance for the City of Walterboro supporting the Boy Scouts of America.

Sincerely,

A handwritten signature in black ink, appearing to read "Denise Godley-Givens". The signature is fluid and cursive, with a large initial "D" and a stylized "G".

**Denise Godley-Givens
Committee Chair, Pack 646
Phone: 843-909-0232**

**William Singleton
Cubmaster, Pack 646**

February 27, 2020

Walterboro City Council
242 Hampton Street
Walterboro, SC 29488

Dear Mayor and members of City Council:

The Downtown Walterboro Criterium Committee would like to thank you for your continued support with the Annual Walterboro Criterium. This year's event will be held April 29, 2020.

The Criterium Committee would like to request the following:

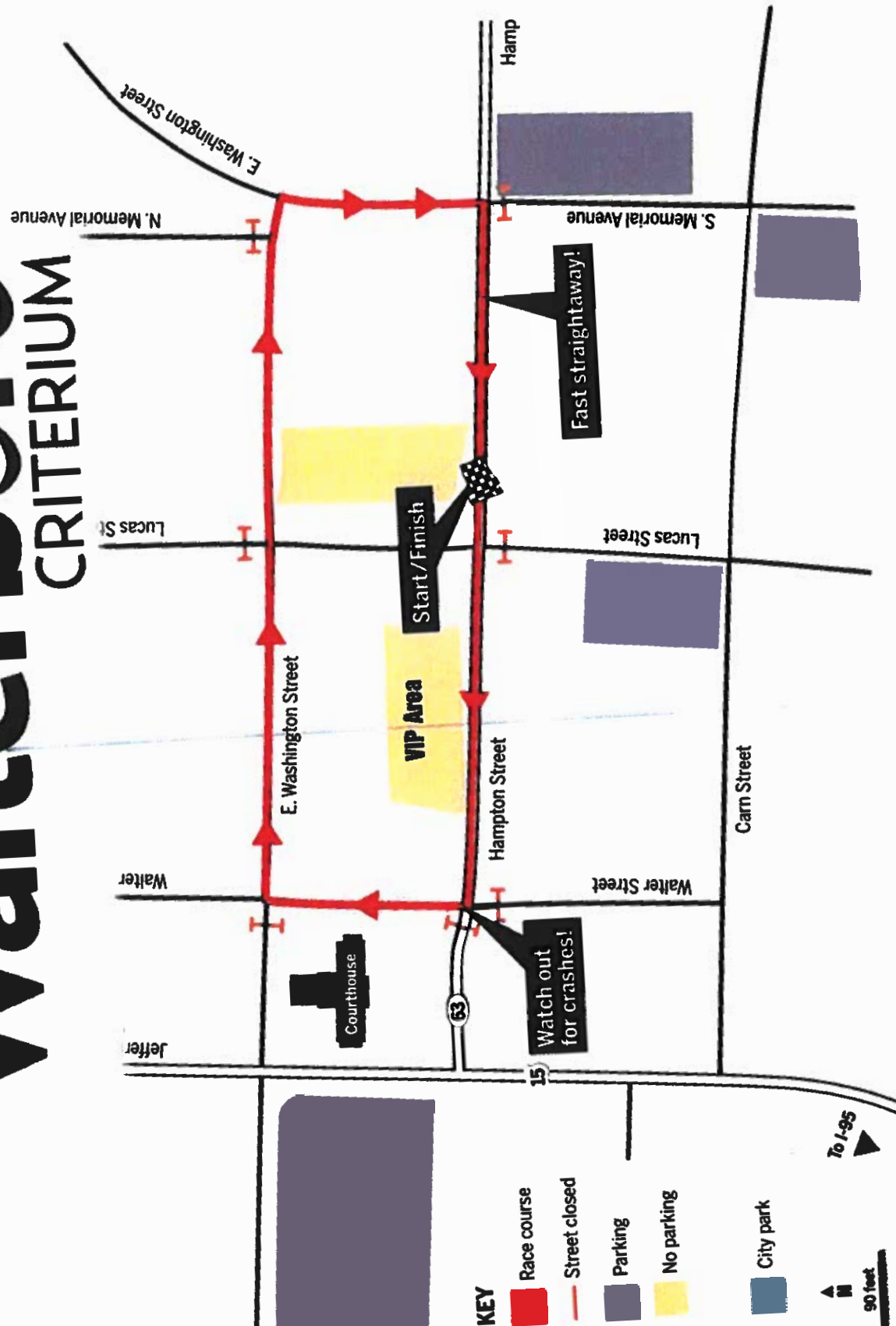
- The City Parking Lot for race registration and the VIP section
- Sidewalk areas on the course
- The Criterium course street closure to begin at 2 pm April 29th and end at 11 pm.
 - Streets include E Washington, Walter, Memorial, and Hampton Streets
 - Course map attached

This event is one of the few professional events held in the State of South Carolina. The City of Walterboro is very fortunate to have the opportunity to host this event. The Criterium Committee appreciates the City of Walterboro's continued commitment.

Thank you,
Christan Spires
Criterium Chair
(843) 908-2169

Walterboro

CRITERIUM





MEMORANDUM

TO: Mayor and City Council
FROM: City Manager
DATE: February 27, 2020
SUBJECT: Request to Approve Water Storage Tank Maintenance Program

The Water Department solicited bids for the long-term maintenance and management of the City's water tanks to include engineering and inspection services, rehabilitation, repair, repainting, inspection, washout, and preventative maintenance of water tanks in the distribution system. The City received proposals from three (3) contractors. Leary Construction did not address the specific requirements listed in the RFP and was disqualified. The bids were as follows:

<u>Contractor</u>	<u>Price</u>
Southern Corrosion (Roanoke Rapids, NC)	\$89,105.00
American Tank Maintenance (Warthen, GA)	\$99,897.00
Leary Construction (Greenfield, IN)	Incomplete Bid

The FY 2019-2020 Water Enterprise Budget has \$113,000.00 allocated for water tank maintenance. Staff recommends awarding the contract to Southern Corrosion (Roanoke Rapids, NC) in the amount of **\$89,105.00**. 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

MEMORANDUM

To: Jeff Molinari
From: Wayne Crosby, Utilities Director
Re: RFP Water Storage Tank Maintenance Program
Date: 2/25/2020

The City of Walterboro's Utilities Department accepted proposals on February 18, 2020 from qualified firms for the contract of long term maintenance and management to include but not be limited to engineering and inspection services, rehabilitation, repair, repainting, inspection, washout, and preventative maintenance of water tanks in the distribution system.

The City received proposals from three (3) companies. One of the three companies did not address specific requirements listed in the RFP and was therefore disqualified. The remaining companies were as follows:

<u>Contractor</u>	<u>Bid</u>
Southern Corrosion	\$89,105.00
American Tank Maintenance	\$99,897.00

Both Southern Corrosion and American Tank Maintenance have the experience and resources that would allow them to complete the project. The low bid was submitted by Southern Corrosion in the amount of \$89,105.00. It is therefore our recommendation to award this contract to Southern Corrosion in the amount of \$89,105.00.

PROPOSED PRICING

Southern Corrosion proposes to perform the services detailed in the RFP as well as outlined in our proposal for an annual cost of \$89,105.00.

The premium quoted includes all current as well as future renovations, repairs involving steel replacement, steel parts, expansion joints, water level indicators, sway rods, manhole covers, gaskets, lighting fixtures and any other components attached to a water tank.

- **Invoicing Options**
 - The service premium may be invoiced monthly, quarterly, semi-annual, or annually.
- **Agreement Summary**
 - The contract is a one (1) year renewable agreement.
 - The City can cancel the maintenance agreement at any time and will only owe the difference between premiums paid as well as the total amount of upfront work completed to the date of cancellation. Termination of the agreement is detailed in the contract document along with the yearly amounts if canceled.
- **Inflation Adjustment**
 - The annual premium will adjust for inflation in accordance with the change in the Consumer Price Index (CPI).
- The premium can adjust (up, down, or stay the same) depending upon the change in the CPI. An adjustment is calculated by subtracting the current CPI and the adjusted new CPI. The adjustment is the difference between the two.

PROJECT SUMMARY

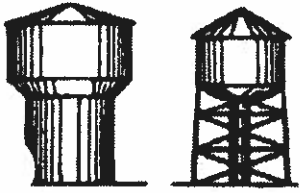
We here at Southern Corrosion look forward to working with you to help the City of Walterboro maintain their water storage facilities. To recap, please see below a brief overview of the services included in this partnership:

1. Perform the necessary maintenance to ensure each water tank is visually appealing, compliant with regulatory standards, renovated in a timely manner, structurally sound, and operating properly.
2. Inspect each water tank to ensure compliance with the South Carolina Department of Health and Environmental Control (SCDHEC), American Water Works Association (AWWA), as well as Environmental Protection Agency (EPA) regulations.
3. Wash out, inspect, and disinfect each water tank BI-ANNUALLY following American Water Works Association (AWWA) C652 Standards, South Carolina Department of Health and Environmental

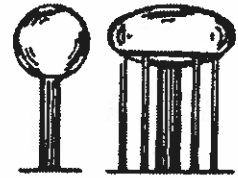
City of Walterboro, SC - Schedule of Work & Fees for Full Service Maintenance Agreement

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
ASTEN TANK 100KG ELEVATED	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Exterior Renovation & Repairs & Washout Inspection	Visual Inspection & Emergency Service	Visual Inspection & Emergency Service	Interior Renovation	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service
	\$10,356	\$10,356	\$10,356	\$10,356	\$10,356	\$10,356	\$10,356	\$10,356	\$10,356	\$10,356	\$10,356	\$10,356	\$10,356
BES STEEL TANK 250KG ELEVATED	INSTALL LOGO ON 2 SIDES & Washout Inspection	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Exterior Renovation & Repairs & Washout Inspection	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Interior Renovation	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service
	\$13,492	\$13,492	\$13,492	\$13,492	\$13,492	\$13,492	\$13,492	\$13,492	\$13,492	\$13,492	\$13,492	\$13,492	\$13,492
BUZZ ALDRIN TANK 500KG ELEVATED	EXTERIOR - INTERIOR RENOVATION INSTALL LOGO ON 2 SIDES	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Exterior Renovation	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service
	\$18,533	\$18,533	\$18,533	\$18,533	\$18,533	\$18,533	\$18,533	\$18,533	\$18,533	\$18,533	\$18,533	\$18,533	\$18,533
BELLS HWY TANK 150KG ELEVATED	INSTALL LOGO ON 2 SIDES & Washout Inspection	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Exterior Renovation & Repairs & Washout Inspection	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Interior Renovation
	\$12,727	\$12,727	\$12,727	\$12,727	\$12,727	\$12,727	\$12,727	\$12,727	\$12,727	\$12,727	\$12,727	\$12,727	\$12,727
MABLE T WILLIS TANK 250KG ELEVATED	INSTALL LOGO ON 2 SIDES & Visual Inspection	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Exterior Renovation & Repairs & Washout Inspection	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Interior Renovation	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service
	\$12,865	\$12,865	\$12,865	\$12,865	\$12,865	\$12,865	\$12,865	\$12,865	\$12,865	\$12,865	\$12,865	\$12,865	\$12,865
RUFFIN TANK 50KG TANK OVALOID	Visual Inspection & Emergency Service	EXTERIOR - INTERIOR RENOVATION	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Exterior Renovation	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service
	\$8,647	\$8,647	\$8,647	\$8,647	\$8,647	\$8,647	\$8,647	\$8,647	\$8,647	\$8,647	\$8,647	\$8,647	\$8,647
SHOP TANK 1MG GROUND STORAGE	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Washout Inspection & Emergency Service	Exterior Renovation	Washout Inspection & Emergency Service	Visual Inspection & Emergency Service	Visual Inspection & Emergency Service	Interior Renovation	Visual Inspection & Emergency Service
	\$23,276	\$23,276	\$23,276	\$23,276	\$23,276	\$23,276	\$23,276	\$23,276	\$23,276	\$23,276	\$23,276	\$23,276	\$23,276
TOTAL FEES 7 TANKS	\$99,897	\$99,897	\$99,897	\$99,897	\$99,897	\$99,897	\$99,897	\$99,897	\$99,897	\$99,897	\$99,897	\$99,897	\$99,897

* The above fees include inflation throughout the 13 year period.



THE LEARY CONSTRUCTION CO., INC.
32 E. PIERSON ST.
GREENFIELD, IN 46140
(317) 462-2100
www.learycc.com



CALL TOLL FREE:
 1-800-428-2323

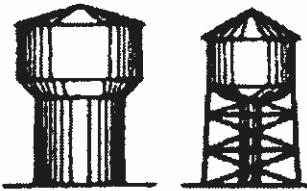
SAMPLE CONTRACT - 10 YEAR WATER TANK PREVENTIVE PROTECTION PROGRAM

THIS AGREEMENT ENTERED INTO BY AND BETWEEN CITY OF WALTERBORO HERE IN AFTER KNOWN AS THE OWNER AND THE LEARY CONSTRUCTION CO., INC. HERE IN AFTER KNOWN AS THE COMPANY.

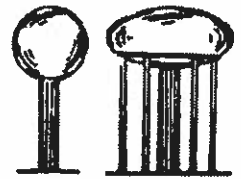
THE OWNER AGREES TO EMPLOY THE LEARY CONSTRUCTION CO., INC. TO SERVICE AND MAINTAIN THE FOLLOWING TANKS LOCATED IN WALTERBORO SC WITH ONE TANK LOCATED IN RUFFIN SC.

THE COMPANY WILL ANNUALLY INSPECT & SERVICE THE TANK BEGINNING 2020. THE INTERIOR & EXTERIOR OF THE TANK WILL BE THOROUGHLY INSPECTED TO ASSURE THAT THE STRUCTURE IS IN SOUND WATERTIGHT CONDITION. THE SCHEDULE OF MAINTENANCE / WORK SCHEDULE IS AS FOLLOWS:

TANK:	Asten 100KG	Bes Steel 250KG	Buzz Aldrin 500KG	Bells Hwy 150KG	Mable T Willis 250KG	Ruffin 50KG	Shop 1MG Ground Tank
Year 1 - 2020	Visual	Washout	INT & EXT Painting	Washout	Visual	Visual	Washout
Year 2 - 2021	Washout	Visual	Visual	Visual	Washout	INT & EXT Painting	Visual
Year 3 - 2022	Visual	Washout	Washout	Washout	Visual	Visual	Washout
Year 4 - 2023	Washout	Visual	Visual	Visual	EXT Painting & Washout	Washout	Visual
Year 5 - 2024	Visual	EXT Painting & Washout	Washout	Washout	Visual	Visual	Washout
Year 6 - 2025	EXT Painting & Washout	Visual	Visual	Visual	Washout	Washout	Visual
Year 7 - 2026	Visual	Washout	Washout	EXT Painting & Washout	Visual	Visual	Washout
Year 8 - 2027	Washout	INT Painting	Visual	Visual	Washout	Washout	EXT Painting
Year 9 - 2028	INT Painting	Visual	EXT Painting & Washout	Washout	Visual	Visual	Washout
Year 10 -2029	Washout	Washout	Visual	Visual	INT Painting	Washout	Visual
Yearly Cost:	\$6,820	\$8,220	\$12,880	\$7,440	\$9,220	\$6,330	\$12,660



THE LEARY CONSTRUCTION CO., INC.
32 E. PIERSON ST.
GREENFIELD, IN 46140
(317) 462-2100
www.learycc.com



SAMPLE CONTRACT - 10 YEAR WATER TANK PREVENTIVE PROTECTION PROGRAM

WORK SCOPES LISTED IN TABLE ABOVE ARE CLARIFIED AS FOLLOWS:

- 1) VISUAL INCLUDES VISUAL INSPECTION REPORT WITH PHOTOS.
- 2) WASH-OUT INCLUDES VISUAL INSPECTION REPORT WITH PHOTOS IN ADDTION TO WASH-OUT.
- 3) INTERIOR PAINTING ALSO INCLUDES WASHOUT AND VISUAL INSPECTION REPORT WITH PHOTOS.
- 4) EXTERIOR PAINTIBNG ALSO INCLUDES VISUAL INSPECTION REPORT WITH PHOTOS.

ALL TANKS WITH EXCEPTION OF RUFFIN TANK ARE LOCATED IN WALTERBORO SC. RUFFIN TANK IS LOCATED IN RUFFIN SC.

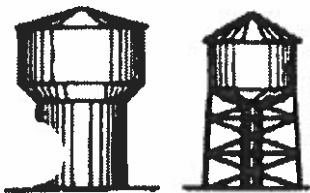
THE COMPANY WILL MAKE ANY AND ALL REPAIRS TO THE TANK AND TOWER THAT ARE NEEDED DURING THE TERM OF THIS CONTRACT. THESE REPAIRS INCLUDE STEEL REPLACEMENT, STEEL PARTS, EXPANSION JOINTS, FLOAT LEVEL INDICATORS, SWAY ROD ADJUSTMENTS, MANHOLES AND OTHER COMPONENT PARTS THEREOF. SUCH AS COVERS, GASKETS, AND LIGHT FIXTURES.

A LOCK WILL BE INSTALLED ON THE ROOF HATCH OF THE TANK TO PREVENT ANY UNAUTHORIZED ENTRY TO THE WATER SUPPLY. THE OWNER AND THE COMPANY WILL RETAIN KEYS TO THE TANK.

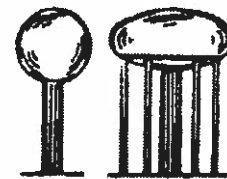
ALL SURFACE PREPARATION AND COATING SHALL BE IN ACCORDANCE WITH ADDENDUM B WATER TANK RENOVATION MINIMUM SPECIFICATIONS AND ADDENDUM WITH CLARIFICATION ATTACHED.

EACH TANK WILL BE EVALUATED WITH PARTICULAR REGARD TO THE INTERNAL AND EXTERNAL STRUCTURAL CONDITION OF THE TANK AND ANY OF ITS APPURTENCES, NEED FOR PAINTING AND CONDITION OF THE FOUNDATION.

ACQUIRING AND THE COST OF PERMITS REQUIRED BY THE STATE OF SOUTH CAROLINA AND CITYOF WALTERBORO IS THE RESPONSIBILITY OF CONTRACTOR.



THE LEARY CONSTRUCTION CO., INC.
32 E. PIERSON ST.
GREENFIELD, IN 46140
(317) 462-2100
www.learycc.com



**SAMPLE CONTRACT - 10 YEAR WATER TANK
PREVENTIVE PROTECTION PROGRAM**

THE COMPANY WILL PROVIDE EMERGENCY SERVICE TO HANDLE ANY PROBLEMS WITH THE TANK AT NO ADDITIONAL COST TO THE OWNER.

THE COMPANY WILL FURNISH RELIEF VALVES TO INSTALL IN THE WATER SYSTEM SO THE OWNER CAN PUMP DIRECT AND MAINTAIN WATER PRESSURE WHILE THE TANK IS BEING SERVICED, IF SUCH VALVES ARE NEEDED.

GENERAL: TANK OWNER TO FURNISH WATER SUPPLY, 110V ELECTRIC CURRENT AND OUTLET AT OR NEAR BASE OF TANK...TANK OWNER WILL PROHIBIT PARKING IN AREAS NEARBY OR ADJACENT TO TANK WHILE WORK IS BEING DONE. TANK OWNER WILL KILL OR PROPERLY SHIELD ALL ELECTRICAL LINES WITHIN 30 FEET OF TANK OR SUPPORTING STRUCTURE. TANK OWNER TO FURNISH DUMPSTER OR CONTAINERS FOR SPENT ABRASIVES.

THE COMPANY WILL FURNISH CURRENT CERTIFICATES OF INSURANCE COVERAGE TO THE OWNER AT THE TIME OF ANY WORK OR UPON RENEWAL OF ANY POLICY.


THE ANNUAL FEES LISTED ON PAGE 1 WILL REMAIN CONSTANT FOR THE FIRST TEN (10) YEARS OF THIS AGREEMENT. IN THE YEAR 2030 AND EACH TEN (10) YEARS THEREAFTER, THE ANNUAL SERVICE FEE WILL BE ADJUSTED TO REFLECT THE CURRENT COST OF THE SERVICE.

IT IS AGREED THAT FUTURE MANDATED ENVIRONMENTAL REQUIREMENTS WHICH CAUSE SIGNIFICANT CHANGES IN THE COST OF TANK MAINTENANCE WILL BE JUST CAUSE FOR MODIFICATION OF THIS AGREEMENT BY EITHER PARTY. THIS CONTRACT DOES NOT INCLUDE THE REMOVAL OF ANY HAZARDOUS WASTE MATERIALS.

CITY OF WALTERBORO, SC

THE LEARY CONSTRUCTION CO., INC.

BY: _____

BY: 

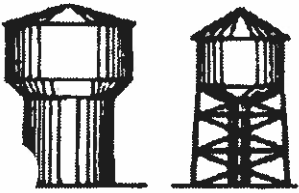
BY: CHARLES A. LEARY

TITLE

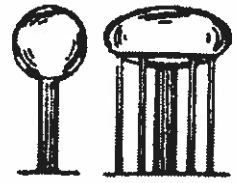
DATE

PRESIDENT
TITLE

FEBRUARY 18, 2020
DATE



THE LEARY CONSTRUCTION CO., INC.
32 E. PIERSON ST.
GREENFIELD, IN 46140
(317) 462-2100
www.learyc.com



10 YEAR WATER TANK PREVENTIVE PROTECTION PROGRAM

THE PROGRAM COVERS ALL COSTS ASSOCIATED WITH THE FOLLOWING:

- 1. TOTAL MAINTENANCE AND UPKEEP OF THE TANK FROM THE DATE THE CONTRACT IS SIGNED.**
- 2. PLANNING AND EVALUATION NEEDED FOR THE SHORT TERM AND LONG TERM MAINTENANCE NEEDS.**
- 3. EXTERIOR SURFACE PREPARATION AND PAINTING.**
- 4. INTERIOR CLEANING AND PAINTING.**
- 5. INTERIOR AND EXTERIOR REPAIRS.**
- 6. THE OWNER SELECTS FINISH COLORS OF TANK.**
- 7. ENSURING THE TANK IS SOUND, WATER TIGHT AND IN WORKING ORDER.**
- 8. LOCKING AND SECURING THE TANK. THIS INCLUDES INSTALLATION OF A LADDER GUARD, IF NEEDED.**
- 9. ANNUAL INSPECTION OF THE TANK.**
- 10. THE HANDLING OF ANY EMERGENCY SERVICE REQUIREMENT NEEDED DURING THE TERM OF THE CONTRACT.**
- 11. ENSURING THE TANK IS IN GOOD WORKING ORDER, SANITARY AND APPRECIATING IN VALUE.**