



**PUBLIC HEARING & REGULAR MEETING OF CITY
COUNCIL**

**APRIL 18, 2019 – 5:30 PM
MUNICIPAL COURTROOM
GEORGETOWN, SOUTH CAROLINA**

1. CALL TO ORDER

Notice of this meeting has been made in accordance with the South Carolina Code of Laws as amended.

MEMBERS PRESENT

Mayor Pro Tempore Rudolph A. Bradley
Council Member Sheldon A. Butts
Council Member Tupelo Humes
Council Member Carol R. Jayroe
Council Member Al Joseph
Council Member Clarence C. Smalls

ABSENT

Mayor Brendon M. Barber, Sr.

ALSO PRESENT

Mr. Carey F. Smith, Interim City Administrator
Mrs. Elise Crosby, City Attorney
Ms. Stephanie Buccione, City Clerk
Mr. Orlando Arteaga, Engineer
Mrs. Debra Bivens, Director of Finance
Mr. Tim Chatman, Streets and Sanitation Manager
Chief Charlie Cribb, Georgetown Fire Department
Mr. Will Gunter, Water Utilities Director
Mr. Alan Loveless, Director of Electric Utilities
Ms. Angela Rambeau, Director of Planning and Community Development
Chief Kelvin Waites, Georgetown Police Department

ABSENT

Mrs. Suzanne Anderson, HR Manager
Mr. Isaac Williams, Fleet Superintendent

MEDIA

Georgetown Times - Mr. David Purtell
GAB News - Mr. Scott Harper

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Pro Tempore Bradley called the Public Hearing and Regular Meeting of City

Council to order at 5:30 p.m. and requested all cell phones or electronic devices be turned off or placed on mute, with the exception of first responders, so as to not interrupt the meeting.

3. PUBLIC HEARING

A. The purpose of the Public Hearing will be to receive comments on the City's proposed redevelopment plan and the construction of public improvements in and around the redevelopment project area.

Mayor Pro Tempore Bradley opened the Public Hearing to receive comments on the City's proposed redevelopment plan and the construction of public improvements in and around the redevelopment project area.

Mayor Pro Tempore Bradley recognized Ms. Lindsay Anne Thompson, an attorney for the Georgetown County School District, wanted to make it clear that the district has submitted their letter of objection, however, they are very interested in negotiating and discussing further adjustments to the plan. They do not want to shut the door on their end of the TIF but they would like to see some negotiations and the City has received their letter with their objections to the TIF.

4. INVOCATION & PLEDGE OF ALLEGIANCE

Council Member Butts rendered the invocation. Council Member Joseph led the Pledge of Allegiance.

5. PUBLIC COMMENTS

Mayor Pro Tempore Bradley opened the Public Comment portion of the meeting and recognized Ms. Betty D. Clark, pastor at Bethel AME Church. Ms. Clark addressed Mayor Pro Tempore Bradley and Council with a concern of a building that was recently demolished near the corner of Broad and Church Streets. Ms. Clark stated that Bethel AME Church is on the corner of Broad and Duke Streets and considers themselves as parties of interest. She was amazed that the building was there one day and gone the next. They would have preferred to been given a notice that the building was going to be demolished. Ms. Clark also stated that as an interested party they would like to be involved in what is going to happen with the empty lot as opposed to what has already happened. Mayor Pro Tempore Bradley informed Ms. Clark that she should keep in contact with Mr. Carey Smith and that he would be able to help her with that information.

Mayor Pro Tempore Bradley recognized Mr. Steve Williams. Mr. Williams addressed Mayor Pro Tempore Bradley and Council expressing that he is also concerned about the same matter as Ms. Clark. Mr. Williams stated that he lives at 424 Broad St. and that it has been in his family for well over 100 years. He was very surprised and concerned to see heavy equipment and leveling of the house because he had not received any notification. Mr. Williams stated that with demolition and destruction that there is air quality, dirt, and other things that are concerning. It would have been a nice gesture to inform the neighbors ahead of time that this was going to

happen. Mr. Williams, like Ms. Clark, is also concerned with what will be going up on that empty lot because it is landscaped as a residential area. He stated that he knows the City is planning on making that area the gateway to Georgetown and that there has been many revisions and improvements with lights and paving of the streets. Mr. Williams asked if the demolition was private or public. Mayor Pro Tempore Bradley directed Mr. Williams to contact Mr. Carey Smith regarding his question and concern.

6. INTRODUCTION OF NEW EMPLOYEES

There were no new employees to introduce.

7. PROCLAMATION

A. Motion to approve proclamation proclaiming the first Tuesday in May as Palmetto Giving Day.

Council Member Joseph moved, seconded by Council Member Humes.

Mayor Pro Tempore Bradley called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Al Joseph, Council Member
SECONDER:	Tupelo Humes, Council Member
AYES:	Bradley, Butts, Jayroe, Joseph, Humes, Smalls
ABSENT:	Barber Sr.

8. HOUSING AND COMMUNITY DEVELOPMENT

A. An ordinance amending Chapter 5, Section VI, Dwellings Unfit for Human Habitation, Sections 5-104, 5-109, & 5-110, Of the City of Georgetown Code Of Ordinances.

Council Member Smalls moved, seconded by Council Member Joseph.

Mayor Pro Tempore Bradley called for the vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Clarence C. Smalls, Council Member
SECONDER:	Al Joseph, Council Member
AYES:	Bradley, Butts, Jayroe, Joseph, Humes, Smalls
ABSENT:	Barber Sr.

B. An Ordinance Amending the City Of Georgetown Zoning Ordinance Article XVIII, Section 1802.1 & 1802.2, For Procedure for Amendments.

Council Member Joseph moved, seconded by Council Member Humes.

Mayor Pro Tempore Bradley called for the vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Al Joseph, Council Member
SECONDER:	Tupelo Humes, Council Member
AYES:	Bradley, Butts, Jayroe, Joseph, Humes, Smalls
ABSENT:	Barber Sr.

- C. Motion to approve an ordinance amending the City of Georgetown Zoning ordinance Article III (definitions), Article VI (use districts), & Article VII, Section 703, (Master Planned District); furthermore renumbering all subsequent sections.**

Council Member Butts moved, seconded by Council Member Joseph. Ms. Rambeau explained that the existing Planned Development requires a minimum of ten acres. This Master Planned District that we are proposing requires a minimum of three acres for residential and five acres for commercial or industrial.

Mayor Pro Tempore Bradley called for the vote.

RESULT:	APPROVED [UNANIMOUS] Next: 5/16/2019 5:30 PM
MOVER:	Sheldon A. Butts, Council Member
SECONDER:	Al Joseph, Council Member
AYES:	Bradley, Butts, Jayroe, Joseph, Humes, Smalls
ABSENT:	Barber Sr.

- D. Motion to approve an ordinance Rezoning Approximately .59 Acres, Located on South Island Road, From Residential (R1) To Planned Development (PD), and Furthermore, Amend The Exterior Boundaries of The Harbor Club PD.**

Council Member Smalls moved, seconded by Council Member Jayroe. Council Member Butts asked if the developer would be responsible for any incidents that may happen in this shared area. Ms. Rambeau responded that during construction the developer would be responsible and after construction is finished that it would be the Homeowners Association's responsibility.

Mayor Pro Tempore Bradley called for the vote.

RESULT:	APPROVED [UNANIMOUS] Next: 5/16/2019 5:30 PM
MOVER:	Clarence C. Smalls, Council Member
SECONDER:	Carol R. Jayroe, Council Member
AYES:	Bradley, Butts, Jayroe, Joseph, Humes, Smalls
ABSENT:	Barber Sr.

9. ADMINISTRATION

A. Motion to approve an ordinance providing for the establishment of a redevelopment project area, the approval of a Redevelopment Plan for the financing of redevelopment projects and other matters related thereto.

Council Member Joseph moved, seconded by Council Member Butts. Council Member Joseph commented that we have all learned about a TIF over the past year. A great amount of work and communication went into this and I just want to thank Administration, the City Attorney, and all of Staff that put in so much work. Council Member Jayroe questioned with the denial as of today from the County and the School District do we need to reassess the budget numbers in section 3A in this TIF where it talks about the amount of improvements. Mr. Smith responded that we would not need to do that. Council Member Jayroe confirmed that it did not state that we have to spend that specific amount of money and that it is fluid. Mr. Smith stated that is correct. Council Member Butts asked if there is a time frame on the County and School District getting back to us. Mr. Smith responded that he met with Mrs. Debra Bivens and Mr. Lawrence Flynn, our Bond Attorney, to discuss developing a proposal to the School District and the County to initiate discussions with them. Council Member Butts asked if there is a time period for getting a proposal out and returned. Mr. Lawrence Flynn explained that in the ordinance presented for approval, it authorizes the City Administrator and the proper officials of the Taxing District to negotiate the terms of an Intergovernmental Agreement with both the County and the School District so there is nothing else that Council will have to do to approve the negotiation. The School District and Council will have to approve the agreement once it is done.

Mayor Pro Tempore Bradley called for the vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Al Joseph, Council Member
SECONDER:	Sheldon A. Butts, Council Member
AYES:	Bradley, Butts, Jayroe, Joseph, Humes, Smalls
ABSENT:	Barber Sr.

10. CITY ADMINISTRATOR REPORT

Mr. Carey Smith reported that the City's first celebration of Earth Day was held this past Saturday and that it was a big success. There was a heavy infusion of volunteers in all the events. Numerous plastic bags were brought in by citizens in exchange for a reusable bag. A respectable amount of electronic waste was collected. Volunteers picked up a sizeable amount of trash around the East Bay boat landing and surrounding areas. To finish off the day, two Crepe Myrtles were planted around the newly constructed restrooms. Volunteers along with others from the community were rewarded with hot dogs. On behalf of everyone that was involved with this event, a huge Thank you was extended out to the City of Georgetown Fire Department for providing tables and chairs, man power, and their fire truck. Also, to

the Public Works Department for their hard work preparing for the day as well as the Housing & Community Development Department for providing support, manpower, suggestions, and encouragement. Our partnership with Liberty Steel was truly a success. Their outreach to the community was a true asset for this event. They helped make it a reality and successful celebration. They provided a number of volunteers and it was a pleasure for the City of Georgetown to work with them.

Mr. Smith reported the visitation campaign via the Police Department to inform all businesses along Front Street that the City will be reinstating the two hour parking enforcement program has been completed and began enforcement this week. We plan to start an RFQ process to select a qualified firm to assist us in addressing the details of a paid parking program. The program would be submitted to the Mayor and City Council for review, approval, and guidance.

Mr. Smith stated the City is in negotiations with Creech & Associates to develop a contract for Architectural and Engineering services within the City of Georgetown for the rebuild project of City Hall. We expect to send them, on behalf of our project team, a response to their contract proposal. We hope to bring a contract to the City Council Regular meeting in May for Mayor and Council to review, consider, and provide guidance. One thing we have found by clearing out the old City Hall for demolition is that we have a significant and growing storage problem for all sorts of records that are in hard copy format. We are moving towards a solution to this by digitizing records. This spring we will be ready to take some steps to reduce the problem as we move toward the design and construction of the new City Hall. Three step are underway, first we have purchased a commercial document scanner that will put the documents into a digital format. Secondly, we have secured a college student through a grant program and partnership with Coastal Carolina who will begin digitizing records in the middle of May. Third, we are working on a strategy on how to achieve a storage organization template for storing the digitized records now and in the future.

11. MINUTES

Motion to approve minutes of January 24, 2019 Special Meeting/Workshop of Georgetown City Council.

Council Member Joseph moved, seconded by Council Member Jayroe.

Mayor Pro Tempore Bradley called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Al Joseph, Council Member
SECONDER:	Carol R. Jayroe, Council Member
AYES:	Bradley, Butts, Jayroe, Joseph, Humes, Smalls
ABSENT:	Barber Sr.

12. OLD BUSINESS

Council Member Joseph stated through multiple conversations with a majority of the businesses and residents along Front Street the parking meter seems to be the biggest topic of conversation in the City right now. He also stated that he has seen an overwhelmingly amount of support with very little push back for the parking meter program.

Council Member Butts stated that during the Budget Retreat in March he made a statement about pay for Mayor and Council. He has spoken to the City Administrator and Finance Director. He requested a feasibility study of areas that are equal in size and type of government as the City of Georgetown to see where we are at and where we need to be. Mayor Pro Tempore Bradley asked Mr. Smith and Mrs. Bivens to honor Council Member Butts request.

Council Member Butts stated that once we got the tennis courts done at East Bay Park we briefly talked about the utilization of those courts by Schools in the Georgetown County School District. There was a discussion that we felt it was necessary to enter into a contract with the School District. Council Member Butts asked that we move forward with a contract with the School District that would reference utilization of the City of Georgetown tennis courts. Mayor Pro Tempore stated that this is a legal issue and presented it to Mr. Smith and the Mrs. Crosby, City attorney.

Council Member Smalls stated that there was cold asphalt used for the bridge repairs going to Maryville and they no longer use the cement. We need to do something in regards to the streets in the City of Georgetown. Council Member Butts stated that it is an epic failure on SCDOT in our area. Mr. Carey Smith stated that they will discuss the issue internally and then approach SCDOT.

Mayor Pro Tempore Bradley stated that he and Council Member Butts attended the Earth Day celebration and noticed there is a need for improvements on the track at East Bay Park. It needs to be resurfaced and made wider. He asked that it be put on the task list. Mr. Smith confirmed that they will evaluate it.

13. NEW BUSINESS

Council Member Butts commented on Mr. Smith's concern regarding a proper way to store records and paperwork within the City. He suggested the Army has a proven process called the MARKS (Modern Army Recordkeeping System) system. They made it a regulated policy. Council Member Butts agreed to share contact information with Mr. Smith. Council Member Butts also stated that the system was developed and proven in 1993 but it is used and shared amongst the branches.

14. DEPARTMENT MONTHLY REPORTS

Mayor Pro Tempore Bradley noted department monthly reports are available to read in the agenda packets.

- A. Human Resources / Risk Management April Monthly Report**
- B. GPD March 2019 Monthly Report**
- C. March 2019 Municipal Court Report**
- D. March 2019 Fire Report**
- E. March 2019 Public Works Department Report**
- F. March 2019 Fleet service Report**
- G. March 2019 Electric Utility Department Report**
- H. March 2019 Water Utilities Report**
- I. March 2019 Engineering Report**
- J. MARCH 2019 PLANNING AND COMMUNITY DEVELOPMENT MONTHLY REPORT**
- K. March 2019 Finance and IT Departments Report**

15. EXECUTIVE SESSION

- A. Motion to enter Executive Session pursuant to Sec 30-4-70(a)(1) to discuss reappointments to the Architectural Review Board and Accommodations Tax/Hospitality Tax Committee; Sec 30-4-70(a)(2) to receive legal advice related to potential resolution of cost overruns and damages to City facilities relevant to 2014-CP-22-0863 and proposed sale of property.**

Council Member Joseph moved, seconded by Council Member Jayroe.

Mayor Pro Tempore Bradley called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Al Joseph, Council Member
SECONDER:	Carol R. Jayroe, Council Member
AYES:	Bradley, Butts, Jayroe, Joseph, Humes, Smalls
ABSENT:	Barber Sr.

- B. Motion to adjourn Executive Session and reconvene Regular Meeting. .**

Council Member Butts moved, seconded by Council Member Humes.

Mayor Pro Tempore Bradley called for the vote.

RESULT:	APPROVED [5 TO 0]
MOVER:	Sheldon A. Butts, Council Member
SECONDER:	Tupelo Humes, Council Member
AYES:	Bradley, Butts, Joseph, Humes, Smalls
ABSENT:	Barber Sr.
AWAY:	Jayroe

C. NO FORMAL ACTION WAS TAKEN IN EXECUTIVE SESSION.

D. City Council may take action on items discussed in Executive Session.

16. APPOINTMENTS

A. Motion to reappoint Kevin Jayroe and Dwayne Vernon to the Architectural Review Board.

Council Member Joseph moved, seconded by Council Member Butts.

Mayor Pro Tempore Bradley called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Al Joseph, Council Member
SECONDER:	Sheldon A. Butts, Council Member
AYES:	Bradley, Butts, Joseph, Humes, Smalls
ABSENT:	Barber Sr., Jayroe

B. Motion to reappoint Teri Britt, Brandy Rogerson, Wendy Carraway, and Keith Wilson to the Accommodations Tax/Hospitality Tax Committee.

Council Member Joseph moved, seconded by Council Member Humes.

Mayor Pro Tempore Bradley called for the vote.

RESULT:	APPROVED [5 TO 0]
MOVER:	Al Joseph, Council Member
SECONDER:	Tupelo Humes, Council Member
AYES:	Bradley, Butts, Joseph, Humes, Smalls
ABSENT:	Barber Sr.
AWAY:	Jayroe

C. Motion to authorize Mayor or City Administrator to execute settlement documents in the ongoing legal case for damage to City Hall and the Fire Station, 2014-CP-22-0836. This will be for a total amount of \$1.35 million and it is a partial settlement which will not resolve alleged cost overrun claims by SCDOT.

Council Member Butts moved, seconded by Council Member Joseph.

Mayor Pro Tempore Bradley called for the vote.

RESULT:	APPROVED [5 TO 0]
MOVER:	Sheldon A. Butts, Council Member
SECONDER:	Al Joseph, Council Member
AYES:	Bradley, Butts, Joseph, Humes, Smalls
ABSENT:	Barber Sr.
AWAY:	Jayroe

17. ADJOURNMENT

A. Motion to adjourn the Regular Meeting of City Council.

Council Member Smalls moved, seconded by Council Member Joseph.

Mayor Pro Tempore Bradley called for the vote.

RESULT:	APPROVED [5 TO 0]
MOVER:	Clarence C. Smalls, Council Member
SECONDER:	Al Joseph, Council Member
AYES:	Bradley, Butts, Joseph, Humes, Smalls
ABSENT:	Barber Sr.
AWAY:	Jayroe

The Regular Meeting was adjourned at 7:15pm.

Stephanie Buccione
City Clerk

Date Approved: 07/25/19