



**SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
OCTOBER 27, 2016 – 4:00 PM
MUNICIPAL COURT COURTROOM
GEORGETOWN, SOUTH CAROLINA**

1. CALL TO ORDER

Notice of this meeting has been made in accordance with the 1976 Code of Laws of South Carolina Freedom of Information Act.

MEMBERS PRESENT

Mayor Jack M. Scoville, Jr.
Council Member Sheldon A. Butts
Council Member Carol R. Jayroe
Council Member Edward S. Kimbrough, Jr.

MEMBERS ABSENT

Mayor Pro Tempore Brendon M. Barber, Sr.
Council Member Al Joseph
Council Member Clarence C. Smalls

ALSO PRESENT

Mr. Paul A. Gardner, City Administrator
Mrs. Elise Crosby, City Attorney
Ms. Ann U. Mercer, City Clerk
Mr. Orlando Arteaga, Engineer
Mr. Tim Chatman, Streets and Sanitation Manager
Mr. Will Cook, Water Utilities Director
Chief Charlie Cribb, Georgetown Fire Department
Mr. Glen Dixon, Fleet Superintendent
Mr. Rick Martin, Building Official/Zoning Administrator
Chief Kelvin Waites, Georgetown Police Department

ABSENT

Miss Suzanne Abed-El-Latif, HR Manager
Mrs. Debra Bivens, Director of Finance
Mr. Alan Loveless, Director of Electric Utilities

MEDIA

Georgetown Times- Mr. Max Hrenda

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Jack M. Scoville, Jr. called the Special Meeting/Workshop of City Council to order at 4:00 PM and requested all cell phones or electronic devices be turned off or placed on mute so as to not interrupt the meeting.

3. PUBLIC HEARING

- A. The purpose of the hearing is to receive citizen input concerning an ordinance adopting the 2016 revision of the Land Use Element of the Comprehensive Plan.**

Mayor Scoville opened the Public Hearing and recognized Brother Willie who told City Council the Plan they adopted 'placed $\frac{3}{4}$ of the lots over there to be substandard.' A petition with over 150 signatures was previously presented indicating they did not want any part of the Plan. He said no bank will lend money to build on a substandard lot. He stated, "The Plan itself says that the City of Georgetown don't care about us." The Public Hearing was concluded.

4. HOUSING AND COMMUNITY DEVELOPMENT

- A. Motion to approve second reading of an Ordinance to Amend Chapter 21, Taxation and Finance, of the Code of Ordinances for the City of Georgetown by Adding Article V, Rehabilitation Tax Incentive Assessment, Sections 21-80 through 21-84.**

Mayor Scoville recognized City Administrator Paul Gardner. Mr. Gardner stated in conversations with County Administrator Sel Hemingway it was noted some of the processes need to be worked out to insure there would be only one assessment on the property and not two different assessments. The County ordinance (Bailey Bill) freezes the taxable assessed value of a property for 10 years and that will remain. Mr. Gardner stated we are duty bound to keep the City's at ten. Councilmember Jayroe asked why we would be bound to stay at 10 years instead of twenty years. Mr. Gardner said the County has indicated they are not setup to handle two different assessments on the same property and would not support that. The County's ordinance has been in effect since the early 90's; however, it has never been used. Council Member Kimbrough also questioned what difference it would make to the County since they have never used the ordinance. Council Member Butts questioned if this is the correct tool to use going forward. He said there are other plans similar to the Bailey Bill that fit Georgetown. Council Member Kimbrough said it is about historic preservation and that is what the Bailey Bill focuses on; properties that are 50 years and older which qualify. This will incorporate the downtown area, the West End and many properties throughout the City. He said we need to determine how to streamline this and make it less complicated. Mayor Scoville said the name of the Statue that authorizes us to do this is the Bailey Bill. We are limited by State law on what our options are. Mrs. Crosby said under State law, 20 years is the maximum. Mayor Scoville asked Mr. Gardner to set up a meeting with the County.

Mayor Scoville moved to postpone Item 4 until the next Regular Meeting...until we can set up this joint meeting with a representative group of County Council. Council Member Butts asked if an expert that is familiar with the Bailey Bill could attend the meeting. Council Member Kimbrough suggested calling the Municipal Association for assistance. Mr. Gardner asked if this could be discussed at the January workshop.

Mayor Scoville moved to postpone until the January workshop, seconded by Council Member Jayroe.

Mayor Scoville called for the question.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jack M. Scoville, Jr., Mayor
SECONDER:	Carol R. Jayroe, Council Member
AYES:	Scoville Jr., Butts, Jayroe, Kimbrough
ABSENT:	Barber Sr., Joseph, Smalls

B. Motion to approve second reading of an ordinance to amend the 2016 revision of the Land Use Element of the Comprehensive Plan for the City of Georgetown.

Council Member Jayroe moved, seconded by Council Member Butts. Mr. Rick Martin said this is a five year review of the Comprehensive Plan. The Plan is comprised of nine elements, Land Use being the first and most important. City staff, the Planning Commission, the Comp Plan subcommittee and Waccamaw Regional have been working together to review and edit the Land Use Element over the past few months. Goal 8 of the proposed revision focuses around the primary and secondary redevelopment areas near the old steel mill and a new mixed-use zoning district. Once the West End Redevelopment Plan has been revised, it will be incorporated into the Comprehensive Plan.

Mayor Scoville called for the vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Carol R. Jayroe, Council Member
SECONDER:	Sheldon A. Butts, Council Member
AYES:	Scoville Jr., Butts, Jayroe, Kimbrough
ABSENT:	Barber Sr., Joseph, Smalls

5. FINANCE

A. Motion to approve second reading of an ordinance to Establish an Application Fee for the Rehabilitation Property Tax Assessment for historic and low and moderate income rental properties in the amount of \$100.00.

Mr. Gardner stated this fee is associated with the Bailey Bill.

Council Member Kimbrough moved to postpone action until the Regular Meeting in February 2017, seconded by Council Member Jayroe.

Mayor Scoville called for the question.

RESULT:	APPROVED [UNANIMOUS] Next: 2/16/2017 5:30 PM
MOVER:	Edward S Kimbrough, Council Member
SECONDER:	Carol R. Jayroe, Council Member
AYES:	Scoville Jr., Butts, Jayroe, Kimbrough
ABSENT:	Barber Sr., Joseph, Smalls

6. WATER UTILITIES

A. Discuss the Wastewater Treatment Plant SBR modifications project change orders.

Mr. Will Cook explained the Change Order from the Engineer totals \$29,000. In April we asked the engineers to look at the disinfection system. These design modifications were in the CIP for next year. The original PER plans were to install a bleach system. A contractor informed us we could construct a gas system. We asked the engineer to look into this and \$14,000 of this amount was his study. He determined we can use gas. When we get back into the design next year for the disinfection system the plan is to request a gas system rather than hypochlorite. The \$14,000 expense will save the City about \$250,000 in capital cost and approximately \$1.5 million in a 20-year lifecycle between the gas and bleach system. Chlorine gas is at the Water Treatment Plant. The Wastewater Treatment Plant has a liquid system which is the most dangerous system you can possibly have. He said this is not used by many and it is what we are trying to get away from. The hypochlorite is the safest system. The other part of the Change Order is the acid feed modification. In 2009 we installed an acid feed system at the Wastewater Treatment Plant due to pH problems which is still on the Consent Order we are under. It was poorly designed and the acid is eating the concrete and the liner around the containment area of the acid tank in peeling. He explained the process that will correct the problems. This Change Order will be presented at the November Council Meeting.

The Change Order on the construction side is associated with SBR #3. When the process began we had no idea what would be found when the ponds were drained. There were some leaks in the bottom of the well which caused a lot of problems and included additional dewatering. In order to seal the leaks a sump was installed to pump out the water, which will help us in the future. Along with a couple of deducts for some electrical work, the Change Order amounts to \$35,390. When Mr. Cook first received the Change Order the amount was \$16,000 higher. He was able to negotiate the price down resulting in cost savings to the City.

The last Charge Order will be the acid feed modification. The City has not received a price as of yet. Mr. Cook anticipates this will be an item at the December Council Meeting.

Mr. Cook said the total budgeted amount including past budgets and next fiscal year is \$3.2 million for the two SBR projects. Currently, with the Change Orders, we are at \$2.8 million. Discussions continued.

7. ENGINEERING

A. Discuss Phase I and Phase II drainage improvement project.

Mr. Orlando Arteaga updated Council on the finances of the project. Because of the funding conditions the project was divided into two phases. Phase I will be partially funded with the CDBG grant and Phase II will be partially funded with the RIA grant. Currently Phase I is budgeted at \$1.7 million and Phase II is budgeted at \$293,000. The City is obligated to contribute mainly towards the engineering fees. AECOM is the engineer of record for Phase I and II. At this point the design fees are within budget and are basically complete. The bid opening was held two weeks ago. Only one bid was received for Phase I from Green Wave Construction for \$1.9 million. Two bids for Phase II were received, one from Green Wave Construction and one from LWI, Inc., with the lowest bid of \$369,000. Estimated construction cost for Phase I was \$1.5 million. Based on the recommendations of CDBG, the contract cannot be awarded because it is over budget and only one bid was received. The lowest bid on Phase II was also over budget. Staff met with AECOM and with the feedback received from CDBG and RIA, the two projects will be rebid. Mr. Arteaga explained the process and said there may be some additional cost on the design fee. Discussions followed.

8. ADMINISTRATION

A. Discuss ordinances needed to create incentives to help spur investments in the City.

Mr. Paul Gardner provided Council a copy of an ordinance from Hartsville, South Carolina. He said they have been very active in providing incentives to generate commercial activity. Their Main Street program has opened 41 businesses in the area. They do have some major corporate benefactors. Currently the City has no mechanism to provide incentives. He requested Council review the ordinance and asked for their input. He suggested that core and general commercial districts should be addressed to propose incentives to generate development and economic interest. Staff could draft and negotiate incentives and bring back to Council for approval.

Mr. Gardner reminded Council of the Christmas party on December 9th. Santee Cooper called to reschedule the date of our retreat for February 24-25, 2017. The Bridge2Bridge run is this weekend with over 500 runners. The City is doing what we can to make this a success. The City has contracted with DOT for storm debris removal. The first wave of the pickup will be for major debris and then a final sweep. The public will be given notice. The City will continue to pick up piles of leaves and pine needles; however the contractors will pick up the large debris. Mr. Gardner said when the lighting is received for the boardwalk a contractor will be hired for the installation. Design work for fire protection on the boardwalk should begin mid November and construction in early 2017. Council Member Butts said the seminar for USDA/Center for Heirs Property was well attended. Another seminar will be held on November 19th at Great St. Stephen Church. He said the information was helpful to the citizens.

Mayor Scoville said the purpose of parking meters downtown is to help the downtown merchants. There is a problem with turnover and meters could help alleviate this. He said any revenue generated from the parking meters over and above the cost would enhance other parking availability such as purchasing land for parking lots, security cameras, and advertising shopping downtown. Council Members Kimbrough and Jayroe suggested enforcing the two hour parking. Discussions followed.

9. ADJOURNMENT

Motion to adjourn the Special Meeting/Workshop of City Council

Council Member Jayroe moved, seconded by Council Member Kimbrough.

Mayor Scoville called for the question.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carol R. Jayroe, Council Member
SECONDER:	Edward S Kimbrough, Council Member
AYES:	Scoville Jr., Butts, Jayroe, Kimbrough
ABSENT:	Barber Sr., Joseph, Smalls

The Special Meeting/Workshop was adjourned at 5:03 PM.

Ann U. Mercer
City Clerk

Date Approved: 11/17/16