PUBLIC HEARING/SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
SEPTEMBER 26, 2019 – 4:00 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 Brendon M. Barber, Sr.
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

ALSO PRESENT
Dr. Sandra E. Yúdice, City Administrator
Mrs. Elise Crosby, City Attorney
Ms. Stephanie Buccione, City Clerk
Mrs. Suzanne Anderson, HR Manager
Mr. Orlando Arteaga, Engineer
Mrs. Debra Bivens, Director of Finance
Mr. Tim Chatman, Streets and Sanitation Manager
Mr. Will Gunter, Water Utilities Director
Chief Charlie Cribb, Georgetown Fire Department
Mr. Alan Loveless, Director of Electric Utilities
Chief Kelvin Waites, Georgetown Police Department
Mr. Isaac Williams, Fleet Superintendent

ABSENT
Ms. Angela Rambeau, Director of Planning and Community Development

MEDIA
Georgetown Times - Mr. Ali Akhyari
GAB News - Mr. Scott Harper

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Pro Tempore Bradley called the Special Meeting/Workshop Meeting of City Council to order at 4:00p.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 citizen input concerning an ordinance authorizing the sale of a portion of the City of Georgetown Operations Complex South.

Mayor Pro Tempore Bradley opened the Public Hearing to receive citizen input. No one appeared to speak for or against an ordinance authorizing the sale of a portion of the City of Georgetown Operations Complex South.

4. SANTEE COOPER PRESENTATION - MR. MARK BONSALL, CEO

Mayor Pro Tempore Bradley introduced Mr. Mark Bonsall, CEO of Santee Cooper. Mr. Bonsall started at Santee Cooper in July 2019. The first project he worked on was reviewing the old business plan and developing a new one. Mr. Bonsall said the new business plan revealed Santee Cooper was in a better financial position than anticipated and will be used in the budget process next year. Mr. Bonsall said prices to customers are stable and have been for a good period of time. Before Mr. Bonsall started at Santee Cooper, he said they had been buying power on the open market which is less expensive than generating it themselves and then passing the savings to customers. Mr. Bonsall stated Santee Cooper remains lower priced than their competitors. Mr. Bonsall reviewed the historical liquidity and debt service coverage data to show Santee Cooper is in a good financial position. Mr. Bonsall presented the highlights of the new business plan including the projected energy mix. Mr. Bonsall explained some of the changes were reducing usage of coal, adding sustainable resources such as solar, battery storage, and working with Central on demand-side programs, ensuring short-term reliability, adding natural gas, and increasing certainty of market purchases of energy and possibly extend natural gas hedges. The projected net savings for these changes compared to the old business plan should be $90-120M per year from 2023-2027 and an average of $170M per year from 2028-2040. Mr. Bonsall said over the next eight years, they plan to cease operations at the Winyah Generating Station because it is not being utilized enough to be economical. Mr. Bonsall said the goal is to move employees to other locations, use retirement options, and retrain employees as necessary. Mr. Bonsall reviewed the five point plan of Santee Cooper, which is, be leaner and greener, reduce debt, reduce emissions, increase use of advanced technology, and keep stable pricing. Council Member Butts asked Mr. Bonsall why Santee Cooper was slow to move toward advanced technology while other energy companies were moving ahead. Mr. Bonsall stated he was not working for Santee Cooper when those decisions were made but he is confident the new business plan will move Santee Cooper in the right direction regarding new technology. Discussions followed.

5. WINYAH AUDITORIUM PRESENTATION - MS. MICHELLE LUSARDI

Mayor Pro Tempore Bradley introduced Ms. Michelle Lusardi, Chair of Winyah Auditorium Board of Directors. Ms. Lusardi stated Winyah is a 501 (c) 3 Nonprofit with approximately $120,000 operating budget. Winyah was incorporated in 2008 in partnership with the City. Ms. Lusardi reviewed a list of the current board members for Winyah Auditorium. Ms. Lusardi explained the former Executive Director embezzled funds that was discovered in April 2016. Ms. Lusardi stated in 2018, the City requested an audit of FY2016-17 and the City withheld funding of $35,000 in FY2017-18. An audit was completed in December 2018 to identify problems. Ms. Lusardi said they implemented rigorous financial policy and procedures. Ms. Lusardi stated the City requested an audit of FY2017-18 and withheld funds of $25,000 from FY2018-19. The City released 75% of FY16-17 funding which was $26,250. Ms. Lusardi said annual audits are scheduled within 180 days of close of fiscal year. The audit for FY2018-19 presented no irregularities or material weaknesses. Ms. Lusardi pointed out the Winyah Auditorium is the only privately managed organization bringing in music events between Myrtle Beach and Charleston. Ms. Lusardi highlighted 75% of the people who attend concerts at the Winyah Auditorium, shop and dine in Georgetown prior to the concert. Ms. Lusardi stated last year they had 16 concerts and 1000 attendees. They renovated the Thom Martin Balcony this summer through donations. Ms. Lusardi requested remaining funds from FY 2017-18, FY 2018-19, and FY 2019-20, which totals $58,750. Ms. Lusardi presented the model for the FY19-20 expenses that total $129,000 and the FY 19-20 projected income model that total $130,000. Ms. Lusardi stated they rely heavily on funding from the City and County to support operating expenses. Ms. Lusardi stated the Winyah Auditorium provides value and contributes significantly to the growth and development to the City of Georgetown. Ms. Lusardi reviewed a summary of the bylaws. Discussions followed.

6. ADMINISTRATION

A. Motion to approve second reading of an ordinance authorizing the sale of a portion of the City of Georgetown Operations Complex South.

Mayor Pro Tempore Bradley moved, seconded by Council Member Butts.

Mayor Barber called for the vote.

RESULT:	**ADOPTED [6 TO 1]**
MOVER:	Rudolph A. Bradley, Mayor Pro Tempore
SECONDER:	Sheldon A. Butts, Council Member
AYES:	Barber Sr., Bradley, Butts, Jayroe, Joseph, Humes
NAYS:	Smalls

B. Motion to authorize the Mayor or his designee to execute the contract for a sale of a portion of the City of Georgetown Operations Complex South, attend the closing, collect the purchase price to deliver to the City Finance Director, and issue a deed or deeds to the buyer for the properties sold.

Council Member Joseph moved, seconded by Council Member Butts.

Mayor Barber called for the vote.

RESULT:	**APPROVED [6 TO 1]**
MOVER:	Al Joseph, Council Member
SECONDER:	Sheldon A. Butts, Council Member
AYES:	Barber Sr., Bradley, Butts, Jayroe, Joseph, Humes
NAYS:	Smalls

C. Motion to approve a Resolution consenting to the inclusion of certain land located in the City within a joint county Industrial and Business Park to be established by Georgetown County, South Carolina and Horry County, South Carolina, and authorizing other matters relating thereto.

Council Member Joseph moved, seconded by Council Member Butts.

Mayor Barber called for the vote.

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

D. Motion to authorize the Mayor and City Administrator to execute an IGA for a Multi-County Industrial & Business Park consistent with the terms of the Resolution.

Mayor Pro Tempore Bradley moved, seconded by Council Member Humes.

Mayor Barber called for the vote.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Rudolph A. Bradley, Mayor Pro Tempore
SECONDER:	Tupelo Humes, Council Member
AYES:	Barber Sr., Bradley, Butts, Jayroe, Joseph, Humes, Smalls

7. FOLLOW UP PRESENTATION OF THE NEW CITY HALL FINANCING

Dr. Sandra Yúdice reviewed three financing options for the new City Hall. The first option, issuance of debt and partial allocation would use GO Bonds in the amount of $1,100,000 with an annual debt service payment of $92,150 for fifteen years. The total approximate interest paid over the life of the loan would be $282,150. The cost of bond issuance would be over $30,000, which is a one-time charge. Fifteen percent of the total cost the new City Hall which is $900,000 would be allocated from the Enterprise Funds. Dr. Yúdice stated option two would be total cost allocation and is the option staff recommends. In this option, there would be no borrowing required, thirty percent of the total cost of the new City Hall would be allocated from the Enterprise Funds, which is $1,727,200. Dr. Yúdice stated thirty five percent of all City employees work in the Enterprise Funds. Option three would entail partial cost allocation and Electric Fund reimbursement. Dr. Yúdice explained the General Fund may borrow $287,200 from the Electric Fund interest free to build the new City Hall. The interest free annual debt service payment would be approximately $55,000 for fifteen years. City Council would approve the terms of the loan through a reimbursement resolution. This option would allow the City to restore Fund Balance to the Electric Fund for future infrastructure improvements. Dr. Yúdice stated option three is not recommended by staff in case the City had an emergency need for funds. Dr. Yúdice reviewed points to consider. If the City's Enterprise Funds were a stand-alone business, they would be responsible for all costs associated with their operation. The allocation of money from the Enterprise Funds to the General Fund is considered shared cost of services provided to generate and collect utility bills and payment, IT cost, accounts payable costs, human resources costs, and general governance costs. All of these functions operate from City Hall. This analysis assumes that at least thirty percent of the cost to rebuild City Hall would be considered an indirect cost to the Enterprise Funds. Dr. Yúdice stated this will brought to Mayor and Council for a vote in October or November Council Meeting. Discussions followed.

8. ADJOURNMENT

A. Motion to adjourn the Special Meeting/Workshop of City Council.

Mayor Pro Tempore Bradley moved, seconded by Council Member Joseph.

Mayor Barber called for the vote.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Rudolph A. Bradley, Mayor Pro Tempore
SECONDER:	Al Joseph, Council Member
AYES:	Barber Sr., Bradley, Butts, Jayroe, Joseph, Humes, Smalls

The Special Meeting/Workshop of City Council was adjourned at 5:40pm.

Stephanie Buccione
City Clerk

Date Approved: 10/17/19