PUBLIC HEARING/SPECIAL MEETING/WORKSHOP
OF CITY COUNCIL
JULY 30, 2015 – 4:00 PM
COUNCIL CHAMBERS
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 Rudolph A. Bradley
Council Member Carol R. Jayroe
Council Member Edward S. Kimbrough, Jr.
Council Member Clarence C. Smalls
Mayor Pro Tempore Peggy Wayne

MEMBERS ABSENT
Council Member Brendon M. Barber, Sr.

ALSO PRESENT
Mr. Chris Carter, City Administrator
Ms. Ann U. Mercer, City Clerk
Miss Suzanne Abed-El-Latif, HR Manager
Mrs. Debra Bivens, Director of Finance
Mr. Will Cook, Water Utilities Director
Mr. Glen Dixon, Fleet Superintendent
Chief Paul Gardner, Georgetown Police Department
Mr. Alan Loveless, Director of Electric Utilities
Mr. Rick Martin, Building Official/Zoning Administrator
Mr. Tee Miller, Assistant to the City Administrator for Economic Development
Chief Joey Tanner, Georgetown Fire Department

MEDIA
Georgetown Times - Ms. Taylor Griffith

2. PUBLIC HEARING

A. The purpose of the Public Hearing will be to receive citizen input regarding annexation of 2 acres of land located on Highway 701, TMS 02-1009-008-01-00, into the corporate limits of Georgetown, SC.

Mayor Jack M. Scoville, Jr. called the Public Hearing/Special Meeting/Workshop of City Council to order at 4:00 PM and opened the Public Hearing to receive citizens input. No one appeared in support of or in opposition to the annexation ordinance and the Public Hearing was concluded at 4:01 PM.

3. HOUSING AND COMMUNITY DEVELOPMENT

A. Motion to approve second reading of an ordinance annexing 2.0 acres of land on North Fraser Street into the corporate limits of the City of Georgetown, South Carolina.

Mayor Pro Tempore Wayne moved, seconded by Council Member Kimbrough. Mayor Scoville asked for comments.

Mayor Scoville called for the question.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Peggy P. Wayne, Mayor Pro Tempore
SECONDER:	Edward S Kimbrough, Council Member
AYES:	Scoville Jr., Bradley, Jayroe, Kimbrough, Smalls, Wayne
ABSENT:	Barber Sr.

B. Motion to approve second reading of an ordinance to rezone 2.0 acres for Georgetown Kraft Credit Union from Residential (R1) to General Commercial (GC); furthermore, encompassing said property into the Design Overlay District for Main Corridors (MCOD).

Mayor Pro Tempore Wayne moved, seconded by Council Member Bradley. Mayor Scoville asked for comments.

Mayor Scoville called for the question.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Peggy P. Wayne, Mayor Pro Tempore
SECONDER:	Rudolph A. Bradley, Council Member
AYES:	Scoville Jr., Bradley, Jayroe, Kimbrough, Smalls, Wayne
ABSENT:	Barber Sr.

4. ADMINISTRATION

A. Motion to authorize the City Administrator to execute the proposed Owner's Consent to Assignment of the City's 2010 Pole Attachment Agreement with Southern Coastal Cable, extended in March 2015, pursuant to Southern Coastal Cable's collateral assignment agreement with Sandhills Bank, contingent upon the City receiving and incorporating the collateral assignment agreement as Exhibit A.

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

Mayor Scoville called for the question.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Rudolph A. Bradley, Council Member
SECONDER:	Peggy P. Wayne, Mayor Pro Tempore
AYES:	Scoville Jr., Bradley, Jayroe, Kimbrough, Smalls, Wayne
ABSENT:	Barber Sr.

5. UPDATE ON REPAIR ESTIMATES FOR CITY HALL AND FIRE STATION #1 AND DISCUSSION ON FUTURE PLANNING

Mr. Chris Carter provided a handout and stated this was discussed at the Council Retreat in January. Two engineering assessments were performed on City Hall and Fire Station #1 last year to evaluate the integrity of the buildings given the fact there may be some subsoil conditions discovered last summer. Crack monitors have been used to monitor the situation. The Kyzer and Timmerman report determined there may be some settling that might occur and foundation damage. In June 2014 initial estimates for building repairs totaled $3.4 million. Mr. Carter received an updated repair cost on June 12, 2015 which is based on 80 percent construction drawings. These estimated repair costs were $3,716,211 for City Hall and $2,843,143 for Fire Station #1. The major escalation in price is the piling. This work requires the contractor to work inside with a roof overhead. There is a requirement to remove walls to install the new foundations. The quote was based on actual working conditions instead of a per linear foot estimate, used in 2014. Also in the earlier report, reasonable unit cost was used but may have been underestimated based on the actual job conditions. The City submitted a claim to South Carolina Municipal Insurance and Risk Fund (SCMIRF) for these repairs, which is outside the actual insured values of both buildings. SCMIRF is working with their two reinsurers, the National League of Cities (NLC) and RSUI Indemnity. The City has not received definite word if the claim will be paid. Mr. Carter spoke with a SCMIRF representative in July who indicated there is no problem with the first $1 million being paid by them and NLC; however, the major reinsurer has not responded. The SCMIRF board is meeting in August and will discuss mediation with the reinsurer. Mr. Carter said the City hopefully expects to receive $5 million from the insurance settlement. With repair costs for the two buildings totaling $6.5 million, which does not include the expense of razing City Hall and Fire Station #1, he asked Council's direction on funding the relocation of the Maryville Station, Fire Station #1 and City Hall. The City has a $3.1 million General Obligation Bond capacity that has not been used for any projects. If Council prefers to include these projects under one umbrella his suggestion was to begin a programming phase of the two fire stations to determine the square footage requirement. This cost, less the demolition cost, would indicate the remaining funds for relocation of City Hall. Mayor Scoville felt we should explore combining City Hall and Fire Station #1 as a unified municipal building rather than building three buildings. Council Member Bradley stated his concern is the necessity and convenience and he does not believe it is necessary to build a new building. He said City Hall is in an ideal location to serve the public and he prefers to repair and not relocate. Council Member Jayroe noted previous discussions included utilizing the Electric Department in some capacity as a part of City Hall and moving the Electric Department to the municipal complex. She said there are other possibilities to keep City Hall in the middle of town. Mayor Pro Tempore Wayne said we've got to know this building is no good. Mr. Carter stated there have been two structural engineer reports and one in-depth cost estimate. Based on the two geotechnical investigations there was damage to the buildings. Council Member Smalls said he prefers the safest and most economical option but does not want to borrow any money, Council Members Kimbrough and Jayroe agreed. Mayor Scoville asked if there is currently money in the budget for the Maryville Fire Station. Mrs. Bivens said there is money to obtain a General Obligation Bond. Mayor Scoville wants to move forward on the Maryville Fire Station. Until the City has the settlement check in-hand we are not doing ourselves a favor by going forth with a plan. Mr. Carter said last year the immediacy of doing this was public safety; however, he is hearing now this is mitigated somewhat. Mayor Scoville said, "It's dangerous, we're not supposed to be here now. We're just waiting for some crack to appear or something and we all go running out the door, but it hasn't happened yet." Time has passed and nothing has really changed much. Council Member Kimbrough referenced a meeting with Kyzer Timmerman when Council was informed it's not a matter of *if* but *when* it's going to happen; especially near the southeast corner of the building. Mayor Scoville directed Chris Carter and Chief Tanner to begin work on the general parameters and specifications of the Maryville Fire Station. **Mayor Pro Tempore Wayne made a motion to appoint Chief Tanner to be in charge of the architect drawing and hiring of an architect. There was no second.**

Mrs. Wayne noted there is a $1 million Community Development Block Grant to build a fire station or purchase fire trucks. The City is aware of this. Mr. Tee Miller has spoken with Sarah Smith and we are pursuing the grant.

6. STATUS REPORT ON PROJECTS

Mr. Carter provided a list of projects and implementation schedules for the General Fund and the Enterprise funds for 2015/2016. When asked about Cherry Street, he noted at the June meeting Mr. Heald reported 80 percent of the drawings had been reviewed. Council Member Kimbrough asked about the five points project. Mr. Carter said next week the work will begin on Fraser Street moving towards the Ice House. There will be some business disruption. Mr. Kimbrough wants to ensure the owners of these businesses are notified. Council Member Bradley asked about the mooring buoys. Mayor Scoville said he has drafted a letter to Mr. Blackmon (owner of Goat Island). According to the Corp of Engineers we cannot secure the permit without his consent. Mr. Bradley asked that the general public be informed as they are not aware of what is precluding this.

7. DISCUSS DIRECTIONAL SIGNAGE

A. Presentation on Directional Signage for Downtown Side Street Businesses.

Mr. Tee Miller stated businesses located on the side streets off Front Street feel that visitors are not aware of their presence. They have moved their sandwich board signs beyond the front of their businesses to try to lure patrons from Front Street. This creates ingress/egress issues which is against the Ordinance that staff must enforce. The City has made a major investment into wayfinding signage. There are five kiosks downtown and vehicular guides; however, the signs do not direct traffic down side streets. These businesses want to attract tourists and the City needs to help all city businesses flourish without favoritism. This should be tourist-based related to restaurants, retail or museums; no professional services. Downtown aesthetics is a sensitive community issue and any proposed solution should complement and not distract from current wayfinding. Several recommendations were discussed to better identify the side streets. This would require amending the ordinance. Council Member Kimbrough noted the City went through a lengthy process cleaning up our signage downtown and throughout the town. "We certainly don't want to do anything to compromise the existing wayfinding signage, but these retailers off the main street deserve our attention just as much as the retailers on the main Front Street." He does not support sandwich board signs. Discussions followed. When asked, Ms. Michele Overton, president of the Georgetown Business Association, suggested the City approve temporary uniform sandwich boards that would list all the names of the businesses on the street and be placed at each side street. She stated the kiosk listing businesses should be updated more frequently. Due to the cost to the City, it is currently updated twice a year. Discussions continued. Ms. Rosalind Wyndham, owner of Atlantic House Restaurant located on Screven Street, expressed her frustrations concerning allowable signage. She advertises weekly in newspapers, pamphlets, and brochures and with the Chamber of Commerce. She said if Georgetown wants the younger generation to move here and open businesses they need to have a place to start a viable business; this would be on the corridors off Front Street and Church Street. She spoke on behalf of businesses presently located in Georgetown and those that want to locate here. Staff will continue to work with the GBA towards a solution that will be presented to City Council.

8. ADJOURNMENT

Mayor Scoville adjourned the Public Hearing/Special Meeting/Workshop at 5:04 PM.

Ann U. Mercer
City Clerk

Date Approved: 09/17/15