



**REGULAR MEETING OF CITY COUNCIL
OCTOBER 17, 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

MEMBERS ABSENT

Mayor Brendon M. Barber, Sr.

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
Ms. Angela Rambeau, Director of Planning and Community Development
Chief Kelvin Waites, Georgetown Police Department

ABSENT

Mr. Isaac Williams, Fleet Superintendent

MEDIA

Georgetown Times - Mr. Richard Caines
GAB News - Mr. Scott Harper

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Pro Tempore Bradley called the Regular Meeting of City Council to order at 5:30p.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. INVOCATION & PLEDGE OF ALLEGIANCE

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

4. PUBLIC COMMENTS

Mayor Pro Tempore Bradley recognized Ms. Talicia McCants. Ms. McCants addressed Council with concern to the discussion on Residential (R5) Zoning in the West End under Old Business on the Meeting's agenda. Ms. McCants stated she was part of the West End Redevelopment Committee that worked on a plan a few years ago that was presented to Council. In July 2018 the West End Redevelopment Committee met with the South Carolina Assessments Team to work on dilapidated homes, code, and other items. The items discussed was presented to Council in October 2018. The Committee has not heard anything back from Council to this date. Ms. McCants requested before any decisions are made that there be a discussion with the parties that were involved in 2018.

Mayor Pro Tempore Bradley recognized Ms. Cynthia Hazel. Ms. Hazel addressed Council with the same concern as Ms. McCants presented. Ms. Hazel stated that she has lived in the West End all of her life and she would not like to see things go back and do something that has already been done. She said that she likes what she sees right now to better the West End and that progress is being made. Ms. Hazel asked Council to take in consideration that they should move forward and not backward.

Mayor Pro Tempore Bradley recognized Ms. Bernadine Keith. Ms. Keith addressed Council with the same concern as Ms. McCants and Ms. Hazel had stated.

Mayor Pro Tempore Bradley recognized Ms. Christine Cribb from Habitat for Humanity. Ms. Cribb addressed Council with a letter from the Executive Director of Habitat for Humanity, Ms. Laura Gassler. Ms. Cribb read the letter that stated concerns with allowing new, not replacement, mobile homes on R5 zoned lots. The letter explained repairs on mobile homes are more costly than stick built homes. Mobile homes are also more expensive to finance and insure compared to stick built homes. Ms. Cribb read as the Habitat for Humanity begins the West End Repair and Revitalization program that Council strongly considers disallowing mobile homes in R5 zoning. Council Member Butts stated that he agrees with everyone that has spoken in front of Council thus far regarding their concerns towards the R5 zoning on the West End in the City of Georgetown. Council Member Butts stated that there is a West End Redevelopment Sub Committee that has been meeting regularly to dive into this matter with effort and understanding there is a process and must go forward. Council Member Butts requested Council to read the West End Redevelopment Sub Committee Plan document if they have not already done so and it is necessary in order to move forward as a community. Mayor Pro Tempore Bradley requested the City Clerk send the documentation on the West End Redevelopment Plan to Mayor and Council.

Mayor Pro Tempore Bradley recognized Ms. Erin Pate, Director of the Georgetown office of the Coastal Conservation League, a non-profit conservation and environmental organization. Ms. Pate stated part of their work promotes the implementation of local, state, and federal energy policy related to renewable energy, energy efficiency, and climate change. Ms. Pate recognized the professional management of Mr. Alan Loveless and the City to reduce peak charges from Santee Cooper. Ms. Pate expressed concern regarding two ordinances that are up for approval on the agenda. Each ordinance involves solar energy. Ms. Pate raised concerns with the zoning ordinance as it is written would cause limitations. She asked Council for discussion and consideration before taking action. Ms. Pate stated the second ordinance pertaining to solar energy that is up for action also has concerns. Ms. Pate stated more than a million South Carolina customers under Dominion and Duke Utilities are not exposed to a monthly fee if they want to use solar energy. Ms. Pate stated that having a monthly fee disincentives people from moving to solar. Ms. Pate suggested the City charge an upfront fee to customers who want to switch over to solar energy to recover any costs that the City would entail. Ms. Pate requested Council delay taking action on the two solar energy ordinances. Mayor Pro Tempore Bradley suggested the concerns regarding solar energy be discussed in a future workshop.

Mayor Pro Tempore Bradley recognized Ms. Marilyn Hemmingway from the Gullah Geechee Chamber of Commerce. Ms. Hemmingway invited City Council, City Administrator, and staff to attend the Gullah Geechee Environmental and Energy Conference being held next Saturday, October 26, 2019 at 10am at the Howard Center. Ms. Hemmingway said the event is to educate and engage citizens. Mr. Hemmingway requested Council reconsider the \$50 fee that would be charged to process billing for solar customers. Mrs. Hemmingway stated they are encouraging Santee Cooper to work with the City of Georgetown and the expertise presented by Coastal Conservation League regarding solar power and how it should be billed. Ms. Hemmingway said on a different topic, she said that she is a resident of the Virginia Heights neighborhood in Maryville. She stated about two years ago property near her neighborhood was cleared and has made her neighborhood visible. She expressed concern with security, property value, and safety because of cracks on the roads and sink holes. Ms. Hemmingway said her neighborhood is unhappy and plans to send a letter to the Army Corps of Engineers letting them know they do not agree with their final decision for the cleared property. Ms. Hemmingway requested Council take into consideration the ordinance that is on the books and that it is not helpful to her neighborhood.

5. INTRODUCTION OF NEW EMPLOYEES

There were no new employees.

6. EXECUTIVE SESSION

Motion to adjourn Regular Meeting and enter into Executive Session pursuant to Section 30-4-70 (a)(1)(2) to discuss appointments to GHA, Construction Board of Appeals, ARB and to receive quarterly legal update from the City Attorney on pending cases, cases adjudicated since last update, and to receive legal advice related to settlement discussions about ongoing portions of 2014-CP-22-863 City of Georgetown v. Republic Contracting, et al. (SCDOT cost overrun claim).

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.

The Regular Meeting adjourned at 5:55pm.

Motion to adjourn Executive Session and reconvene Regular Meeting.

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.

Executive Session adjourned and the Regular Meeting reconvened at 6:40pm.

NO FORMAL ACTION WAS TAKEN IN EXECUTIVE SESSION.

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

Motion in the legal case of the City of Georgetown vs. Republic Contracting that all 2014-CP-22-863 that the Mayor be authorized to execute all settlement documents resolving the costs overrun claim in the amount of \$240,000 paid over three years to South Carolina Department of Transportation.

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, Jayroe, Joseph, Humes, Smalls
ABSENT:	Barber Sr.

Motion to direct the City Attorney to advise counsel in the Multi District Prescription Opiate litigation that the City of Georgetown will remain in the negotiating class for settlement.

Council Member Joseph moved, seconded by Council Member Smalls.

Mayor Pro Tempore Bradley called for the vote.

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

7. PLANNING AND COMMUNITY DEVELOPMENT

- A. Motion to approve second reading of an ordinance amending the City of Georgetown Zoning Ordinance Article III (Definitions), IV (General Provisions), & VII (Use Districts) to add Solar Energy Systems.**

Council Member Jayroe moved, seconded by Council Member Joseph. Council Member Butts requested this motion be postponed until a Special Meeting/Workshop. Mayor Pro Tempore Bradley asked for the motions to be withdrawn. Council Member Jayroe and Council Member Joseph withdrew their motions.

RESULT:	WITHDRAWN
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- B. Motion to postpone second reading of an ordinance amending the City of Georgetown Zoning ordinance Article III (Definitions), IV (General Provisions), & VII (Use Districts) to add Solar Energy Systems until said time of a pending City Council Workshop.**

Council Member Butts moved, seconded by Council Member Joseph. Council Member Joseph requested prior to the said pending City Council Workshop that the City's Planning & Community Development and Electric departments receive input from the Coastal Conservation League and Coastal Carolina University in Georgetown because they have been working on the Solar Energy provision for several years. Council Member Butts requested that Santee Cooper also be included for their input.

Mayor Pro Tempore Bradley called for the vote.

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

C. Motion to approve second reading of an ordinance authorizing lease to Coastal Carolina University for mooring locations.

Council Member Humes moved, seconded by Council Member Joseph.

Mayor Pro Tempore Bradley called for the vote.

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

8. FINANCE

A. Motion to Approve a Five (5) Year Agreement with HTC for Cloud and Managed Services for \$105,880 per year.

Council Member Smalls moved, seconded by Council Member Humes. Mrs. Debra Bivens stated this is the second term the City has entered into contract with HTC. Mrs. Bivens said HTC has been beneficial with the move from City Hall to various temporary offices. Also, the rates have dropped 30% from the first term contract. The second term is for five years. Mr. Jimmy Anderson from HTC explained the IT infrastructure improvements that will be made over the next five years.

Mayor Pro Tempore Bradley called for the vote.

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

9. POLICE

A. Motion to approve purchase from Howard Technology Solutions to purchase 25 Panasonic Toughbook Tablets for the patrol vehicles.

Council Member Smalls moved, seconded by Council Member Butts. Chief Waites explained that this is approved in the budget for \$50,000 but they are working with Finance to get the best interest rate over a three year lease so the yearly costs will be less than \$50,000.

Mayor Pro Tempore Bradley called for the vote.

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

10. ENGINEERING

- A. Motion to approve revised construction bid and make payments to Waccamaw Landscaping & Construction, Inc. for the amount of \$26,745.00 for the installation of new Dog Park fencing and irrigation at East Bay Park. Work includes general conditions, black vinyl coated chain link fence, irrigation, and two bench concrete pads.**

Council Member Jayroe moved, seconded by Council Member Joseph. Mr. Orlando Arteaga reviewed the construction bid.

Mayor Pro Tempore Bradley called for the vote.

RESULT:	APPROVED [5 TO 1]
MOVER:	Carol R. Jayroe, Council Member
SECONDER:	Al Joseph, Council Member
AYES:	Bradley, Butts, Jayroe, Joseph, Smalls
NAYS:	Humes
ABSENT:	Barber Sr.

- B. Motion to approve construction bid and make payments to Green Design and Consultants, Inc. in a not-to-exceed amount of \$49,888. Bid includes metal roof replacement; window repairs and/or restoration; removal of existing plumbing fixtures and accessories and replace with new; install new luxury vinyl tile flooring; install new mirrors, painting of interior walls and ceiling; and install new heat pump.**

Council Member Jayroe moved, seconded by Council Member Humes.

Mayor Pro Tempore Bradley called for the vote.

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

11. ELECTRIC UTILITIES

- A. Motion to approve Second Reading of Ordinance to Add an Interim Rate for Customer-Side Renewable Generation to be Operated in Parallel with the City's Electric Distribution System.**

Council Member Joseph requested this motion be postponed until a pending workshop that coincides with the prior ordinance postponed in this meeting.

RESULT: WITHDRAWN

- B. Motion to postpone second reading of ordinance to add an interim rate for customer-side renewable generation to be operated in parallel with the City's electric distribution system to a pending workshop that coincides with the other ordinance postponed in this meeting.**

Council Member Butts moved, seconded by Council Member Smalls.

Mayor Pro Tempore Bradley called for the vote.

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

12. ADMINISTRATION

- A. Motion to Approve Staff Recommendation on Governance as it relates to the City of Georgetown Winyah Auditorium By-Laws.**

Council Member Jayroe moved, seconded by Council Member Joseph. Dr. Sandra Yúdice reviewed staff recommendations for the Winyah Auditorium by-laws.

Mayor Pro Tempore Bradley called for the vote.

RESULT: APPROVED [5 TO 1]
MOVER: Carol R. Jayroe, Council Member
SECONDER: Al Joseph, Council Member
AYES: Bradley, Jayroe, Joseph, Humes, Smalls
NAYS: Butts
ABSENT: Barber Sr.

- B. Motion to Approve Payment to the City of Georgetown Winyah Auditorium in the Amount of \$33,750.**

Council Member Joseph moved, seconded by Council Member Jayroe.

Mayor Pro Tempore Bradley called for the vote.

RESULT:	APPROVED [5 TO 1]
MOVER:	Al Joseph, Council Member
SECONDER:	Carol R. Jayroe, Council Member
AYES:	Bradley, Butts, Jayroe, Joseph, Smalls
NAYS:	Humes
ABSENT:	Barber Sr.

13. CITY ADMINISTRATOR REPORT

Dr. Yúdice reported an update from the hotel developer. The architectural team has completed the schematic design and is in the construction document phase and will take about ten weeks. The developer recently had their feasibility studies updated and anticipate to close on the property in January 2020 and construction to begin immediately after the demolition in February 2020. Mr. James Canthou requested the lease for a section of property on St. James St. that expires on October 31, 2019 be renewed with the City for another ten years. Dr. Yúdice stated the City will renew the lease for another ten years on the same stipulations but with an increase in rent of \$300-\$400 a year plus 1.5% of the gross annual income for the life of the agreement. Dr. Yúdice said that Mr. Canthou is in agreement with the new lease terms. Dr. Yúdice reported that Creech & Associates will have the schematic design of the new City Hall completed by November 21, 2019. This will be presented at the November 21, 2019 Council workshop. The financing plan for the new City Hall will be brought to the November 14, 2019 Regular Council Meeting for approval. Dr. Yúdice reported Mr. Loveless has tagged a Christmas tree for the City for this year and next year in North Carolina. Dr. Yúdice said staff has had discussions of the City cultivating their own Christmas trees at the Water plant to save money.

14. MINUTES

A. Motion to approve City Council Meeting minutes of August 1, August 15, August 22, September 12, September 19, and September 26, 2019.

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.

15. OLD BUSINESS

A. Discussion on Residential (R5) Zoning in the West End

Council Member Humes said that he wanted this discussion for what the majority of

residents want on the West End. Mr. Humes in regards to mobile homes and what is currently on the corner of Merriman and Emmanuel Street is legal. Mr. Humes stated it is not about allowing mobile homes to be brought in by property owners but it is about what is currently allowed to be brought into the City by property owners. Mr. Humes said the way the R5 is written it is legal to bring in old classroom trailers to be used as modular homes. Mr. Humes questioned if this is allowed than why can't property owners bring in mobile or modular homes. Mr. Humes stated there needs to be a discussion on how property owners can better utilize their property. Council Member Butts stated the West End Redevelopment Sub-Committee was formed within the last four years and started with a document that was approved and signed by Council in 2003. Council Member Butts said that document has expanded into short and long term goals on the redevelopment of the West End. Council Member Butts said that R5 is an item that is addressed at the West End Redevelopment Sub-Committee meetings and is not in favor of it being dissected outside of those meetings because the West End Redevelopment Sub-Committee is currently addressing it and reviewing it thoroughly. Discussions followed.

16. NEW BUSINESS

No new business.

17. DEPARTMENT MONTHLY REPORTS

Mayor Pro Tempore Bradley announced the department monthly reports are included in the agenda for Council's review.

- A. September 2019 Electric Utility Department Report**
- B. Engineering Monthly Report_September 2019**
- C. September 2019 Fire Report**
- D. September 2019 Fleet service Report**
- E. GPD September 2019 Monthly Report**
- F. September 2019 Municipal Court Report**
- G. Planning & Community Development September 2019 Report**
- H. September 2019 Public Works Department Report**
- I. September 2019 Water Utilities Report**
- J. September 2019 Finance and IT Departments Report**

18. APPOINTMENTS

A. Motion to appoint Ms. McManus to the Architectural Review Board.

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 reappoint Mr. Melvin Huell to the Construction Board of Appeals.

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.

C. Motion to reappoint Mr. Kalib Moyer as a Board Member to Georgetown Housing Authority.

Council Member Butts moved, seconded by Council Member Joseph.

Mayor Pro Tempore Bradley called for the vote.

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

19. ADJOURNMENT

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

Council Member Humes moved, seconded by Council Member Joseph.

Mayor Pro Tempore Bradley called for the vote.

RESULT: **APPROVED [UNANIMOUS]**

MOVER: Tupelo Humes, Council Member

SECONDER: Al Joseph, Council Member

AYES: Bradley, Butts, Jayroe, Joseph, Humes, Smalls

ABSENT: Barber Sr.

The Regular Meeting of City Council adjourned at 7:58pm.

Stephanie Buccione
City Clerk

Date Approved: 12/19/19