



**REGULAR MEETING OF CITY COUNCIL
FEBRUARY 21, 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 Brendon M. Barber, Sr.
Mayor Pro Tempore Rudolph A. Bradley
Council Member Sheldon A. Butts
Council Member Tupelo Humes
Council Member Al Joseph
Council Member Clarence C. Smalls

MEMBER PRESENT

Council Member Carol R. Jayroe

ALSO PRESENT

Mr. Carey F. Smith, Interim City Administrator
Mrs. Elise Crosby, City Attorney
Ms. Ann U. Mercer, City Clerk
Mrs. Suzanne Anderson, HR Manager
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
Mr. Isaac Williams, Fleet Superintendent

ABSENT

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

MEDIA

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

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Brendon M. Barber, Sr. called the Regular Meeting of City Council to order at 5:30 PM 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 Sheldon A. Butts rendered the invocation. Council Member Al Joseph led the Pledge of Allegiance.

4. PUBLIC COMMENTS

Mayor Barber opened the Public Comments portion and recognized Mr. Will Moody who addressed City Council concerning agenda items 6A and 6B... R4 text amendment and rezoning on Lincoln Street respectively.

He stated the text change is trying to reach the goal set forth in the 2011 and 2017 Comprehensive Plan and bring multi-family density numbers in line with comparable cities throughout South Carolina. The proposed plan is for apartments for senior housing, 55+, one and two bedroom units, ranging from \$500-\$700 per month. A deed restriction will be placed on the property to insure it will be senior housing for the first 15 years, after which the building will be rehabbed and continue as senior housing for the foreseeable future. The building will be self-contained and safe, all hallways and elevators are inside. The construction will be with quality material, hard plank, brick and architectural shingles. This will bring more affordable housing in the City of Georgetown.

5. INTRODUCTION OF NEW EMPLOYEES

Mr. Carey Smith introduced Mr. Will Gunter as the newly appointed Director of Water Utilities. He has been employed with the City for a number of years.

6. HOUSING AND COMMUNITY DEVELOPMENT

A. Motion to approve second reading amending the Zoning Ordinance Article IV, Section 415.302 & Article VIII, Subsection 15, for Density in the Residential (R4) Zoning District.

Moved by Council Member Smalls, seconded by Council Member Joseph. Mr. Matt Millwood stated the text amendment will increase the density from 10 units per net acre to up to 14 units per net acre. This is in line with Goal 4 of the Housing Element of the City's Comprehensive Plan. The development will be apartments for residents 55 years old and older. A buffer between the east side of the property and the apartments is required. Staff will receive plans for this affordable housing project in August and will notify City Council and the Planning Commission at that time.

Mayor Barber called for the vote.

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

B. Motion to approve second reading of an Ordinance to Rezone Approximately 3 Acres on Lincoln Street from Residential (R2) to Residential (R4).

Moved by Council Member Butts, seconded by Mayor Pro Tempore Bradley. Mr. Millwood stated this coincides with the previous item which will allow for more density.

Mayor Barber called for the vote.

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

C. Motion to proceed with Complaint Petitions from Unfit Dwelling Ordinance.

Moved by Council Member Joseph, seconded by Mayor Pro Tempore Bradley. Mr. Millwood explained procedures are in place to remove dilapidated structures in the City. Two properties are being presented for Council approval, 507 Bonds Street and 209 South Alex Alford Drive. After the property owner receives a Complaint Petition he/she may choose to demolish the structure their self.

Mayor Barber called for the vote.

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

7. ENGINEERING

A. Motion to approve bid for the Cannon Street Sewer Improvement project and to make payments to Lawrimore Construction Inc. in the not-to-exceed amount of \$346,200.

Moved by Council Member Humes, seconded by Mayor Pro Tempore Bradley. Mr. Orlando Arteaga stated the 8-inch sewer main on Cannon Street is severely deteriorated and requires full replacement from Prince Street to near Church Street. The project includes replacement of approximately 1350 lineal feet of 8-inch sewer main, asphalt milling and repaving on Cannon Street.

Mayor Barber called for the vote.

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

8. ELECTRIC UTILITIES

A. Motion to purchase transformers for Front St UG Upgrade Project and make payment in the amount of \$45,998.00 plus tax to Line Equipment Sales of Columbia SC.

Moved by Council Member Joseph, seconded by Council Member Butts. Mr. Alan Loveless stated transformers within this project are being reconfigured and relocated. This, along with the replacement of underground conductors, will provide improved reliability to customers along Front Street. Bids for construction will be opened in two weeks and placed on the March agenda for Council approval. Once the contract is awarded work will begin. Staff will schedule a public meeting and invite all customers who will be affected to discuss plans and give them an idea what to expect throughout the project. Equipment for this project may be stored at the old city hall site.

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, Joseph, Humes, Smalls
ABSENT:	Jayroe

B. Motion to approve amended Agreement with Southeast Power Administration (SEPA).

Moved by Council Member Joseph, seconded by Council Member Butts. The City purchases wholesale power from Santee Cooper; however, a portion comes from the Southeastern Power Administration. SEPA is a federal agency set up to administer the projection and disposition of power generated at hydro reservoirs throughout the southeast. The City has purchased capacity and energy from SEPA for several decades, with the most recent contract revision being executed in 1985. Recently, other customers have changed the amount of capacity and energy they purchase and this required a technical change to our agreement, although this does not affect the amount of power we will be purchasing. Specifically, Section 2.1 now reads that we purchase 2.258491% of the energy produced and the amended agreement states that we will receive a 'ratable apportionment' of energy which ties the amount of energy to our 5300 kw of capacity, which is not changing. Section 2.2 names Santee Cooper as our scheduling agent, since all power to us flows through their transmission system, but the amended agreement now gives us the right to name a

different scheduling agent, with sufficient notice given. The template language has also been updated from 1985 to present.

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, Joseph, Humes, Smalls
ABSENT:	Jayroe

9. CITY ADMINISTRATOR REPORT

Mr. Carey Smith reported (1) Chief Waites was asked by the Bunnelle Foundation and Pathways to Possibilities Committee to coordinate the law enforcement/public safety expo for the first ever Pathways to Possibilities event held in South Carolina. Chief Waites and his staff coordinated with every law enforcement agency in this region to put together the best possible display that would engage our young people. The event took place February 20-21, 2019 at the Myrtle Beach Convention Center. It was a hands-on career expo for 8th graders in public, private and home-schools, as well as at-risk ages 16-24. Over 6,000 children from seven different counties attended. The Georgetown City Fire Department also participated with this event. (2) Demolition of the old city hall is complete. A RFQ was issued to solicit proposals for architectural services for the next step in our construction project. Eleven proposals were received and the project review committee is expected to choose five firms to be interviewed. Ultimately one could be chosen and recommended to City Council for consideration. On another topic relating to the city hall project, when borings took place to search for voids and other issues, the smell and visible evidence of petroleum was detected in the site. Staff decided to have the soil tested prior to construction. A RFQ was issued to seek proposals for a limited Phase II environmental site assessment. (3) Last spring City Council approved a MOU with Project Vista. The developer currently estimates the cost of planning, designing, acquiring, construction and completing the project to be approximately \$15 million and result in the hiring of 15 employees. City Council's Resolution dated April 19, 2018, authorized the execution and delivery of an MOU dated April 24, 2018 that establishes a framework for incentives and development associated with the developer's proposed business. Although, the MOU expired November 20, 2018, its terms are still in effect, and the parties are working to develop the project and have determined to amend, ratify and extend the document under the same terms passed in April 2018. This will be placed on the agenda for the March 21 Council Meeting.

Council Member Butts asked for updates on the TIF District overlay. Mr. Smith said the Public Hearing notice letters were prepared today to be sent to the School District and Georgetown County on Monday. Discussions continue with both agencies.

10. MINUTES

Motion to approve minutes of December 20, 2018 Special Meeting and December 20, 2018 Regular Meeting.

Moved by Council Member Smalls, seconded by Council Member Joseph.

Mayor Barber called for the vote.

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

11. OLD BUSINESS

Council Member Smalls and Council Member Butts questioned if any action has been taken concerning the condition of the roadway on the bridge crossing the Sampit River. Mr. Smith said staff has contacted DOT and he will follow up and inform Council of the findings.

12. NEW BUSINESS

No new business.

13. DEPARTMENT MONTHLY REPORTS

Mayor Barber stated the department monthly reports are available for review in the agenda.

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

14. EXECUTIVE SESSION

Motion to adjourn Regular Meeting and enter Executive Session pursuant to Section 30-4-70 (a)(2) to receive annual legal update from the city attorney on pending cases and cases adjudicated since the last update.

Moved by Council Member Humes, seconded by Council Member Joseph.

Mayor Barber called for the vote.

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

The Regular Meeting adjourned at 6:10 pm.

Motion to adjourn Executive Session and reconvene Regular Session.

Moved by Council Member Humes, seconded by Council Member Joseph.

Mayor Barber called for the vote.

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

Executive Session adjourned and the Regular Meeting was reconvened at 6:42 pm.

Mayor Barber stated no formal action was taken in Executive Session.

COUNCIL MAY TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION.

15. ADJOURNMENT

Motion to adjourn the Regular Meeting of City Council

Moved by Council Member Joseph, seconded by Council Member Humes.

Mayor Barber called for the vote.

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

The Regular Meeting adjourned at 6:42 pm.

Ann U. Mercer
City Clerk

Date Approved: 05/16/19