



Georgetown City Council

2222 Highmarket St.
Georgetown, SC 29440

Regular Meeting

~ Minutes ~

Thursday, February 15, 2024

5:30 PM

Municipal Courtroom

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 Carol Jayroe
Mayor Pro Tempore Jim Clements
Council Member Bruce Carl
Council Member Erin Ethridge
Council Member Jimmy Morris
Council Member Tamika Williams-Obeng

MEMBERS ABSENT

Council Member Jonathan Angner

ALSO PRESENT

Mrs. Elise Crosby, City Attorney
Mr. Scott Whittier, City Administrator
Ms. Stephanie Buccione, City Clerk
Mr. Nick Ard, IT Technician
Mrs. Cindy Thompson, Public Information Officer
Ms. Amy Skidmore, Georgetown Fire Department Office Manager
Chief Charlie Cribb, Georgetown Fire Department
Chief William Pierce, Georgetown Police Department
Mr. Ryan Call, Building Inspector
Mr. Orlando Arteaga, City Engineer
Mrs. Kathy Vermeland, Finance Director
Mrs. Natrona Simmons, Public Works Manager
Mr. Peter Gaytan, Planning & Community Development
Ms. Kara Hamilton, Human Resources Manager
Mr. Ryan Courtemanche, Electric Utility Manager
Mr. Chris Mullis, Water Utilities Manager
Mr. Isaac Williams, Fleet Superintendent

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Carol Jayroe called the Regular Meeting of City Council to order at 5:30pm 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 Ethridge introduced Rev. Keith Wall to render the invocation and Mr. Donnie Volures to lead the Pledge of Allegiance.

4. PUBLIC COMMENTS ON CURRENT AGENDA ITEMS

Mayor Jayroe recognized Mr. Fred Hoelscher. Mr. Hoelscher said he and his wife have operated a Bed & Breakfast in the city since 1999. He questioned how many short term rentals are operating in the city and how are they currently regulated. He stated there are 17 short term rentals in the city listed on Airbnb. Mr. Hoelscher asked who would manage the short term rental regulations.

5. INTRODUCTION OF NEW EMPLOYEES

None

6. PLANNING AND COMMUNITY DEVELOPMENT**A. Motion to approve second reading of an ordinance amending Article VI of Chapter 5 of the Code of Ordinances for the City of Georgetown “Dwellings Unfit For Human Habitation” at Sections 5-103, 5-104, and 5-110.**

Mayor Pro Tempore Clements moved, seconded by Council Member Carl.

Mayor Jayroe called for the vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Clements, Mayor Pro Tempore
SECONDER:	Bruce Carl, Council Member
AYES:	Clements, Morris, Obeng, Ethridge, Carl, Jayroe
ABSENT:	Jonathan Angner

B. Motion to approve first reading of an ordinance for the Short Term Vacation Rental Text Amendment for Article III: Definitions, Article IV: general Provisions, and Article VII: Provisions Governing Use District.

Council Member Obeng moved, seconded by Mayor Pro Tempore Clements.

Mayor Jayroe called for the vote.

RESULT:	APPROVED [UNANIMOUS]	Next: 3/21/2024 5:30 PM
MOVER:	Tamika Williams Obeng, Council Member	
SECONDER:	Jim Clements, Mayor Pro Tempore	
AYES:	Clements, Morris, Obeng, Ethridge, Carl, Jayroe	
ABSENT:	Jonathan Angner	

C. Motion to approve a contract in the amount of \$ 12, 450 for the software Forerunner and award contract to Forerunner.

Mayor Pro Tempore Clements moved, seconded by Council Member Obeng.

Mayor Jayroe called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jim Clements, Mayor Pro Tempore
SECONDER:	Tamika Williams Obeng, Council Member
AYES:	Clements, Morris, Obeng, Ethridge, Carl, Jayroe
ABSENT:	Jonathan Angner

7. FINANCE

A. Motion to uphold the suspension and revoke the Business License for Mingz Bar and Grill.

Mayor Pro Tempore Clements moved, seconded by Council Member Morris.

Mayor Jayroe swore in Ms. Gillian Davis, the city's Revenue Manager and Business License Official. Ms. Davis stated a letter was sent to Ms. Monta Moore, owner of Mingz Bar and Grill, stating their business license is suspended due to the business engaging in unlawful activity or nuisance. Ms. Davis said the Police department responded to over 60 calls for service in a 10 month period. Staff Sgt. Cribb stated the business owner was trying to obtain security but could not afford it. Chief Pierce and Staff Sgt. Cribb gave a brief summary of the service calls that the Police department had received. Mayor Jayroe recognized Ms. Monta Moore and swore her in. Ms. Moore stated she is the owner of Mingz Bar and Grill and it has been in business since 2015. Ms. Moore said she received a report that listed 47 calls were received over the 10 month period. She said one of the calls received was on a day her business was not open. She stated most calls are for activity that is going on in the parking lot and not inside the business. Ms. Moore stated she has put no trespassing signs and cameras up outside of her business.

Mayor Jayroe called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jim Clements, Mayor Pro Tempore
SECONDER:	Jimmy Morris, Council Member
AYES:	Clements, Morris, Obeng, Ethridge, Carl, Jayroe
ABSENT:	Jonathan Angner

8. ENGINEERING

A. Motion to approve acquisition of water utility easement located at 615 Front Street (currently The George Hotel).

Mayor Pro Tempore Clements moved, seconded by Council Member Morris.

Mayor Jayroe called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jim Clements, Mayor Pro Tempore
SECONDER:	Jimmy Morris, Council Member
AYES:	Clements, Morris, Obeng, Ethridge, Carl, Jayroe
ABSENT:	Jonathan Angner

B. Motion to authorize the city administrator and city attorney to negotiate and execute a Memorandum of Understanding and proposed Consent Order to resolve case no. 2023-CP-22-0768 as to John C. and Patricia C. Burgess, and to subsequently bring an easement back to City Council for consideration by ordinance.

Mayor Pro Tempore Clements moved, seconded by Council Member Morris.

Mayor Jayroe called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jim Clements, Mayor Pro Tempore
SECONDER:	Jimmy Morris, Council Member
AYES:	Clements, Morris, Obeng, Ethridge, Carl, Jayroe
ABSENT:	Jonathan Angner

9. ADMINISTRATION

A. Motion to re-affirm the use of the Design-Build contracting method and to solicit statement of qualifications and fee proposals from qualified contractors to perform renovations at the former Liberty Steel Headquarters building located at 420 S. Hazard Street in accordance with Section 2-187 of the City's procurement policy.

Mayor Pro Tempore Clements moved, seconded by Council Member Carl.

Mayor Jayroe called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jim Clements, Mayor Pro Tempore
SECONDER:	Bruce Carl, Council Member
AYES:	Clements, Morris, Obeng, Ethridge, Carl, Jayroe
ABSENT:	Jonathan Angner

10. CITY ADMINISTRATOR REPORT

Mr. Whittier recognized the Arts & Cultural commission for their diligent work on getting the city designated as a South Carolina Cultural District. He said the South Carolina Arts Commission approved the application. He stated the Cultural District covers the Historic District and the West End. He said this will boost tourism and open up more grant opportunities for the city. Mr. Whittier stated the City of Georgetown has been selected to receive pro-bono technical support for Canopy Mapping. He said several years ago staff met with members of the SC Forestry Commission to discuss urban forestry in Georgetown. He stated the SC Forestry Commission is part of the Green Infrastructure Center (GIC) and the other entities are Virginia Department of Forestry and Georgia Forestry Commission. Mr. Whittier said the GIC receives funding from the US Forest service to conduct studies to determine threats and design resiliency plans with municipalities. He stated the work from the GIC will help Georgetown manage our urban and community forest. He said more details about the project will be forthcoming in the next couple of weeks.

11. MINUTES

A. Motion to approve minutes of October 19, 26; November 9, 16; and December 21 Council Meetings.

Council Member Obeng moved, seconded by Council Member Morris.

Mayor Jayroe called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tamika Williams Obeng, Council Member
SECONDER:	Jimmy Morris, Council Member
AYES:	Clements, Morris, Obeng, Ethridge, Carl, Jayroe
ABSENT:	Jonathan Angner

12. OLD BUSINESS

Council Member Morris requested Mr. Arteaga to give an update on the Bobby Alford building project. Mr. Arteaga stated they are awaiting for the contractor to submit their proposal that is due by tomorrow.

13. NEW BUSINESS

Council Member Obeng stated it is Black History Month and to make note of the African Americans who contributed in the community. She said to celebrate the contributions made by many African American business owners, educators, law enforcement, and other significant contributors. Mayor Jayroe stated a group is working with Mr. Al Joseph to place a historical marker honoring Mr. Joseph Rainey in Rainey Park.

Council Member Morris thanked the Police department for the trade location initiative. He said it will help people who partake in online commerce to feel safe.

14. DEPARTMENT MONTHLY REPORTS

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

- A. Electric Department Monthly Report
- B. Engineering Department Monthly Report
- C. Fire Department Monthly Report
- D. Fleet Service Monthly Report
- E. Municipal Court Monthly Report
- F. Planning and Community Development Monthly Report
- G. Police Department Monthly Report
- H. Public Works Monthly Report
- I. Risk Management Monthly Report
- J. Water Utilities Monthly Report
- K. Finance and IT Department Monthly Report

15. PUBLIC COMMENTS ON CITY SERVICES, BUSINESS, OR OTHER CITY MATTERS NOT ON THE AGENDA

Mayor Jayroe recognized Mr. Wesley Gibson. Mr. Gibson said he is saddened that the shrimp industry will be gone in Georgetown. Mr. Gibson requested assistance for the shrimp boats. Mr. Gibson stated he thought it was wrong for a council member to bring up a former council member's name in a public forum and state they owe the city money. He said it should have been addressed and investigated outside of the council meeting. Mr.

Gibson requested the council member make a public apology to the former council member.

Mayor Jayroe recognized Mr. Henry Milton. Mr. Milton stated he did not want an apology for the incorrect information that was said about him at last month's meeting but an apology should be made to the people in the city. He said people that know him would know that he did not cash a check from the city before a meeting. He said during his four years on council, he would donate his paycheck to senior citizens or a non-profit organization.

Mayor Jayroe recognized Mr. Sheldon Butts. Mr. Butts stated there should be the same consideration regarding dilapidated commercial business buildings as what is in place for dilapidated residential structures. He said the dilapidated commercial business building owners are well to do and have deep pockets and there is no reason why they shouldn't be handled in the same manner as the dilapidated residential structure process.

16. EXECUTIVE SESSION

- A. Motion to adjourn Regular Meeting and enter into Executive Session pursuant to Section 30-4-70(a) (1)(2) and (5) to discuss and receive legal advice regarding the potential purchase of property; to discuss economic development incentives regarding the location of a business to be served by the City; to receive quarterly legal update from the city attorney on pending cases and cases adjudicated since last update; to receive legal advice related to pending litigation 2023-CP-22-0768; and to discuss appointments/reappointments to the City Boards/Commissions.**

Council Member Morris moved, seconded by Mayor Pro Tempore Clements.

Mayor Jayroe called for the vote.

The Regular Meeting adjourned at 6:25pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jimmy Morris, Council Member
SECONDER:	Jim Clements, Mayor Pro Tempore
AYES:	Clements, Morris, Obeng, Ethridge, Carl, Jayroe
ABSENT:	Jonathan Angner

- B. Motion to adjourn Executive Session and reconvene Regular Meeting.**

Mayor Pro Tempore Clements moved, seconded by Council Member Ethridge.

Mayor Jayroe called for the vote.

Executive Session adjourned and the Regular Meeting reconvened at 7:40pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jim Clements, Mayor Pro Tempore
SECONDER:	Erin Ethridge, Council Member
AYES:	Clements, Morris, Obeng, Ethridge, Carl, Jayroe
ABSENT:	Jonathan Angner

- C. **NO FORMAL ACTION WAS TAKEN IN EXECUTIVE SESSION.**
- D. **City Council may take action on items discussed in Executive Session.**

17. APPOINTMENTS

- A. **Motion to reappoint Susan Lumpkin to the Arts & Cultural Commission.**

Council Member Morris moved, seconded by Mayor Pro Tempore Clements.
Mayor Jayroe called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jimmy Morris, Council Member
SECONDER:	Jim Clements, Mayor Pro Tempore
AYES:	Clements, Morris, Obeng, Ethridge, Carl, Jayroe
ABSENT:	Jonathan Angner

- B. **Motion to appoint Neil Lareau to the Architectural Review Board.**

Mayor Pro Tempore Clements moved, seconded by Council Member Morris.
Mayor Jayroe called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jim Clements, Mayor Pro Tempore
SECONDER:	Jimmy Morris, Council Member
AYES:	Clements, Morris, Obeng, Ethridge, Carl, Jayroe
ABSENT:	Jonathan Angner

- C. **Motion to reappoint Debra Smalls to the Architectural Review Board.**

Council Member Carl moved, seconded by Council Member Obeng.

Mayor Jayroe called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bruce Carl, Council Member
SECONDER:	Tamika Williams Obeng, Council Member
AYES:	Clements, Morris, Obeng, Ethridge, Carl, Jayroe
ABSENT:	Jonathan Angner

18. ADJOURNMENT

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

Council Member Carl moved, seconded by Mayor Pro Tempore Clements.

Mayor Jayroe called for the vote.

The Regular Meeting adjourned at 7:45pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bruce Carl, Council Member
SECONDER:	Jim Clements, Mayor Pro Tempore
AYES:	Clements, Morris, Obeng, Ethridge, Carl, Jayroe
ABSENT:	Jonathan Angner