



**REGULAR MEETING OF CITY COUNCIL
JANUARY 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 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

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
Mr. Will Cook, Water Utilities Director
Chief Charlie Cribb, Georgetown Fire Department
Mr. Alan Loveless, Director of Electric Utilities
Mr. Rick Martin, Building Official/Zoning Administrator
Ms. Angela Rambeau, Planning Director/Economic Development
Chief Kelvin Waites, Georgetown Police Department
Mr. Isaac Williams, Fleet Superintendent

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

Mayor Pro Tempore Rudolph A. Bradley 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 9E and 9F, 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 place 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, hardiplank, brick and architectural shingles. This will bring more affordable housing in the City of Georgetown.

Mayor Barber recognized Mr. Bob Martin who addressed City Council concerning agenda item 9A, correct a scrivener's error on the zoning map. He said Country Club Estates is a well-established, nice neighborhood. The residents understand the buffers will remain when the proposed development adjacent to their property is constructed. They strongly encouraged the City to require the developer to place some type of barrier between their property and Country Club Estates. There are children in the neighborhood, and without a barrier there will be foot traffic from the 128 apartments with easy access to the hospital.

5. INTRODUCTION OF NEW EMPLOYEES

No new employees.

6. PROCLAMATION

A. Motion to approve Proclamation proclaiming January 20-26, 2019 as Georgetown School Choice Week.

Council Member Butts moved, seconded by Council Member Humes.

Mayor Barber read the Proclamation and called for the vote.

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

7. PRESENTATION - WINYAH AUDITORIUM BOARD REPRESENTATIVE

Ms. Michelle Lusardi, Chair of the Winyah Auditorium Board of Directors, presented an update on the Auditorium. She referenced an outline provided to Council and highlighted

specific topics. In April 2016 it was discovered a former Executive Director embezzled funds. An internal investigation revealed that in the long run the majority of inappropriately used funds have been recovered. The Board has changed their orientation into a real business that takes financial dealings very seriously by instituting more stringent financial policies and procedures. The debit card has been cancelled and cash is no longer accepted for rentals. Online ticket sales and donations are available through First Citizen's Merchant Services. The new treasurer is a CPA and has updated the Board's budgeting process, guided by a strategic plan and holds each board member accountable for their assigned roll. A 2017-18 audit has been instituted with estimated completion in early June 2019. The Auditorium's mission is to support and preserve a key component of Georgetown's history, use rental programs to support community organizations and businesses, and support performing arts in the greater Georgetown area by "producing" concerts and other events. Seven concerts were sponsored in 2017-18. In the current year, 2018-19, there were five concerts in the fall, six more are planned with more inquiries coming in from different agents. According to collected data 75% of concert goers dine on Front Street and audiences travel from Charleston and Myrtle Beach to attend concerts. Ms. Lusardi explained the Board relies heavily on funding from the City and County in order to continue its mission and contribute to economic growth and development. As part of the Winyah School Owners Association, the Board is responsible for almost 40% of the cost of the building upkeep, which is based on space. The Auditorium has increased its membership which helps with daily operating cost. A grant writing program has been initiated, Tidelands Health is supporting the Gospel series. Plans are moving forward to renovate the balcony, naming it in honor of Tom Martin. She respectfully requested the City release 75% of encumbered 2017-18 funds as soon as possible, release remaining 25% as well as all of 2018-19 funds in June on completion of audit and commitment to continued support of the Auditorium with a yearly \$25,000 grant or more.

Council Member Butts asked how much money was lost as a result of the financial debacle and how much was recovered. Ms. Lusardi stated approximately \$7,000 was lost and about \$6,000 has been recovered. They are not aware of the amount of rentals paid for in cash that were embezzled by the previous Director. Council Member Jayroe thanked the Board for going forward with the forensic audit and commended them on the membership drive. Mayor Pro Tempore Bradley questioned projected revenues. Ms. Lusardi said the current budget was \$85,000. Of that amount \$70,000 in grants, \$35,000 from the City and \$35,000 from the County. The remainder came from membership dues and semi-successful grants. Much of the expense goes to the upkeep of the building. The air conditioner was hit by lightning twice this year and the outside renovation bill was a surprise. Mr. Bradley expressed concern, and asked when the Board of Directors will no longer request funding from the City. She said it is too early in the process to set an end date. "Your money is an investment in the City." Ms. Lusardi said from the history she has inherited from individuals on the Board, when the Auditorium was originally incorporated City support was part of the future. She was not aware there was any expectation the Board should be totally independent of the City. Her understanding is they are partners with the City. Council Member Joseph said he

never expects the Winyah Auditorium to be self-sufficient and referenced other venues across the country that have the same type relationship. He stated the City should help and commended the Board on a great job they are now doing. Mr. Joseph asked about the grant writing process. Ms. Lusardi, a retired college professor, has managed teaching and research grants. Art grants are a new endeavor she will take on. She has investigated grants available in the community, the state, from arts associations and national associations. He noted there is a tourism component to the Winyah Auditorium and suggested the SCPRT and others may have grants available.

8. FINANCE

A. Motion to Approve Payment to the Winyah Auditorium Corporation in the Amount of \$26,250.

Mayor Barber asked Mrs. Bivens for an update prior to the motion. Mrs. Bivens said she and Ms. Lusardi, are working on the Bylaws for the City of Georgetown Winyah Auditorium. City Council originally approved a three-year lease, \$25,000 per year, considered to be seed money. After the three years, there was no obligation. A presentation was made from a previous Board that indicated City funds would give them a chance to be self-sufficient. With the current Board and new direction, Mrs. Bivens and Mr. Smith believe they are headed in the right direction. She does agree with comments made tonight that it is in the City's best interest to support them based on the City's budget, whether it be a project or as operational funds. Originally \$35,000 was budgeted in FY18; this was not disbursed due to the pending audit for FY17. The current FY19 budget is \$60,000, which includes the \$35,000 from FY18 and \$25,000 for FY19. Staff is recommending disbursement of 75% of the \$35,000 until the FY18 audit is complete at which time the remainder will be paid. During discussions, staff indicated the \$25,000 in this year's budget may be forfeited. Funds budgeted in 2019-20 would be up to City Council. Council Member Joseph asked Mrs. Bivens if she is comfortable with what the Board has done. Based on the audit received, and information received from Ms. Lusardi and the Board's Treasurer she said they are moving in the right direction and added the Board has a passion for the Auditorium. Council Member Butts wants to proceed cautiously. He expressed concern with the newness of the Board, direction, personnel, and financial system. Mayor Barber said looking at what happened in the past, the transparency guided by our Finance Director now insuring corrective measures have been put in place and under her guidance along with the City Administrator we have a better understanding and have more jurisdiction of how to guide funds. Mrs. Bivens said staff recommended to the Board, from this point forward, they use the City's auditor, which they agreed to do at their expense.

Council Member Smalls moved, seconded by Council Member Jayroe.

Mayor Barber called for the vote.

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

B. Motion to approve second reading of an Ordinance Relating to the Recovery of Collection Costs as a part of Delinquent Debts Collected Pursuant to the Setoff Debt Collection Act for the City of Georgetown, South Carolina.

Council Member Joseph moved, seconded by Council Member Humes. Mrs. Bivens stated this is housekeeping for the Municipal Association that acts as an agent for the City for the Setoff Debt Program.

Mayor Barber called for the vote.

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

C. Motion to approve HTC to upgrade core switches for our IT network for encryption security as required by SLED and payment in the amount of \$42,864.77.

Mayor Pro Tempore Bradley moved, seconded by Council Member Joseph. Mr. Nick Ard, the City's IT Technician, explained this is a continuation of SLED mandated upgrades. The City's current system is not able to meet these requirements. The new equipment will give us the capability to meet compliance. When asked, Mrs. Bivens stated the City does realize some revenue from the fiber.

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

D. Motion to approve Budget Preparation Calendar for Fiscal Year 2019/2020.

Council Member Humes moved, seconded by Mayor Pro Tempore Bradley. Mrs. Bivens present the Budget Calendar for approval. She noted March 15th & 16th will be Council's annual retreat, at which time the budget PowerPoints will be presented.

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, Jayroe, Joseph, Humes, Smalls

9. HOUSING AND COMMUNITY DEVELOPMENT

A. Motion to approve second reading of an Ordinance Amending the Official Zoning Map of the City of Georgetown to Reflect a Scriveners Error to the Conservation Preservation (CP) Zoning District along the South Side of Richmond Place Planned Development Phase VIII.

Council Member Butts moved, seconded by Council Member Joseph. Mr. Rick Martin presented the ordinance for second reading. Council Member Jayroe asked if the City could require the developers to place a barrier between the neighborhood and the easement. Mr. Martin stated staff has contacted the attorneys requesting they add to the existing buffer. The landscaping plans have not been received. Mrs. Jayroe stated the entire situation is unfortunate; she has sympathy for the property owners and respect for the developers. She expressed her hope that the developers will be empathetic to the property owners and provide a buffer that would be sufficient and pleasing to the eye for the neighborhood. Mayor Pro Tempore Bradley questioned if a buffer would suffice rather than a fence. Mr. Martin said the 25 foot natural buffer would be sufficient; however, the fence would keep any traffic from cutting through. The City will request the fence. Mayor Barber said he agreed with Mrs. Jayroe and Mr. Bradley and expressed hope we can work in good faith with the developer.

Mayor Barber called for the vote.

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

B. Motion to approve second reading of an Ordinance Amending the City of Georgetown Zoning Ordinance Article IX, Section 900, Lot of Record.

Council Member Joseph moved, seconded by Mayor Pro Tempore Bradley. Mr. Martin presented the ordinance for second reading. This amendment would allow for a small or nonconforming lot to be used as a building site, provided that lot dimensions and frontage are not more than 45 percent below the minimum specified in the ordinance. This will allow approval at staff level, providing it meets the setbacks. Where the 45 percent dimensional and frontage waiver set forth does not provide sufficient relief in order to build, an application may be submitted to the Board of Zoning Appeals for a variance from the terms of the ordinance in accordance with variance provisions established.

Mayor Barber called for the vote.

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

C. Motion to approve second reading of an Ordinance Annexing 1.01 Acres of Land into the Corporate Limits of the City of Georgetown, South Carolina.

Council Member Smalls moved, seconded by Council Member Joseph. Mr. Martin presented the ordinance for second reading. This property is north of Bojangles on Highway 701.

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, Jayroe, Joseph, Humes, Smalls

D. Motion to approve second reading of an Ordinance Rezoning 1.01 Acres of Land Owned by Richmond Realty, LLC from Residential (R1) to General Commercial (GC).

Council Member Joseph moved, seconded by Council Member Humes. Mr. Martin presented the ordinance for second reading. Referencing the previous item, when property is annexed into the City it is zoned R1. This will rezone the property to General Commercial and enable the tenant to begin construction.

Mayor Barber called for the vote.

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

E. Motion to approve first reading of an ordinance amending the Zoning Ordinance Article IV, Section 415.302 & Article VIII, Subsection 15, for Density in the Residential (R4) Zoning District.

Mayor Pro Tempore Bradley moved, seconded by Council Member Jayroe. Mr. Martin said this text amendment would change the Residential R4 zoning district to allow 14 units per net acre, up from 10 units. 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 public hearing was held on December 18th. The Planning Commission recommended approval of the text amendment. Council Member Smalls expressed concern with 14 units per acre for that particular area. Council Member Jayroe noted these affordable units are desperately needed in Georgetown and does not think 14 units is a hindrance.

Mayor Pro Tempore Bradley stated we have to look at the big picture...people need a place to stay. Housing is badly needed, government subsidized housing has reached its limit so we have to rely on the private sector. Council Member Humes said affordable housing for seniors is desperately needed in Georgetown. Council Member Jayroe noted it would not be economically feasible with less than 14 units. Council Member Joseph agreed this is needed in Georgetown. Mayor Barber stated there is an inadequate supply of housing in Georgetown and we have to do what we can. Not everyone can afford single family dwellings or duplexes. "Let's just move forward positively and make sure our citizens have a safe and decent place to live."

Mayor Barber called for the vote.

RESULT:	FIRST READING [UNANIMOUS]	Next: 2/21/2019 5:30 PM
MOVER:	Rudolph A. Bradley, Mayor Pro Tempore	
SECONDER:	Carol R. Jayroe, Council Member	
AYES:	Barber Sr., Bradley, Butts, Jayroe, Joseph, Humes, Smalls	

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

Council Member Joseph moved, seconded by Mayor Pro Tempore Bradley. Mr. Martin referred to the previous agenda item and stated this will change the zoning from R2 to R4.

Mayor Barber called for the vote.

RESULT:	FIRST READING [UNANIMOUS]	Next: 2/21/2019 5:30 PM
MOVER:	Al Joseph, Council Member	
SECONDER:	Rudolph A. Bradley, Mayor Pro Tempore	
AYES:	Barber Sr., Bradley, Butts, Jayroe, Joseph, Humes, Smalls	

10. FIRE

A. Motion to approve purchase and payment of 2019 Chevrolet Tahoe from Love Chevrolet in the amount of \$36,239.00.

Council Member Smalls moved, seconded by Mayor Pro Tempore Bradley. Chief Charlie Cribb stated this will replace the Battalion Chief command vehicle #1103 with over 116,000 miles. Due to the age (2003) of the existing vehicle and increasing maintenance cost it scored obsolete and unusable on the City's vehicle and truck replacement policy. This is one of the main responding vehicles that is used each shift and carries a lot of equipment. It arrives first on the scene and is the command post.

Mayor Barber called for the vote.

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

11. ADMINISTRATION

- A. Motion to approve first semi-annual payment to SCMIRF in the amount of \$329,671.50 for Property, Liability and Vehicle Insurance and two quarterly payments to SCMIT in the amount of \$231,610.19 for Workers Compensation Insurance.**

Council Member Joseph moved, seconded by Council Member Humes. Mrs. Suzanne Anderson stated the purchase orders are for the payments of our SCMIRF and SCMIT insurance premiums for the first half of the 2019 calendar year. There have been a number of claims that caused the increases; however, staff anticipates these to decrease; 2017 and 2018 were both good for Workers Compensation claims. There were a number of severe liability claims in 2016 and 2017. She has been working closely with the Water and Public Works Departments to be more proactive with our parking lots, sidewalks and streets to prevent slips, trips and falls.

Mayor Barber called for the vote.

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

12. CITY ADMINISTRATOR REPORT

No report from the City Administrator.

13. MINUTES

Motion to approve minutes of October 25, 2018 Special Meeting; November 15, 2018 Special Meeting; November 15, 2018 Regular Meeting and January 10, 2019 Special Meeting.

Council Member Joseph moved, seconded by Council Member Jayroe.

Mayor Barber called for the vote.

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

14. OLD BUSINESS

No old business.

15. NEW BUSINESS

Council Member Butts stated big chunks of concrete continue to come out of the bridge going into Maryville and damage vehicles. He asked staff to investigate. Mayor Barber directed staff to notify DOT.

16. DEPARTMENT MONTHLY REPORTS

Mayor Barber noted the reports are available in the agenda.

A. GPD December 2018 Month Report

B. December 2018 Municipal Court Report

C. December 2018 Fire Report

D. December 2018 Public Works Department Report

E. December 2018 Fleet service Report

F. December 2018 Water Utilities Report

G. Engineering Monthly Report_December 2018

H. December 2018 Housing & Community Development Report

I. December 2018 Finance and IT Departments Report

17. ADJOURNMENT

Motion to adjourn the Regular Meeting of City Council.

Council Member Jayroe moved, seconded by Council Member Smalls.

Mayor Barber called for the vote.

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

The Regular Meeting adjourned at 6:43 pm.

Ann U. Mercer
City Clerk

Date Approved: 03/21/19