



**SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
NOVEMBER 21, 2019 – 4:00 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. 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 Special Meeting/Workshop of City Council to order at 4:00p.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. PRESENTATION OF CITY HALL SCHEMATIC DESIGN BY CREECH & ASSOCIATES

Dr. Sandra Yúdice introduced Mr. David Creech from Creech & Associates. Mr. Creech stated the new City Hall will be approximately 16,000 square foot. The front view of the building will be facing Front Street. Mr. Creech reviewed the different sketches from the first presentation at last month's Council meeting. Ms. Natalie Stenger reviewed the final schematic design that includes a two floor brick building with a pitched roof and a tower anchoring the building in the center. Dr. Sandra Yúdice stated the groundbreaking will be July next year.

4. PLANNING AND COMMUNITY DEVELOPMENT

A. Motion to approve an Economic Development Incentive Agreement between the City of Georgetown and Beverly Construction for development of 60 single-family homes in the Harbor Club neighborhood.

Council Member Joseph moved, seconded by Council Member Humes. Ms. Angela Rambeau reviewed the City's incentive agreement ordinance and the eligibility criteria that needs need to be met to receive incentives. Ms. Rambeau stated the developer has purchased 62 out of the 90 available lots in the Harbor Club subdivision. Ms. Rambeau reviewed the Public Purpose Doctrine. Ms. Rambeau reported the project is estimated to start in November 2019 and an estimated completion date is October 2025. The first phase of the project will consist of 60 single family homes that will be a variety of models ranging from 1,900 square feet to 3,200 square feet. Ms. Rambeau stated all infrastructure for the Harbor Club development has already been installed. The current value of the property is \$2,760,000 and the estimated value on completion is \$20,700,000. Ms. Rambeau said Beverly Homes is requesting the following incentives: 50% of building permit fees and 50% of total gross development business license fees. Ms. Rambeau confirmed the amount of incentives granted to a development shall not exceed the value of the direct and indirect benefits of the agreement. Ms. Rambeau stated the amount of the capital investment in the development is \$12,960,000 and the amount of revenue for the City is \$247,000 annually. Ms. Rambeau stated there will not be any new permanent jobs created. Ms. Rambeau stated if the incentive agreement is approved, the City will refund the developer \$38,100 in fees. Ms. Rambeau said staff supports the development but recommends denying the developer's request to an incentive agreement because the intent of the economic incentive ordinance is to offer incentives to commercial developments that create employment, recreation, provide services, or can benefit the general public welfare of the City. The ordinance does not support awarding incentives to single family developments. Ms. Rambeau stated the construction of new single family homes does not meet any of the goals of the Comprehensive Plan. The Harbor Club is a private community that has no amenities accessible to the public and will not create any direct permanent jobs. Ms. Rambeau said based on the median income of the City of Georgetown, homes in this development will not be affordable for many of the current residents in the City. Dr.

Yúdice recognized representatives from Beverly Homes and invited them to speak. Mr. Beverly said the development project would bring permanent jobs and improve economic development to the City. Discussions followed.

Mayor Pro Tempore Bradley called for the vote.

RESULT:	APPROVED [4 TO 2]
MOVER:	Al Joseph, Council Member
SECONDER:	Tupelo Humes, Council Member
AYES:	Bradley, Jayroe, Joseph, Smalls
NAYS:	Butts, Humes
ABSENT:	Barber Sr.

5. ENGINEERING

- A. Motion to adopt the Storm Water Management Plan (SWMP) prepared and completed by WK Dickson in July of 2019 and presented to City Council at a workshop meeting on August 1st, 2019 and October 24, 2019. The adoption of the SWMP include: 1. Approval of 12 stormwater projects as part of the Capital Improvement Plan in priority order. 2. Authorize staff to initiate process to amend Stormwater Utility and Drainage ordinances. 3. Approve the recommended collection method and revised storm water utility fees as proposed. 4. Adopt stormwater design standards.**

Council member Joseph moved, seconded by Council Member Jayroe. Council Member Jayroe stated this plan should have taken place twenty years ago. She requested that City staff visit each commercial business and explain the increase in Stormwater fees they will incur. Council Member Joseph stated appreciation to the firm for spending the past year doing the analysis. He confirmed the importance of communication to the commercial customers regarding the Stormwater fees increase. Council Member Butts said the City staff did a great job on providing information of this plan. He said that it is important to communicate to both residents and commercial customers regarding the increase in Stormwater fees. Council Member Humes stated he is not in favor of the plan because some areas in the community will not see any benefits. Mayor Pro Tempore Bradley stated he cannot support the Stormwater Management Plan because of the money the City is spending on the new City Hall. He said he is concerned this Plan has not proven to be effective with the impact of tides. Dr. Yúdice confirmed this is phase one of the Stormwater Management Plan. She stated phase two will be presented in a few years. She also confirmed the plan addresses flooding from heavy rain and not hurricanes or tides. Discussions followed.

Mayor Pro Tempore Bradley called for the vote.

RESULT:	DEFEATED [3 TO 3]
MOVER:	Al Joseph, Council Member
SECONDER:	Carol R. Jayroe, Council Member
AYES:	Butts, Jayroe, Joseph
NAYS:	Bradley, Humes, Smalls
ABSENT:	Barber Sr.

B. Motion to approve City Hall schematic design as presented by architect of record, Creech and Associates, PA.

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.

6. EXECUTIVE SESSION

A. Motion to adjourn Special Meeting and enter into Executive Session pursuant to Sec. 30-4-70(a)(2) to discuss and review qualifications and contract proposal fee from Construction Manager at Risk firms and Sec. 30-4-70(a)(3) and (4) to discuss investigative proceedings regarding security.

Council Member Humes moved, seconded by Council Member Butts.

Mayor Pro Tempore Bradley called for the vote.

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

The Special Meeting adjourned at 5:53pm.

B. Motion to adjourn Executive Session and reconvene Special Meeting.

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.

The Special Meeting reconvened at 6:47pm.

C. NO FORMAL ACTION WAS TAKEN IN EXECUTIVE SESSION.

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

E. Motion to authorize the City Administrator to enter into negotiations and execute contract with the CM at Risk Firm Edifice to perform consulting services and general contracting services for the new City Hall project.

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

Mayor Pro Tempore Bradley called for the vote.

RESULT:	DEFEATED [3 TO 3]
MOVER:	Sheldon A. Butts, Council Member
SECONDER:	Rudolph A. Bradley, Mayor Pro Tempore
AYES:	Bradley, Butts, Smalls
NAYS:	Jayroe, Joseph, Humes
ABSENT:	Barber Sr.

7. ADJOURNMENT

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

Council Member Jayroe moved, seconded by Council Member Butts.

Mayor Pro Tempore Bradley called for the vote.

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

The Special Meeting adjourned at 6:50pm.

Stephanie Buccione
City Clerk

Date Approved: 12/19/19