SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
OCTOBER 29, 2015 – 4:00 PM
COUNCIL CHAMBERS
GEORGETOWN, SOUTH CAROLINA

1. CALL TO ORDER

Notice of this meeting has been made in accordance with the 1976 Code of Laws of South Carolina Freedom of Information Act.

MEMBERS PRESENT
Mayor Jack M. Scoville, Jr.
Council Member Brendon M. Barber, Sr.
Council Member Carol R. Jayroe
Council Member Edward S. Kimbrough, Jr.
Council Member Clarence C. Smalls
Mayor Pro Tempore Peggy Wayne

MEMBERS ABSENT
Council Member Rudolph A. Bradley

ALSO PRESENT
Mr. Chris Carter, City Administrator
Ms. Ann U. Mercer, City Clerk
Mrs. Debra Bivens, Director of Finance
Mr. Will Cook, Water Utilities Director
Mr. Sterling Geathers, Public Works Director
Mr. Alan Loveless, Director of Electric Utilities
Mr. Rick Martin, Building Official/Zoning Administrator
Mr. Tee Miller, Assistant to the City Administrator for Economic Development
Chief Joey Tanner, Georgetown Fire Department

MEDIA
Georgetown Times - Ms. Taylor Griffith

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Pro Tempore Wayne called the Special Meeting/Workshop of City Council to order at 4:00 PM and requested all cell phones or electronic devices be turned off or placed on mute so as to not interrupt the meeting.

Mrs. Wayne announced there will be a Criminal Domestic Violence Awareness meeting tomorrow in front of the new courthouse at 12 noon. The public is invited to attend.

Mr. Chris Carter asked for permission to switch Item 3 and Item 4 on the agenda.

There was no objection.

3. UPDATE ON MARYVILLE FIRE STATION

Mayor Scoville arrived at 4:03 PM.

Mr. Michael Walker of Tych and Walker Architects stated he met with Chris Carter and Chief Tanner after the last meeting with Council to fine tune any minor issues. He provided Council a copy of the Architectural Program and stated the document can be put into a RFQ, with the understanding the two-bay concept is 8,687 square feet. The projected cost remains $1,840,934 which includes the construction cost, architect engineering fees, civil engineering fees, the recharging station for the air tanks, furniture and fixtures, appliances, landscape architecture and landscaping. This cost is in the middle of the marketplace today. Council Member Jayroe said the budget is $1.5 million and asked how the $1.8 could be reduced. Mr. Walker said in the RFQ and design phase, a room could be removed or become an option, and overflow parking could be redefined. Site work is a big cost. This would be the challenge of the design/build team. Council Member Kimbrough expressed concern with not going over the budgeted amount. Discussions followed.

Mayor Scoville informed Council the interest on the bonds came in at 2.85 percent. He thanked staff for their work in obtaining an A1 rating from Moody's.

4. DISCUSS DRAINAGE PROBLEMS - CONGDON TO PALM STREETS AND REVIEW OF EXISTING CDBG PROJECT

Chris Carter noted a Community Development Block Grant application for $750,000 was submitted in March. The City was awarded $1 million that will be used for the Duke/ Lynch Streets project which will tie in to the City Hall drainage project. This was not included in the budget. The estimated cost for the project is $1.8 million. The City is securing a wetlands delineation determination to assist in the CDBG kick-off meeting. Recently, interest has been expressed to include Congdon Street (Palm Street extension) in this project which would add 700 additional feet. This construction would be separate and not included in the CDBG project. Mr. Carter suggested using funds budgeted for Oakley Street. Lengthy discussions followed. Funding for the projects will be discussed during the next budget process.

When asked about Cherry Street, Mr. Carter stated a determination is being made to see if the sewer line can be cleaned and lined.

5. UPDATE ON MAIN STREET PROGRAM

Mr. Tee Miller updated Council on the Main Street program. January 2015 was the official launch with a three day baseline assessment by the Main Street Assessment Team to determine where we are, what are our resources, what are our needs and what are our priorities. Two community input sessions were held with residents, business owners, property owners, GBA, and members of City Council. The baseline assessment process also included individual meetings to cover specific areas (as determined by the Assessment Team). The initial assessment feedback indicated

Georgetown has great resources but they don't work together, many of the same people do all the work, and Georgetown's first priority should focus on internal communications. The City's updated website launched in March with more economic development and marketing information including Main Street and an event calendar. An e-newsletter has been created and six issues have been published since February. A summer marketing campaign featured Movies in the Park, Farmer's Market, Sailing, 4th of July events, and Museum activities. In August Beppie LeGrand with the Municipal Association of South Carolina and Norma Miess with National Main Street came to Georgetown for a meeting. It was decided that Georgetown needs to get more people engaged with understanding and taking an active role with Main Street. In September a jumpstart session of community stakeholders was held. The objective was to get community buy-in and began populating task forces. A Communications Committee was formed. The Art and Culture Task Force is a very self-starting group. They are working to develop a Community Art Strategy to be used to solicit an ArtPlace grant. The initial idea is for public/private investment in the West End property to begin art initiatives and foster studios, retail and residential apartments. A meeting is scheduled in November with a speaker from Greenville who is involved in their art events. Immediate next steps include Promotions/Event Committee training, determine chair/populate Design Committee and Economic Vitality Committee, MASC training for Design and Economic Vitality Committee, plan January 2016 kickoff, committees/task forces develop concerted strategic plan to include fundraising component, implement plans with measurable goals and continually reassess what is working, retool and continue. Challenges include understanding that Main Street is a demonstrated approach to revitalizing downtowns, it is flexible to fit the unique attributes of any city, but its core tenets are firm, it is not a civic organization, a business league or a social club. Initially the Georgetown Partnership Board was scheduled to meet the first Monday of the month; in February that was changed to the first Thursday. There was no meeting in March or April due to the lack of a quorum. The Board may need to be restructured, eliminate ex-officio representation, task force chairs should be represented, need youth and family perspective and simplify objectives. Mayor Scoville instructed Mr. Miller to schedule a meeting in the near future. For Council's information Mr. Miller provided the 1993 Mission and Goals statement for the Downtown Georgetown Revitalization Association.

Mr. Carter provided a schedule of the Broad Street project. Mrs. Wayne suggested Council remove this from the budget considering the current drainage problems. Several Council Members voiced opposition to that. Mr. Carter pointed out this is budgeted with Hospitality Tax funds.

6. ADJOURNMENT

Mayor Scoville adjourned the Special Meeting/Workshop at 5:19 PM.

Ann U. Mercer
City Clerk

Date Approved: 11/19/15