



**SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
OCTOBER 24, 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 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

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
Ms. Angela Rambeau, Director of Planning and Community Development
Chief Kelvin Waites, Georgetown Police Department
Mr. Isaac Williams, Fleet Superintendent

ABSENT

Mr. Alan Loveless, Director of Electric Utilities

MEDIA

Georgetown Times - Mr. Richard Caines
GAB News - Mr. Scott Harper

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Brendon M. Barber, Sr. 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. PRELIMINARY SCHEMATIC DESIGN OF NEW CITY HALL PRESENTATION - DAVID CREECH, CREECH & ASSOCIATES

Dr. Sandra Yúdice introduced Mr. Orlando Arteaga, City Engineer and Mr. David Creech, Creech & Associates. Mr. Creech addressed Council and stated the goal from the meeting is to get a consensus on the direction on how to move forward with the schematic design. Mr. Creech stated the proposed preliminary total square footage for the new City Hall is approximately 16,000 square feet. Mr. Creech reviewed the site analysis and explained how factors such as traffic, the sun, and the trees were taken into consideration on how the building would be placed on the property. Mr. Creech reviewed the site plan diagrams and explained the benefits of both a one and two story building. Mr. Creech presented the different options for a plaza outside of the building. Mr. Creech reviewed the different floor plan options with the Council Chambers and the Finance department in regards to a one story and two story building. Mr. Creech presented different sketches showing a flat roof, a pitched roof, and different placements of the tower outside of the new City Hall. Mr. Creech stated it is more economical to have the tower placed in the middle of the building. Mr. Creech asked Council for their feedback and the consensus was a two story building with the Council Chambers on the 2nd floor with a pitched roof and outside tower in the middle. Dr. Yúdice stated the final schematic design will be presented to Council for action at the November 21, 2019 Council Special Meeting/Workshop.

4. STORMWATER MANAGEMENT PLAN PRESENTATION FOLLOW-UP

Dr. Yúdice said staff members including herself, Mr. Orlando Arteaga, Mrs. Debra Bivens, Mr. Matt Millwood, Ms. Angela Rambeau, and Mr. Will Gunter have met several times following the Stormwater Management Plan presentation from WK Dickson at the August 1, 2019 Council Special Meeting/Workshop. Dr. Yúdice introduced Mr. Arteaga to begin the presentation follow-up. Mr. Arteaga said current Stormwater ordinances date back to March 18, 1993 and need to be updated. Mr. Arteaga stated new Stormwater design standards need to be introduced and clear guidelines need to be provided for new development projects. Mr. Arteaga stated this is very critical for SCDOT projects. Mr. Arteaga said the Stormwater utility collection method needs revised. Mr. Arteaga reviewed the list of twelve priority projects. Mr. Arteaga stated the 20 year plan total estimated cost would be \$20,822,000. Mr. Arteaga confirmed the longer we wait to implement the plan, the higher the cost. Mr. Arteaga reviewed the recommendations from WK Dickson which include conducting an audit of all existing accounts and parcels to align Stormwater fee accounts and billing to current ordinance standards, develop and implement a process for collection of fees from properties with inactive meter or no meter accounts, develop and implement process to maintain GIS parcel data, adjust ERU rate for commercial (non-residential) properties, and develop a process and workflows to update GIS impervious data for all parcels and provide to Finance on an annual or semi-annual basis. Mrs. Debra Bivens reviewed the utility rate structure. Mrs. Bivens explained the current method of Stormwater utility collection and the recommended methods of Stormwater utility collection which included meter vs. impervious acres and hybrid. Mrs. Bivens said changes need to be made on the current billing method and we need to determine how to bill vacant properties.

WK Dickson recommends increasing the rate from \$6 to \$8 per month for residential based on the meter method. Mrs. Bivens said non-residential customers would be billed \$12 per month based on the impervious surface. Mrs. Bivens said vacant or undeveloped parcels both residential and non-residential would be billed a flat rate of \$4 per month semi-annually or annually. The total annual potential revenue from these recommendations would be \$1,298,714. Discussions followed. Ms. Angela Rambeau reviewed examples of how to calculate the new Stormwater fees per month based on the impervious surface and building coverage square feet. Dr. Yúdice reviewed the financial options to fund the Stormwater Management Plan. Dr. Yúdice said they would like to adopt the Stormwater Management Plan at the next Council meeting and present a financing plan for the Stormwater Management Plan at a future workshop based on recommendations from staff, financial advisor, and bond counsel.

5. ADJOURNMENT

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

Council Member Joseph moved, seconded by Council Member Butts.

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, Jayroe, Joseph, Humes, Smalls

The Special Meeting/Workshop of City Council was adjourned at 5:34pm.

Stephanie Buccione
City Clerk

Date Approved: 12/19/19