SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
SEPTEMBER 28, 2017 – 4:00 PM
MUNICIPAL COURTROOM
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.
Mayor Pro Tempore Brendon M. Barber, Sr.
Council Member Sheldon A. Butts
Council Member Carol R. Jayroe
Council Member Al Joseph
Council Member Edward S. Kimbrough, Jr.
Council Member Clarence C. Smalls

ALSO PRESENT
Mr. Paul A. Gardner, City Administrator
Mrs. Elise Crosby, City Attorney
Ms. Ann U. Mercer, City Clerk
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. Glen Dixon, Fleet Superintendent
Mr. Alan Loveless, Director of Electric Utilities
Mr. Rick Martin, Building Official/Zoning Administrator
Mrs. Gloria Bromell-Tinubu, Economic Development Director
Chief Kelvin Waites, Georgetown Police Department

ABSENT
Miss Suzanne Abed-El-Latif, HR Manager
Mr. Orlando Arteaga, Engineer

MEDIA
Georgetown Times - Mr. David Purtell
GAB News - Mr. Scott Harper

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Jack M. Scoville, Jr. 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.

3. FINANCE DEPARTMENT

A. Motion to Approve payment and contract approval of Firewall Upgrades to the City's IT Infrastructure for a total of $30,284.79 with HTC with a two (2) year payment purchase option.

Council Member Jayroe moved, seconded by Council Member Joseph. Mrs. Debra Bivens stated the current SonicWall Service Agreement will expire October 30, 2017 and is now End-of-Life. Originally $15,000 was budgeted; however, a significant upgrade is needed to further protect the City against encryption and cyber threats. HTC will assess an additional $186.10 monthly for monitoring and maintenance of this function. IT Technician, Mr. Nick Ard, stated licensing on this product will not be offered after October 30. If we do not upgrade to the higher model, we would have to employ three devices to perform what one device does. This would triple the current amount budgeted. The expected life time of the device is 7-10 years. Mrs. Bivens stated $13,596 will be spent this year and $16,688 will be budgeted and paid in the 2018/2019 budget.

Mayor Scoville called for the question.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Carol R. Jayroe, Council Member
SECONDER:	Al Joseph, Council Member
AYES:	Scoville Jr., Barber Sr., Butts, Jayroe, Joseph, Kimbrough, Smalls

4. RECOMMENDATIONS OF THE WEST END REDEVELOPMENT SUB-COMMITTEE

Mrs. Gloria Tinubu provided the names of members of the West End Redevelopment Subcommittee: Mayor Pro Tempore Brendon Barber, Council Member Sheldon Butts, Ms. Talicia Dease-McCants, Ms. Cynthia Dozier-Hazel, Mr. Jerry Miller, Ms. Jocelyn Patterson, Mr. Winfred Pieterse, Ms. Shauna Simmons, Mr. Fred Williams and Mr. Gerald Williams.

An initial map of the study area was displayed. Goals and objectives of the West End Redevelopment Plan were: analyze existing infrastructure and make recommendations for needed improvements; review existing zoning regulations and develop alternatives for dealing with spatial limitations of lotting arrangements; development recommendations concerning various types of housing and appropriate locations; develop a “block by block” analysis of the Project area’s streetscape and recommend improvements; and develop a list of funding sources and mechanisms for Project recommendations. The Plan was divided into six broad topic areas which included Infrastructure, Zoning, Housing, Streetscape, Recreation and Crime and Safety. Mrs. Tinubu listed all 26 goals associated with the six topics. Council was provided a copy of the July 2017 West End Newsletter which listed selected accomplishments that have been made in Infrastructure, Recreation, Streetscape and Zoning. Mrs. Tinubu read from the Plan of Action section of the 2003 West End Redevelopment Plan. Stated focus was in three primary areas that would enhance the livability and character of the West End: improvements to West

End housing, the historic and unique nature of the West End and safely connecting green spaces throughout the West End. Three time frames were listed: short term to be accomplished within the first six months; midterm to be accomplished the following six months to a year; and long term to be accomplished within 1-5 years. After reviewing the Plan of Action, the subcommittee decided to make recommendations that were actionable and use the City's fiscal year as the time frame. A chart was provided of the 33 recommendations that were approved by the subcommittee on September 18. These proposals integrate the original Plan of Action, provide additions and modifications and use the aforementioned time frames. Mrs. Tinubu reviewed the added recommendations in red text. She said Georgetown is a Main Street City and her goal is to apply their approach to the entire City to develop the commercial corridors. A Transformation Strategy articulates a focused, deliberate path to revitalizing or strengthening a community's economy is a sustainable way. An effective Transformation Strategy serves a particular customer segment, responds to an underserved market demand, or creates a differentiated destination. In general, a revitalization organization should work with one or two Transformation Strategies at a time. Recommended Transformation Strategies for the West End include: arts, recreation and entertainment; entrepreneurship and sustainable business development; and education and work force development. Transformation teams include Economic Vitality (E), Design (D), Promotion (P), Organization (O). An explanation of each team's responsibility and makeup was provided. The subcommittee's interest is consistent with the ULI Study - focusing on arts and culture.

Council Member Smalls expressed his concerns about lack of affordable housing and the inability to place mobile homes on small lots in the West End community. After the 2003 Plan was put in place, it called to address the small lots. Mrs. Tinubu stated the R5 zoning addressed that and reduced the requirements and enabled individuals to build on small lots. Mr. Gardner said the Planning Commission recommended no change to the R5 District, which does not allow manufactured housing on the small lots. Only modular or stick built are allowed. The Commission recommended the West End Redevelopment Plan be revisited and that is the mission of the West End Redevelopment Subcommittee. This is a high priority for the subcommittee and they are looking at ways for making affordable housing happen. Council Member Butts spoke to the *sense of community* cited in the Plan of Action. He said people of the West End became content with their environment they were placed in over the years. They had no tangibles that resulted from the Plan. He stated the accomplishments mentioned were not because of the Plan, they were things that needed to be done within the City. Going forward, the subcommittee is going to need help assuring the actions become reality. Housing needs to be the number one priority for the West End. Mrs. Tinubu stated a key to us being able to move forward is having an organizational structure that will facilitate the process. Mayor Scoville asked for a copy of the West End Newsletter to be included in the next utility bills. He thanked the subcommittee members for their hard work.

Mr. Gardner reported the Small Business Lending Fair was held yesterday; it was coordinated with the Georgetown Innovation Center. Many were in attendance and lenders are receiving applications from small business owners in the City of Georgetown. He thanked Mrs. Tinubu for organizing the event.

5. UTILIZING THE GEORGETOWN OPERATIONS COMPLEX SOUTH FOR ECONOMIC DEVELOPMENT

In 2012 the City commissioned URS to develop a conceptual plan for a municipal complex. Currently Fire Station 2 is under construction, a new water tank has been erected, the one-story brick building was demolished and cleared, and the old warehouse still remains. He said there seems to be a lot of space to use for something else. Mr. Gardner said this is on topic tonight for Council to discuss 'what should we do with this property.' Mayor Scoville said this has been discussed on numerous occasions and it was determined we were going to make a municipal complex, build a fire station, erect a water tank and eventually move the Electric Department and Public Utilities on the property. He said Mr. Brandley used to bring up the idea of making it an industrial park, which Council did not approve. The County has an industrial park in Andrews and there is a commercial, privately owned industrial park south of town that is vacant. The Mayor questioned why this is being brought up to change the purpose of the property. Mr. Gardner feels the Electric Department and Public Works could be moved to the back left corner. Mayor Scoville said there is no need for an industrial park on the property. Mr. Gardner noted the City purchased the property for $1.1 million and spent $100,000-$200,000 on demolition. He presented the idea of a Santee Cooper grant which is a one to one grant for the creation of infrastructure and industrial use. The City would be eligible for a $1.1 - $1.2 million grant. The purchase of the property and demolition would be our match. If the City is looking for a way to grow and create jobs, creating a portion of the property for industrial use could potentially be a good idea. Santee Cooper's revolving loan fund is $6 million for Georgetown County, which is hardly used. It is three years interest free. Mr. Gardner asked for Council's thoughts. Mayor Scoville said Santee Cooper is going to be sold. He added Council's focus on economic development has been on quality of life issues, soft infrastructure, etc. while leaving the big box type industry to the County. Further discussions continued. Mayor Scoville said the City should be extremely concerned about the sale of Santee Cooper; it is not going to help us long term.

6. A VISION FOR 300

In an effort to begin long term preparations for the City's 300 year anniversary, Mr. Gardner asked Council to consider a public relations campaign. Each Council Member would nominate three people to serve on a committee that would meet, organize and create an action plan and report back to Council on their Vision for 300. At a staff meeting he asked department heads what should be accomplished by 2029. Following is a list of the goals. The number of families living in poverty will be reduced to a number that is at or below the national average; no one in Georgetown will be living in substandard housing; the City will have solved the storm water issues that have plagued us for decades; there will be parity in business ownership

in the City; we will not lose our young citizens any more due to a lack of jobs, housing, opportunities, or access to recreational activities; citizens will have access to great public spaces like walking trails, parks and dog parks; our citizens will make a self-sufficient wage and STEM job opportunities will exist and be a major influence on the economy; a working waterfront will be thriving and opportunities will abound around this key asset to Georgetown; our roads will be the envy of the region; we will have adequate public transportation that addresses the needs of our citizens; Georgetown will have a vibrant cultural district that embraces art, our history and the performing arts; and the population of Georgetown will have grown by a third to over 12,500 residents. The consensus among Council was to move forward with the campaign.

Mr. Gardner informed Council he contacted DHEC and they provided him a list of names of contractors who conduct air monitoring. They (DHEC) continue to actively monitor Howard and the State Ports Authority has been monitoring the air quality as well. He has filed a Freedom of Information Act request to receive information from 2014 to present.

7. EXECUTIVE SESSION

Motion to adjourn Special Meeting and enter Executive Session pursuant to South Carolina Code Section 30-4-70(a)(2) to discuss proposed contractual arrangements and the proposed purchase of the Stewart-Parker House.

Council Member Joseph moved, seconded by Council Member Jayroe.

Mayor Scoville called for the question.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Al Joseph, Council Member
SECONDER:	Carol R. Jayroe, Council Member
AYES:	Scoville Jr., Barber Sr., Butts, Jayroe, Joseph, Kimbrough, Smalls

The Special Meeting/Workshop was adjourned at 5:15 pm.

Motion to adjourn Executive Session and reconvene Special Meeting.

Council Member Smalls moved, seconded by Mayor Pro Tempore Barber.

Mayor Scoville called for the question.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Clarence C. Smalls, Council Member
SECONDER:	Brendon M. Barber Sr., Mayor Pro Tempore
AYES:	Scoville Jr., Barber Sr., Butts, Jayroe, Joseph, Kimbrough, Smalls

Executive Session was adjourned and the Special Meeting/Workshop was reconvened at 5:25 pm.

8. ADJOURNMENT

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

Council Member Joseph moved, seconded by Mayor Scoville.

Mayor Scoville called for the question.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Al Joseph, Council Member
SECONDER:	Jack M. Scoville Jr., Mayor
AYES:	Scoville Jr., Barber Sr., Butts, Jayroe, Joseph, Kimbrough, Smalls

The Special Meeting/Workshop was adjourned at 5:25 pm.

Ann U. Mercer
City Clerk

Date Approved: 10/19/17