



**SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
SEPTEMBER 24, 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.
Mayor Pro Tempore Peggy Wayne

MEMBERS ABSENT

Council Member Rudolph A. Bradley
Council Member Clarence C. Smalls

ALSO PRESENT

Mr. Chris Carter, City Administrator
Ms. Ann U. Mercer, City Clerk
Miss Suzanne Abed-El-Latif, HR Manager
Mrs. Debra Bivens, Director of Finance
Mr. Will Cook, Water Utilities Director
Mr. Glen Dixon, Fleet Superintendent
Chief Paul Gardner, Georgetown Police Department
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 Peggy Wayne called the Special Meeting/Workshop of City Council to order at 4:04 PM and requested all cell phones or electronic devices be turned off or placed on mute so as to not interrupt the meeting.

With no objection from Council, Item 8 was moved forward. The presenter, Mr. Lawrence Flynn with the Pope Flynn Group, is from Columbia.

3. FINANCE

A. Motion to Approve an Ordinance Amending the 2015 Series Ordinance dated August 20, 2015 to revise the Purpose in order to allow a portion of the 2011 Bond to be refunded with the proceeds of the 2015B Bonds.

Council Member Barber moved, seconded by Council Member Kimbrough. Since addressing Council in July, Mr. Flynn said he has been working through the refunding of the 2011 bonds and new money projects. When the Series Ordinance was first presented, the financial adviser indicated all the 2011 bonds be refunded with the proceeds of the Series 2015A. After reviewing the restructuring it was discovered there is some tax savings by splitting a portion of the refunding between the A Bond and the B Bond. He stated this amendment to the ordinance will allow the 2011 bonds to be split and the City will save more money in interest cost.

Mayor Scoville arrived at 4:08 PM.

Mr. Flynn said Debra Bivens did an excellent job today on a call with Moody's Investors who is rating the Bonds for the City.

Mayor Pro Tempore Wayne called for the question.

RESULT:	APPROVED [UNANIMOUS] Next: 10/22/2015 5:30 PM
MOVER:	Brendon M. Barber Sr., Council Member
SECONDER:	Edward S Kimbrough, Council Member
AYES:	Scoville Jr., Barber Sr., Jayroe, Kimbrough, Wayne
ABSENT:	Bradley, Smalls

4. UPDATE ON MARYVILLE FIRE STATION - MICHAEL WALKER, TYCH & WALKER ARCHITECTS

Mayor Scoville recognized Mr. Michael Walker. Mr. Walker reviewed a draft of the architectural program for the Maryville Fire Station. After meeting with City staff and reviewing the needs and requirements, the program is divided into four sectors: administration area, dormitory area, support area and operations area. These sections were then broken down in-depth addressing activities, users, access, adjacencies and circulation, space descriptions and individual room criteria. The gross square footage for a two bay building is 8,687 square feet; a three bay is 10,387 square feet. Mr. Walker said in the market place today, a safe number is \$180 per square foot. Using this cost and adding architectural fees, engineering fees, furniture, appliances, landscaping and a recharging station the cost for a two bay building would be around \$1,840,934; the three bay would be around \$2,169,884. Council Member Jayroe stated \$1.5 million is budgeted. He would like to meet with the Administrator and Fire Chief again to ensure all aspects are included before the final program document is presented. Discussions followed.

5. UPDATE ON CHERRY STREET PROJECT AND BEN COOPER PARK - STANTEC CONSULTING SERVICES

Mr. Bryan Kizer updated Council on the two projects. In October 2014 Stantec was awarded the contract for Ben Cooper Park and Cherry Street. Task orders for these projects were received in early 2015. A schematic design was provided in the solicitation for Ben Cooper Park showing a drop off area and a parking lot, which was pulled out. Drawings of Ben Cooper Park showed a drop off lane, a sidewalk from Lafayette Street to Washington Street, improved storm drainage and replacement of a sewer line. Discussions followed. Ninety percent of the design has been completed for the drop off. The engineering contract on this project is \$38,500. To date \$22,508, 58% of the budget, has been billed. Due to Jonathan Heald's departure, Mr. Kizer said they are waiting on direction on how to proceed. The estimated cost for this project is \$307,000. Council Member Jayroe expressed concern because the budget for this project is \$150,000. She asked what could be done to keep our children safe and stay within the budget. Mr. Carter said perhaps some of the water line work could be performed in-house. Discussions continued.

The schematic design provided in the solicitation for Cherry Street showed a new water line, a new sewer line and repaving the road. After being awarded the contract, Stantec was verbally informed to pipe the ditches. On April 16th a 30% design was submitted to Mr. Heald. On June 4th a 60% design was submitted. Mr. Heald had a different opinion of how things should proceed. Accordingly, the 60% plans were changed and resubmitted on June 18th and now Stantec is waiting on further direction. Their contract on this project is \$65,000 (not to exceed), \$34,157 billed to date, 52% of the budget. A 60% set of plans has been prepared twice. The construction estimate for a curb and gutter section is \$1,271,000 which includes new water line, new sewer line, new roadway and piping ditches. When asked by Mr. Carter to reduce the cost, they evaluated a ditch section on the project and the estimate is \$979,000. Mayor Pro Tempore Wayne said the residents would not want curbing. Mr. Kizer reiterated they proceeded with the direction provided by Mr. Heald. Another option would be to line the sewer. When asked by Council Member Jayroe, Mr. Carter said \$250,000 is budgeted for the project. Discussions followed. Mr. Carter said he would narrow the focus and contact Mr. Kizer.

6. REVIEW PUBLIC DEFENDER OBLIGATION - CHRIS CARTER

There is a Budget Proviso in the South Carolina 2015/2016 State Budget that states *if a municipality has or elects to have an optional municipal court system, it must provide adequate funds for representation of indigents. No public defender shall be appointed in any such court unless the municipality and the office of the circuit public defender have reached an agreement for indigent representation and no funds allocated to the commission shall be used to provide compensation for appointed counsel in municipal courts.* Mr. Carter met with the City's Municipal Judge to discuss this stipulation. Judge O'Donnell contacted the public defender in the 15th Judicial District who indicated she was okay with the current system. Mr. Carter suggested budgeting for this in future budgets. Discussions followed. No action is required at this time.

7. DISCUSS COMMERCIAL MAINTENANCE CODE - CHRIS CARTER & RICK MARTIN

At the July 30th meeting there was discussion about an enhanced property maintenance code for non-residential property. Section 5-7-80 of the State Code states any municipality can, by ordinance, regulate the upkeep of property. The existing City Code Chapter 11, Section 11-26 Public Nuisances, has eight nuisance criteria, seven are environmental concerns and one building criteria. Staff has compared other areas for better codes to regulate commercial buildings. Mr. Carter referred to the Commercial Maintenance Code for Gastonia, North Carolina and offered comparisons between their Code and Georgetown's. Mr. Martin stated Georgetown has adopted the International Property Maintenance Code which primarily addresses the inside condition of residential structures. When complaints are received he will perform life safety inspections on the interior of residential structures, after which a letter is sent to the owner giving 15 days to comply. The International Property Maintenance Code is weak on the commercial side. Our zoning has specifications for businesses located on the main corridors, which deal with new construction. He provided Council with a copy of Gastonia's Commercial Maintenance Code which addresses occupied buildings. This provision would give staff the enforcement power to request the owner to update the exterior appearance. Mr. Martin recommended utilizing the Construction Board of Appeals to hear any appeals. Mayor Scoville directed Chris Carter to have the City Attorney prepare an ordinance for first reading at the next meeting.

8. DISCUSS PROPOSED LEASE AGREEMENT FOR PROPERTY ON FRONT STREET FOR A PUBLIC PARK

At the August City Council meeting Mr. Johnny Weaver addressed City Council concerning Mr. Steve Timmons' desire to lease his property in the 700 block of Front Street to the City to be used as a park for three years. Mr. Timmons' attorney, Mr. Hal Strange, submitted a draft lease agreement for consideration. Mayor Scoville outlined the terms: six lots in the middle of the 700 block would be leased to the City for use as a public park for a minimum of three years; the City would install sod; the City would construct a fence suitable to the Landlord for safety purposes along the entirety of the river front of the leased premises; the City shall forego collection of all city property taxes for each tax year of this lease; if the property is subject to county ad valorem taxes, the City shall be responsible for timely and fully paying same; the City shall maintain general liability insurance in a total aggregate sum of at least \$2 million during the term of the lease, policy subject to approval of Landlord, Landlord shall be named as an additional insured; the City shall retain the responsibility to maintain the premises in good repair during the term of this lease; the City shall be responsible for repairing and maintaining the two concrete pads on the property. After discussion of the terms, Council did not think this was in the best interest of the citizens.

Mr. Carter updated Council on the 17/701 project. South Carolina Department of Transportation opened bids for the project on September 8th. They had estimated the white topping and associated drainage improvements to be \$3.1 million. One bid was received for \$6 million. For that reason, and the fact that these are Federal

Highway Administration funds, they are going to reject the bid. The paving portion will not go forward in November. SCDOT plans to rebid the project next year. The City scheduled workers to relocate utility lines to avoid potential problems after the road was repaved. The relocation project is costing the City \$1.5 million, in addition to a \$50,000 bonus to complete the project in time for DOT's project. Mayor Scoville said to save money on the City's project, resurfacing the road was not included. Once we finished, DOT was to immediately begin their project and white top the road. Now that the project has been delayed, we have got to resurface the road because it will be used for nine months before they white top. At a meeting today, DOT staff indicated, because of the circumstances, they are going to recommend reimbursement to the City for the resurfacing. Discussions followed.

9. ADJOURNMENT

Mayor Scoville adjourned the Special Meeting/Workshop at 5:28 PM.

Ann U. Mercer
City Clerk

Date Approved: 10/22/15