SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
AUGUST 22, 2019 – 3:00 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 Clarence C. Smalls

MEMBERS ABSENT
Council Member Al Joseph

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
Mr. Isaac Williams, Fleet Superintendent

ABSENT
Mr. Tim Chatman, Streets and Sanitation Manager

MEDIA
Georgetown Times - Mr. Ali Akhyari
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 3:00p.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. FINANCE

Motion to approve grant award from USDA for the Fire Department Equipment in the amount of $132,900 as follows: $33,000 for Generator; $49,900 for Furniture and Equipment; and $50,000 for Firetruck.

Mayor Pro Tempore Bradley moved, seconded by Council Member Humes. Mrs. Debra Bivens introduced Ms. Nickie Toomes from the USDA to present three grants. Mrs. Bivens confirmed these grants reimburse the general fund for expenses paid.

Mayor Barber called for the vote.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Rudolph A. Bradley, Mayor Pro Tempore
SECONDER:	Tupelo Humes, Council Member
AYES:	Barber Sr., Bradley, Butts, Jayroe, Humes, Smalls
ABSENT:	Joseph

4. DISCUSS/PRESENTATION OF FINANCING OPTIONS FOR THE NEW CITY HALL.

Dr. Sandra Yúdice and Mr. Carey Smith introduced Mr. Lawrence Flynn, the City's Bond Attorney and Mr. Bob Damron, the City's Financial Advisor, to present the financing options for the new City Hall. Mr. Lawrence Flynn stated interest rates are at a historical low at this time to borrow money. Mr. Flynn reviewed a list of borrowing tools that consisted of General Obligation Bonds, Installment Purchase and Use Agreements, Utility Revenue Bonds, Lease-Purchase Agreements, Hospitality/Accommodations Fee Revenue Bonds, Public Improvement Assessment District Bonds, and Tax Increment District (TIF) Bonds. Mr. Flynn stated the City has two financing options based on State law, which are General Obligation Bond Financing and Installment Purchase Financing. All general obligation debt has a debt limit of 8% of assessed value or three million dollars unless approved by referendum. If the City wanted to borrow an excess of three million dollars it would have to be approved by the taxpayers. Mr. Flynn said the City borrowed two million dollars recently to build a new Fire Station so that would leave approximately one million dollars available to borrow at this time. General Obligation Bonds are the most flexible option and lowest cost for the City. Mr. Flynn reviewed the Installment Purchase Revenue Bond model and financing structure. Under South Carolina law, this type of financing allows the City to purchase a public project in annual installments pursuant to a contract and is not considered debt to the City. The annual installment payments are subject to annual appropriation by the City Council and can be made from any legally available funds. Mr. Flynn presented a list of municipalities across the state that he has been involved with in their Installment

Purchase Revenue Bonds. Mr. Flynn handed the presentation over to Mr. Bob Damron, the City Financial Advisor. Mr. Damron reviewed the borrowing schedule based on borrowing three and five million dollars from June 2020 through June 2031. Mr. Damron stated the new City Hall project will cost six million dollars so he recommends borrowing five million dollars for the project. Mr. Damron stated the standard in the South Carolina banking industry is twelve years to pay off a loan. Discussions followed. Mr. Smith stated staff would like to move forward with the process and get more detailed information to present to Council. There was a general consensus to move forward with the process of getting more details about the financing options for Council to review.

5. PRESENTATION - ROBIN GABRIEL - KAMINSKI HOUSE ANNUAL REPORT.

Mr. Smith introduced Ms. Robin Gabriel, Executive Director of the Kaminski House,. Ms. Gabriel stated the past year marked the sixth year of the public private partnership between the City and the Not-For-Profit group, Friends of the Kaminski House. The public programs continue to be a good source for general education. The total amount of visitors has increased 87%, participation in events has increased by 48%, and tourists of the house have increased 24% since July 2013 when the Friends of the Kaminski House took over the daily operations. This year they are celebrating the 250th anniversary of the building of the Kaminski House. The Kaminski House is in the process of raising funds for a new climate control system. In addition to installing a new climate control system, there is a need for mold and asbestos removal along with repainting the interior of the house. By doing all of these projects, it will help preserve and protect the house and all of the priceless historic items. There was a new lighting package installed provided by donations. Ms. Gabriel stated the Kaminski House Museum once again hosted the City’s Annual Easter Egg Hunt and welcomed over 250 guests. The museum gift shop had over 8,000 visitors from all fifty states and 19 other countries looking for tourist information for the area. The budgeted amount for FY18/19 was $229,553.55 and the actual amount for FY18/19 was $285,141.85. Ms. Gabriel stated the bottom line net income for the Kaminski House Museum for FY18/19 was $600.

6. PRESENTATION - HTC - FIBER OPTIC SYSTEM ASSESSMENT FINDINGS AND RECOMMENDATIONS FOR FUTURE IMPROVEMENTS.

Dr. Sandra Yúdice introduced Mr. Alan Loveless, City Director of Electric Utilities. Mr. Loveless stated the fiber optic system has been in place for over twenty years and is an important part of the City's infrastructure. Mr. Loveless said he would like to put this project in next year's budget. Mr. Loveless introduced Ms. Denise Ambuhl and Mr. Jeffrey Johnson from Horry Telephone Cooperative (HTC) to present their findings from their recent evaluation of the City's fiber optic system. Mr. Johnson pointed out an expansion of the same current would be a standard update. Mr. Johnson said they did a visual inspection across the City and addressed weather damage and other things that appeared unbefitting and would need replaced or repaired. The Maryville area where the new Fire Station was built has been exhausted and will need updated. Throughout the City, Wastewater has connections at well sites and lift stations where the fiber panels are located. After being in weather boxes for over twenty years, the weather boxes have lost their continuity and can no longer keep the fibers protected. Mr. Johnson said they evaluated 42 sites. The City's network is considered in fair condition. Most of the issues were found in the connectors because they are outdated. Mr. Johnson stated splice conditions and hardware issues were also problems with the system. Mr. Johnson said they recommend replacing the existing connectors to improve performance. He also recommended replacing optical jumpers at the terminal locations. This would need to be done the same time the connectors are replaced. Mr. Johnson stated they need to identify locations for permanent hardware hub sites. The old City Hall was the hub site for the City's network. When City Hall was demolished, the hub site had to be moved temporarily to the City Law Enforcement building. Mr. Johnson stated they recommend expanding the fiber route 2.5 miles in the Maryville area to include the new Fire Station and elevated water tank because the current system is at full capacity or exhausted. He said they also recommend 1.5 mile of redundancy be added to the system in the area of Aviation Boulevard to South Island Road. The purpose of having a redundancy piece near the Maryville Fire Station is so that it would never fail. If something would happen in the City, it would switch over to the opposite route and keep critical circuits up and running such as the Fire Station and other first responders. Mr. Johnson stated fiber is in high demand so they recommend the City have an emergency supply on hand for repairs during storms and other natural disasters. Discussions followed.

7. ADJOURNMENT

A. Mayor Pro Tempore Bradley adjourned the Special Meeting/Workshop of City Council at 4:53pm.

Stephanie Buccione
City Clerk

Date Approved: 10/17/19