



**SPECIAL MEETING/WORKSHOP OF CITY COUNCIL  
APRIL 26, 2018 – 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

**MEMBER ABSENT**

Council Member Clarence C. Smalls

**ALSO PRESENT**

Mr. Carey F. Smith, Interim City Administrator  
Mrs. Elise Crosby, City Attorney  
Ms. Ann U. Mercer, City Clerk  
Mrs. Suzanne Anderson, HR Manager  
Mr. Orlando Arteaga, Engineer  
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. 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  
Mr. Isaac Williams, Fleet Superintendent

**MEDIA**

Georgetown Times - Mr. David Purtell  
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 4:00 PM 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. MAIN STREET/GBA DESIGN COMMITTEE PRESENTATION**

Mr. Carey Smith stated the Georgetown Business Association has, as part of its Association, a Design Committee to promote and present an aesthetic component to various parts of our community with particular focus on the roadway corridors, our entrances and along Front Street. The Design Committee has a budget allocation from the City for FY 17/18. One of the projects is pole banners located at our entranceways and primary thoroughfares in the City. The Committee has asked to speak to Council to present the pole banners and to request the City's assistance with installing them on the street light poles. No banners will be displayed on the bridges due past experiences with wind conditions. Mrs. Erin Agner, Committee Chair, addressed City Council and provided samples of the banners and hardware that will attach the banners to the light poles. A priority of the Design Committee was to reintroduce banners in the City. The themes include Dine, Shop, Boat and Live. There will be 70 large banners, 24x60 and 76 small banners, 18x36. Proposed locations include: 12 large banners at each entrance into the City, 6 large banners in center median approaching the Maryville bridge traveling north, 12 large banners from intersection at Front Street traveling south in front of the steel mill, 4 large banners at the intersection of Broad and Church Streets, 28 small banners from Front Street and steel mill intersection traveling west and ending at Merriman Road, 28 small banners at Front Street and steel mill intersection traveling east and ending at King Street intersection, 16 small banners from Broad Street to Highmarket Street and 4 small banners on Broad Street at Francis Marion Park. There is no guarantee on the banners. Mrs. Agner was going to confirm if the hardware has a guarantee. The large banners will have wind deflective hardware. She reiterated the Committee is requesting the City help with the installation. Mr. Smith said he will be communicating with the Electric Department.

**4. MAYOR AND CITY COUNCIL PRIORITIES**

Mr. Smith provided a list of 32 Council priorities discussed at the Retreat. He stated the City is actively working on economic development projects, public infrastructure, City competitive pay, replacement or repair of City Hall building, Tax Increment Financing District, opportunity zones and priority investment zones. Mr. Smith suggested Council narrow the list of priorities somewhat. He said that would be a useful guide for the new administrator and could evolve into a strategic planning process. A list of proposed goals included the appearance of the City; keep main projects on course; bi-annual meetings with City, County and School District; housing inventory; code enforcement; street/road conditions; utilization of the Electric Department building; public safety salaries above competitors; drainage issues; location for City Hall employees; fully staffed departments with quality employees; dilapidated housing; and economic development. Council Member Joseph requested a letter similar to one sent by the previous Mayor, be sent to the County concerning the one cent sales tax for dredging the harbor. He said the stop light at Church and Broad Streets ties in with the utilization of the Electric Department building. Council Member Humes asked about inmates helping to clean

the City. Mr. Smith said staff looked into the possibility; however, there was little support for this. Mr. Humes questioned rezoning of the West End. He made reference to several modular homes recently placed in the area. Mr. Smith called on Rick Martin to answer the question. Mr. Martin stated zoning allows modular units. Although certain standards are required...a building permit, a site plan, an engineer's drawing of the foundation. Mr. Smith interjected and stated correspondence was sent to the individual outlining the legal responsibilities. Staff issued a stop work order and explained the requirements. The order was ignored. Legal procedures are being followed. Discussions followed.

Mr. Smith stated the list of goals will be summarized and presented to Council for approval at a Council Meeting.

**5. PROPOSED DEVELOPMENT PROJECTS**

Mr. Smith stated discussion of proposed development projects has been withdrawn and replaced with a document (handout) titled Pre-development Reimbursement Process for Memorandum of Understanding between the City of Georgetown and Project Vista. The MOU has been executed by both parties. He reviewed the procedure and expectation for the submission and reimbursement of the eligible pre-development costs.

**6. ECONOMIC INCENTIVES AMENDMENT**

Mr. Smith and Mrs. Gloria Tinubu have reviewed the City's ordinance for economic development incentives. Mr. Smith said one proposed amendment will be discussed tonight. After the presentation, he would like to know if Council would entertain legislatively a change to one aspect to the incentive area. Mrs. Tinubu said the economic development incentive program passed in December 2016 focused on three commercial areas: core commercial, intermediate commercial and general commercial. Only Planned Developments created after the ordinance was passed were included. Staff would like to change that. The one proposed amendment to the current ordinance presented tonight is to remove 'so zoned after the enactment of this article.' The original ordinance did not have an Exhibit. Matt Millwood, the City's GIS/Planner, created Exhibit A which defines all three commercial areas and the Planned Development area. An application form to request incentives was also created and is attached. A draft of the proposed changes was provided to Council. Mr. Smith said with Council's agreement this can be put on the agenda for first reading next time. There was no objection. Mrs. Tinubu provided Council a document from the Municipal Association titled *Municipal Economic Development Incentives*. She noted the 2011 Comprehensive Plan created a priority zone and provided a handout. Mr. Smith mentioned there is also an opportunity zone, a federal program.

**7. POTENTIAL HIGHEST AND BEST USES(S) OF MUNICIPAL COMPLEX SOUTH PROPERTY**

Mayor Pro Tempore Bradley arrived at 5:07 pm.

Mr. Smith said he would like Mayor and Council to allow staff to seek potential investors for the property. An active discussion is taking place about the possibility of doing something from an economic development standpoint. He asked for Council's consent to 'test the market.' The direction was to move forward.

**8. KAMINSKI HOUSE**

Mr. Smith referred to a letter from TD Bank, Wealth Department, to the Kaminski House concerning the William L. Turner Family Trust. The Kaminski House is a remainder beneficiary of that Trust. The last beneficiary recently passed away and pursuant to the governing Trust Document, the Trust will now distribute the bequest of \$20,000. All items requiring a signature must be signed by an authorized signer for the Organization. In the Operations Agreement between the City of Georgetown and The Friends of the Kaminski House, the Kaminski House is held in trust by the City of Georgetown. Although the letter is not addressed to the City, we will have to react. Mr. Smith recommended the City accept the money and stipulate the funds be transferred to the Friends of the Kaminski House to be used for improvements and so forth to the House. Council authorized Mr. Smith to prepare the necessary documents necessary.

**9. FOIA FEE SCHEDULE**

Discussion of the FOIA fee schedule was removed.

**10. REPORT FROM FIRE DEPARTMENT - SCHOOL CROSSING DETAIL**

Fire Chief Charlie Cribb reported on the Fire Department school crossing detail. The Department has provided personnel to act as school crossing guards for students walking to and from Georgetown High and Georgetown Middle School since the early 1990's. In the beginning the cost was \$700 a year. Currently with 180 school days and two duties per day, morning and afternoon, the service costs for three firefighters to act as crossing guards at the corner of Highmarket and Lafayette Streets is \$15,000 a year in man hours. In addition, a fire truck is stationed at the same location. The firefighters leave the truck running in the event they have to respond to a call and the annual fuel cost is approximately \$4,000. On occasion, firefighters are responding to emergencies and may arrive late or not at all to the intersection. Georgetown Police may be available to fill in; however, if they are on a call no one is at the intersection to ensure the students cross the busy street safely. There is no traffic signal at the intersection and no markings on the road to designate the crossing area. Chief Cribb stated the Fire Department is glad to provide this service, but the current situation causes problems. Years ago the City employed school crossing guards. Once benefits were no longer offered to those part-time employees, they left. Mayor Barber suggested the City work with the School District to implement a plan. Discussions followed. Council Member Joseph said whatever is decided, it needs to be shared between the City and the School District. Council Member Jayroe suggested the Mayor, the Administrator and the Fire Chief meet with Dr. Dozier to come up with a solution. Council agreed with shared costs; however, first responders should not be used. Chief Cribb played a video taken from the fire truck's dash cam. A pickup swerved to avoid hitting a

stopped car waiting for students to cross the road and narrowly missed hitting a student. The pickup ran off the road to avoid a wreck. Even with the fire truck positioned in the middle of the road with lights flashing, this type of near miss happens almost daily. Mayor Pro Tempore Bradley requested DOT be contacted concerning some type of traffic control light being installed at the intersection.

Mr. Smith reminded Council \* beginning April 30<sup>th</sup>, Green Wave Contracting will continue with the Phase I drainage work by closing the intersection of North Congdon Street and Highmarket Street as well as the eastbound lanes on Highmarket Street from North Congdon Street to Lynch Street for approximately 6 weeks. \* The City has to develop a CDBG survey which will require going door to door. This directly relates to grant funding. More information will follow. \* The 2018 MASC Annual Meeting is July 19-22, 2018; therefore, the Regular Meeting of City Council will be July 12, 2018.

**11. ADJOURNMENT**

**Motion to adjourn Special Meeting of City Council.**

Council Member Jayroe moved, seconded by Council Member Joseph.

Mayor Barber called for the vote.

|                  |                                                   |
|------------------|---------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | Carol R. Jayroe, Council Member                   |
| <b>SECONDER:</b> | Al Joseph, Council Member                         |
| <b>AYES:</b>     | Barber Sr., Bradley, Butts, Jayroe, Joseph, Humes |
| <b>ABSENT:</b>   | Smalls                                            |

The Special Meeting/Workshop adjourned at 5:35 pm.

Ann U. Mercer  
City Clerk

Date Approved: 08/16/18