



**SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
MARCH 27, 2014 – 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 Rudolph A. Bradley
Council Member Carol R. Jayroe
Council Member Edward S. Kimbrough, Jr.
Council Member Clarence C. Smalls
Mayor Pro Tempore Peggy P. Wayne

ALSO PRESENT

Mr. Chris Carter, City Administrator
Ms. Ann U. Mercer, City Clerk
Mrs. Debra Bivens, Finance Director
Chief Paul Gardner, Georgetown Police Department
Mr. Jonathan Heald, Public Services Director
Mr. Alan Loveless, Electric Utility Manager
Mr. Rick Martin, Building Official/Zoning Administrator
Mr. Tee Miller, Economic Development Director
Chief Joey Tanner, Georgetown Fire Department

MEDIA

Georgetown Times - Mr. Scott Harper
WGTV/WLMC - Mr. Rod Stalvey

Mayor Scoville said he emailed all Council Members asking for their interest to serve on The Georgetown Partnership Board. Mr. Bradley and Mr. Kimbrough have asked to serve. Mayor Scoville would like Mr. Bradley to serve as his personal designee and Mr. Kimbrough to serve as a member of City Council. There was no objection from Council.

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.

3. PRESENTATION - COMPRESSED NATURAL GAS AN ALTERNATIVE FUEL FOR CITY VEHICLES - JONATHAN HEALD AND NORM SCOTT

Mr. Jonathan Heald stated he presented a proposal at the Capital Project Retreat to consider compressed natural gas as an alternative fuel for city vehicles. He introduced Mr. Norman Scott with Nuovo Energy Solutions to provide some background information. Mr. Scott introduced a team of individuals attending the workshop after which he presented an informative video that gave reasons to consider the use of natural gas as a transportation fuel. One of the primary advantages in using natural gas vehicles is they produce fewer emissions than conventional gas vehicles. Mr. Scott said natural gas is being used throughout the United States. Large companies such as UPS, Waste Management, Waste Industries, and Federal Express are converting their vehicles over to compressed natural gas and liquid natural gas. Transit buses, refuse trucks, school buses, medium duty trucks and light duty vehicles are large users of natural gas fuel. For proposes of this discussion he focused on compressed natural gas. Based on studies it appears maintenance costs are less, oil changes are less frequent and miles per gallon are not sacrificed by changing to CNG. Other benefits of natural gas vehicles are: quieter than diesel-fueled vehicles, produce less greenhouse gases, delivers same fuel mileage and performance, only needs a dryer and compression to make vehicle ready fuel, engine oil remains cleaner, using domestically produced compressed natural gas reduces our dependence on crude imports and gasoline engines can run on pure CNG without engine modification. Mr. Scott said garbage trucks, vacuum trucks, dump trucks and some utility cars are appropriate for conversion. Financing is available for the installation of CNG facilities, including the cost of converting equipment.

In compiling information for Georgetown Public Works and Water Works the assumption was (four vehicles) about 65 gallons of diesel gasoline per day are used; relating to 16,250 per year. Calculating diesel fuel and taxes at \$3.70 per gallon per year equates to \$60,125. The cost of natural gas, road tax, cost of electricity to run the compressor, maintenance contract and adjusted total gross for natural gas totals \$33,122 per year. The cost to install the equipment is \$112,000, realizing a return on investment in 4.1 years. With the City rotating equipment every seven or eight years this is well below the rotation point. Given the size and amount of fuel being used, Mr. Scott said the City would be better served to contract with the private sector (in close proximity) for the use of CNG. The allocated funds could then be applied to conversions. The cost per conversion ranges from \$7,000 to \$11,000 for light duty vehicles and \$35,000 to \$40,000 for heavy duty. If new equipment is purchased, the delta charge ranges from \$30,000 to \$55,000. Example: if a diesel truck cost \$100,000, it would cost between \$140,000 - \$145,000 as a natural gas vehicle. Mr. Heald said he would not advocate converting any older vehicles in the City fleet. He currently has three light duty vehicles which came with a gas prep option; the engines are ready to be converted to natural gas. The cost to covert these vehicles would be \$8,500 to \$10,000 each.

4. DISCUSSION - EAST BAY PARK, MORGAN PARK, ETC - CHRIS CARTER, BETH GOODALE, DAVID GANTT

Mr. Chris Carter introduced Mrs. Beth Goodale, Georgetown County Director of Parks and Recreation, who will join him in discussion concerning East Bay Park. He provided some background on previous discussions which included a master conceptual plan for the further development of East Bay Park as well as selecting one or two elements from past plans. Mr. Carter stated there are funds in the current Hospitality Tax budget available for East Bay Park. He asked Council if they want to advertise for an RFP or chose one or two elements and enter into an agreement to develop with the County. Council Member Kimbrough said Council has enough information and does not need to spend any more money for studies. We have a vested interest in the community, know our community and what is needed. Council Member Bradley asked what money is readily available and if those funds are put to work how will it affect the overall design of the plan. Mr. Carter stated \$200,000 is budgeted for East Bay Park improvements. Council has suggested several projects including a dog park, improved parking near the boat landing, and upgrading restrooms; however, there is not a specific recommendation on how to expend this money. Beth Goodale said the County has a capital projects engineering department and staff engineers who can be assigned to this project. They developed one of the conceptual plans previously presented to the City based on elements the City desired which included tennis courts. One county project that is part of the County's Master Recreation Plan and funded within the Plan is six tennis courts. Originally they were designed for Eight Oaks, but if Council wants to include the tennis courts at East Bay Park the County can site and fund them for inclusion in fiscal year 2018. She said they need direction from City Council. Council Member Barber referred to Mr. Heald's conceptual plan which included something for everyone in the entire City. He would like to see a progressive stance on East Bay Park and agree on what can be done with the funds for the tennis courts. He wants East Bay Park to be passive but attractive for all. Mr. Bradley asked the Mayor if a general concession on a conceptual plan can be decided and go from there. Mayor Scoville suggested Mrs. Goodale present Mr. Heald's plan to the County's staff engineers for their review and then schedule a workshop. Council Member Wayne wants Council to designate three or four elements immediately. She does not want to 'sit on' the \$200,000. Discussions continued. The date for the workshop is to be determined.

5. DISCUSSION - DESIGN-BID VS DESIGN-BUILD APPROACHES TO PROJECT DEVELOPMENT - CHRIS CARTER AND KYLE PRUFER

Mr. Carter stated the City is beginning the development of the Maryville Fire Station 2 at the Municipal Complex South. Two separate approaches for Council to consider for this project are design-bid vs design-build. Design-bid has two contracts, one for the design and one for the contractor. Design-build has one contract for the design and build of the project. He thought the City should take a look at design-build. At the February meeting Council Member Barber indicated he was not necessarily a proponent of this method. Mr. Barber reiterated that based on his experience with design-build; there are a lot of risks for the owners because we don't maintain

control that we need. When control is turned over to the contractor it leaves us out in the cold. He said the major capital projects in the City have been through design-bid and the architect works for us.

Mr. Carter asked Mr. Kyle Prufer, Georgetown County Purchasing Officer, to share his experience, having been through both methods. Mr. Prufer provided Council with a list of previous design-build projects for the County. With this method the contractor and the architect work together on the same team rather than two adversarial groups. The architect reports to the contractor and they both report their proposals to the City. The County has had good success with design-build. In order to maintain control, you need to have a well-designed scope. He asked Mrs. Goodale to comment on the new Murrells Inlet Community Center. She addressed Council Member Barber's concern stating their staff devoted a great deal of time in developing very specific requirements for this project and remained very involved from the day the contract was let. If an employee is assigned to be the owner representative, you keep the control. She said they have used design-bid and design-build and added this project has been one of the best and easiest. Discussions followed. Council Member Barber indicated he would like to hear from an architect about the design-bid approach. Mayor Scoville asked Jonathan Heald if he has had experience with this type of project. Mr. Heald said he has been involved with both design-build and design-bid. He said if the City decides on a design-build project for the fire station, a lot of up front staff time will need to be invested. Design-bid would place the leg work on the architect and engineer. Chief Joey Tanner said City Council will need to decide who is going to do the leg work. Discussions continued. Mayor Scoville said the main difference is with design-build the architect is working for the contractor; with design-bid the City would hire an architect to oversee the project. If Council is comfortable with staff overseeing the project, rather than an architect, design-build is probably the most efficient way to go. Further discussions followed. Mayor Scoville said Council needs to make a decision at the next meeting.

6. DISCUSS TAKE-HOME CAR POLICY - CHIEF PAUL GARDNER

Chief Paul Gardner stated during the budget crisis this policy was revoked. He presented a take-home car proposal for the Georgetown Police Department and reviewed several issues to consider which included low cost benefit to employees; hiring/retention/morale; increases police presence at key times of the day; increases continuity and teamwork between shifts and increases emergency response times. A spreadsheet with travel distance and employee cost was provided. The total cost to the City would be \$24,000, subsidized back by withdrawals from the officer's salary, bringing the City's total net cost to \$12,000 per year. He said hiring pools are becoming smaller and we need to be competitive. Chief Gardner is not proposing any cars leave Georgetown County. The maximum proposed is 40 miles round trip. The Chief said this would make GPD a more efficient department. When questioned by Mayor Scoville, Fleet Superintendent Glen Dixon, said it is his experience with the City that vehicles and equipment are better taken care of when there is one operator and maintenance cost is much less.

Discussions followed. Mayor Scoville said this will be discussed in the budget process.

7. DISCUSS PROPOSED AMENDMENTS TO CHAPTER 20, ARTICLE IX, SEC 20-131(8) AND SEC 20-133(9).

Mr. Carter stated this was a broad discussion item. One section addresses the service of 'distilled spirits' on the sidewalk and the other section deals with glass beverage containers on the sidewalk. Chief Gardner spoke with the head SLED investigator over alcohol concerning both issues and stated state law does not prohibit a china plate, a long neck beer bottle or a pint glass of beer on the sidewalk. This was included in the City Code as a risk management issue in the café permit. State law prohibits hard liquor on city sidewalks. If an individual has a hard liquor drink at an ABC restaurant on the sidewalk, they are subject to a \$100 fine for unlawful possession of alcohol. Mayor Scoville said our City Police Department has more important things to do than enforcing the ABC rule. Chief Gardner said his department has observed china plates and beer bottles for a while; however, no tickets have been issued. Officers have reminded the restaurants of what City Code allows. If he (the Chief) observed hard liquor on the sidewalk he would go to the restaurant owner, inform him of the law and tell him to collect the drink and remove the charge from the bill. Council Member Bradley asked the record to reflect that this body in no way is condoning or promoting, circumventing or ignoring state law. Regarding glass on the sidewalks, he voiced concerned as to the City being protected from any liability. Council Member Jayroe said the owners are required to supply the City with a general liability insurance policy for \$1 million when they obtain their lease permit. Council Member Barber asked the record to reflect he will uphold the state law and will hold the Chief responsible if he doesn't enforce the law. When it comes to public right-of-way, as governing officers, we are supposed to uphold and enforce the law. Prohibiting glass on the sidewalks in the City ordinance was a safety and liability issue for the Risk Manager. Mr. Barber said if something happens while a person is walking on the sidewalk and they are injured by glassware, the judge is going to ask the City did we know and should we have known. The answer to both questions will be yes and the City can take out the checkbook. He stated we allow outside dining; however, the area here is not designed conducive to accommodate sidewalk cafes. Mr. Barber stated Council has to uphold their judicial responsibility to maintain the safety and avoid any liability. He will do whatever he can to make sure the taxpayer will not have to pay additional legal fees. Council Member Kimbrough reiterated the City requires the owners to have a liability policy for that reason. Council Member Jayroe requested this item (glass containers on sidewalks) be placed on the agenda. Mr. Bradley asked for legal input as far as the liability before proposing an amendment. Mayor Scoville said the City Attorney can research before the meeting.

8. ORDINANCE

- A. Motion to approve first reading of an amendment to the current ground lease agreement between the City of Georgetown and SCANA Communications Inc. dated March 20, 1998 for property at 120 North Congdon Street.**

Mr. Carter stated on March 20, 1998 the City entered an agreement with SCANA to lease 3.5 acres located on City property abutting North Congdon Street to build a communications tower. The initial term was five (5) years with an option to extend four (4), five (5) year terms. The fully extended lease expires January 31, 2023.

Due to the removal of the water tank at City Hall, Mr. Carter stated the two antennas used by the City Fire Department and Public Services located on the tank needed to be relocated immediately. The City approached SCANA with the idea of relocating the antennas on their communications tower. In agreeing to our request to host the City's antennas, they asked for consideration to extend their lease for three (3) additional five (5) year periods. The City would not be charged and SCANA would continue to pay their annual fee.

Mayor Scoville asked for comments or questions. Mayor Scoville called for the question.

RESULT:	APPROVED [UNANIMOUS] Next: 4/17/2014 5:30 PM
MOVER:	Edward S Kimbrough, Council Member
SECONDER:	Carol R. Jayroe, Council Member
AYES:	Jayroe, Kimbrough, Scoville Jr., Barber Sr., Bradley, Smalls, Wayne

9. PURCHASE ORDER

A. Motion to Approve Purchase Order No. 2014-00000278 in favor of Kyzer-Timmerman Structural Engineers LLC for a two part study of City Hall and Fire Station #1 as set forth in the Kyzer-Timmerman proposal dated March 19, 2014.

Mr. Carter stated part one of the scope will be a more in-depth investigation to determine if voids exist under both buildings and the size of the voids. In the event any voids are located, the second part of the scope will outline several alternatives including design of the repairs.

Mayor Scoville asked for comments or questions. Mayor Scoville called for the question.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clarence C. Smalls, Council Member
SECONDER:	Rudolph A. Bradley, Council Member
AYES:	Jayroe, Kimbrough, Scoville Jr., Barber Sr., Bradley, Smalls, Wayne

Mr. Carter said Keep Georgetown Beautiful has scheduled a tree dedication ceremony in memory of Mr. Larry Fox on Tuesday, April 22nd at Morgan Park. He asked if Council would be agreeable to holding the dedication of East Bay Boat Landing prior to the KGB event. There was no objection.

10. ADJOURNMENT

Mayor Scoville adjourned the Special Meeting/Workshop at 6:19 PM.

Ann U. Mercer
City Clerk

Date Approved: 04/17/14