



**SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
MARCH 23, 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
Ms. Ann U. Mercer, City Clerk
Mr. Orlando Arteaga, Engineer
Mrs. Debra Bivens, Director of Finance
Mr. Tim Chatman, Streets and Sanitation Manager
Chief Charlie Cribb, Georgetown Fire Department
Mr. Glen Dixon, Fleet Superintendent
Mr. Alan Loveless, Director of Electric Utilities
Chief Kelvin Waites, Georgetown Police Department

ABSENT

Mrs. Elise Crosby, City Attorney
Miss Suzanne Abed-El-Latif, HR Manager
Mr. Will Cook, Water Utilities Director
Mr. Rick Martin, Building Official/Zoning Administrator
Mrs. Gloria Bromell-Tinubu, Economic Development Director

MEDIA

Georgetown Times – Eileen Keithly

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Jack M. Scoville, Jr. 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.

3. UPDATE ON WINYAH BAY LONG-TERM RECOVERY

Mr. Paul Gardner introduced Ms. Lucy Woodhouse from Black River United Way. Ms. Woodhouse stated the Winyah Bay Long Term Recovery Group serves Georgetown and Williamsburg counties and is working to help people affected by the October 2015 floods. As a rule of thumb, when a disaster hits a community, relief efforts are 10 times as long as the disaster and recovery efforts take 10 times as long as the relief efforts. After the disaster, Governor Nikki Haley appointed the South Carolina Disaster Recovery Office to oversee the entire recovery by the State, distributing \$96 million in federal disaster funds over a two-year goal to complete the project, recovering 100 houses a month statewide. Two groups were contracted to deliver the project. South Carolina Emergency Management Department reports to the state Adjutant General. They initially received \$6 million from the federal disaster funds to fund case management. Hearts and Hands Disaster Recovery received the contract. The SC Disaster Recovery Operation is concentrating on first and second priority cases, particularly disabled and age restricted individuals. The Winyah Bay Long Term Recovery Group is handling less severe cases. They have opened 1,421 cases in Georgetown and Williamsburg counties, 681 cases have been closed in the past year. The SCDR office has indicated approximately 550 homes will be recovered with Federal Disaster funding, 392 in Williamsburg County and 161 in Georgetown County, 22 of those are located within the City of Georgetown. Approximately 187 homes will be left to the Long Term Recovery process, 130 in Williamsburg and 57 in Georgetown County, 18 located in the City limits. The average cost to recover a home with Federal funds is \$47,000. Worst case scenario, \$846,000 is need to complete the 18 remaining cases in the City. Based on the number of homes that have had visual assessments (1,400) it is estimated 80% had pre-existing conditions making them susceptible to the October 2015 storm. Ms. Woodhouse listed a group of partners that have a vested interest in housing in our community. Three big outcomes of their first meeting were: (1) a potential goal and vision, (2) areas of focus and (3) potential projects.

4. UPDATE ON EAST BAY PARK AND BEN COOPER PARK PROJECTS

Mr. Orlando Arteaga reported construction is ready to begin on Phase III of Ben Cooper Park. Landscaping improvements, the perimeter fence, a new driveway and sidewalks, a bathhouse, additional irrigation and lighting. He noted the 300 square foot bathhouse will have a green metal room with shutters, one bathroom for males, one bathroom for females, showers and a storage area for cleaning supplies. The budget for Phase III was \$300,000 and the lowest bid received was \$231,671. He stated construction costs are trending upward. The building cost alone was \$132,000, \$462 per square foot. The pre-construction conference is scheduled for March 31, 2017, notice to proceed is planned for April 3, 2017 and planned completion is June 2, 2017. Answering Council Member Butts' question, Mr. Arteaga said a new drain is under the street and runoff drains towards the detention pond. DOT required the City to add an overlay of asphalt between the new driveway and Prince Street. He has not seen any overflow that would cause drainage problems as a result of the project. Mr. Gardner said there is \$250,000 proposed in the upcoming budget for a stormwater master plan for the City. The area near the railroad tracks

has been a hot spot for flooding before the Park was constructed. He said there is an overall problem with stormwater.

East Bay Park is being developed in small sections: demolition, bathrooms, boat trailer parking and a walking trail. A large concrete pad that was the old tennis courts was discovered when the County was excavating the area. This 100 x 120 foot pad will significantly increase the demolition cost. The bathrooms will have multiple stalls. The parking lot consists of 35 boat trailer spaces which includes 2 handicap spaces. Additional parking in the conceptual plan was eliminated due to budget constraints. Also, parking across the street was eliminated because of its proximity to the critical (water) line. In order not to encroach on DOT right-of-way, the configuration of the fields was switched and the area was reduced to two proposed fields. Currently, there are no hard plans for the sports fields. The walking trail is the perimeter of the entire Park. The County is finalizing design for the six tennis courts. Originally \$400,000 was budgeted in the current fiscal year, grant commitments were \$107,758 bringing the total funding to \$507,758. The City's match, \$19,440, for the Recreational Trail Grant is deducted from the \$400,000. Cost for the bathrooms was estimated at \$77,000 which includes design and construction. The engineer estimated the parking lot could cost as much as \$648,000. The cost for the walking trail was estimated at \$97,198. The difference in the original estimate and the total cost estimated is \$314,400. Based on recent bids and current market conditions, he recommends the estimate for the bathrooms be increased to \$150,000. Staff is optimistic we will receive 2 or 3 bids for demolition. Because of design and permitting issues it could be after July before the project begins. Discussions continued addressing basketball courts, a dog park, green space and an open air pavilion.

5. UPDATE ON ANIMAL CONTROL

Police Chief Kelvin Waites reported he met with Lisa Johnson, a Board Officer for Saint Frances Humane Society, today concerning their budget request for fiscal year 2017/2018. He expressed to her the request caused concern during Council's budget retreat. Ms. Johnson indicated she was not aware how the request was presented and they are willing to negotiate and work with the City. They do not expect the City to increase funding to \$176,000. Currently the City contributes \$53,000 annually. Chief Waites said Mr. Gardner spoke with another group interested in providing the service to the City. Mr. Gardner said the City may want to bid out as a RFQ for these services to get the best deal.

6. UPDATE ON TRANSFER OF WACCAMAW HOME CONSORTIUM RESPONSIBILITIES TO HORRY COUNTY

Mr. Gardner informed Council he received a letter from Horry County stating they would be taking over the Home Consortium funds, federal funds to help with distressed properties of low to moderate income families, to renovate homes to become safe, secure and sanitary. Traditionally we are in a tri-county region; Horry, Georgetown and Williamsburg counties. Waccamaw Home Consortium was the caretaker but Georgetown County delegated it to Waccamaw Regional Council of

Governments. The total funding coming into the consortium is \$850,000 annually. Georgetown and Williamsburg counties combined are not large enough to receive direct HUD funding; therefore, we have to be included with Horry County. This is happening...we did not have a say. We need to stay involved in a part of the consortium. The responsibility is going to Horry. Eighty (80) percent of the funding will go to Horry County, leaving approximately \$150,000 in HUD money to be divided between Williamsburg and Georgetown counties. Only a proven non-profit such as Tri County Housing or Grand Strand Housing is eligible to receive these monies. Horry County needs action on this intergovernmental agreement in May. They have absorbed an employee from the COG who was managing the program. This will become effective July 1, 2018. Until that time the COG will continue to manage the program.

Mayor Scoville said he received a call Monday from the Arcelor Mittal real estate personnel who are handling the sale of the mill. The recent publicity has resulted in increased interest in the mill and they are receiving multiple inquiries.

Council Member Smalls said lack of affordable housing in the City is a terrible problem. He asked the Mayor to direct the City Administrator and the Economic Development Director to concentrate on locating investors to build homes. Mayor Scoville agreed and stated we need to have a complete attack on the housing problem in the City from low income, middle income, dilapidated houses, etc. He said Ms. Woodhouse's presentation was, in part, to educate Council on the need.

7. ADJOURNMENT

The Special Meeting/Workshop was adjourned at 5:11 PM.

Ann U. Mercer
City Clerk

Date Approved: 05/18/17