



**SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
FEBRUARY 7, 2019 – 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
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. Alan Loveless, Director of Electric Utilities
Assistant Chief Brent McClellan, Georgetown Fire Department
Ms. Angela Rambeau, Director of Planning and Community Development
Chief Kelvin Waites, Georgetown Police Department
Mr. Isaac Williams, Fleet Superintendent

ABSENT

Mr. Will Cook, Water Utilities Director
Chief Charlie Cribb, Georgetown Fire Department

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.

Mayor Barber announced Governor McMaster addressed attendees at the MASC winter meeting. State policy makers are being put to work addressing education and the flood water commission. Also, Mayor Pro Tempore Bradley graduated from the Advanced Elected Officials Institute of Government and was presented his certificate.

3. TAX INCREMENT FINANCING

Mr. Carey Smith stated he is optimistic concerning the hotel. Positive activity is happening by the development company on the project. City staff is actively working on certain infrastructure commitments. He provided Council a handout titled Pre-development Reimbursement for Memorandum of Understanding between the City of Georgetown and Project Vista. Per the MOU, the City's share of the eligible pre-development costs is not intended to exceed \$262,500. To date, the City has issued two checks to Project Vista totaling \$138,870 with a balance of \$123,630 remaining.

Mr. Lawrence Flynn presented a follow up on the Tax Increment Financing. The idea behind a TIF District is taking the future growth and using that to pay for the cost of improving projects. Mr. Smith made a presentation to the School District; however, they had concerns about providing City related infrastructure as well as all the residential property included in the TIF District which has a real effect on the value of millage levied for the School District. Their preference was to remove as many of the residential properties as we could; therefore the original map proposed for the TIF District has been updated. Mr. Flynn referred to the new proposed map which removes the residential territory, keeping the same commercial corridor and adding additional footage down Church Street. Once in place, TIF locks in the assessed value of taxable property within the District for up to 40 years. The City can then use the tax revenue from new development in the TIF to finance revenue bonds meant to fund improvement projects. The proposed redevelopment plan includes \$40 million in potential projects. Mr. Flynn explained how the TIF would work for Georgetown. Georgetown County and the School District need to agree to participate. Negotiations continue. Mr. Smith stated it is important for all parties to work together. City officials anticipate the hotel project on Front Street is forthcoming. Tax revenue from the hotel would stimulate the TIF. Lengthy discussions followed. If Council is comfortable with the new proposed TIF area, new values and new projects presented, Mr. Flynn recommended proceeding with a notice of a Public Hearing to be held at a City Council meeting. If the School District rejects participation, they can negotiate back in the TIF through an intergovernmental agreement. Staff anticipates the County and School District to participate just not at 100 percent. Mr. Flynn addressed City Council's questions and concerns. Staff was directed to move forward with the process of implementing the TIF.

4. EXECUTIVE SESSION

Motion to enter Executive Session Pursuant to Section 30-4-70(a)(1) to discuss a personnel matter in the Electric Department.

Council Member Joseph moved, seconded by Council Member Jayroe.

Mayor Barber called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Al Joseph, Council Member
SECONDER:	Carol R. Jayroe, Council Member
AYES:	Barber Sr., Bradley, Butts, Jayroe, Joseph, Humes, Smalls

The Special Meeting adjourned at 5:02 pm

Motion to adjourn Executive Session and reconvene Special Meeting.

Council Member Smalls moved, seconded by Council Member Joseph.

Mayor Barber called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clarence C. Smalls, Council Member
SECONDER:	Al Joseph, Council Member
AYES:	Barber Sr., Bradley, Butts, Jayroe, Joseph, Humes, Smalls

Executive Session adjourned and the Special Meeting reconvened at 5:47 pm.

Mayor Barber announced no formal action was taken in Executive Session.

5. COUNCIL MAY TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

Motion to approve a purchase order for the Electric Department in the amount of \$250,000 to Sumter Utilities. This amount is included in the budget.

Council Member Smalls moved, seconded by Council Member Joseph.

Mayor Barber called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clarence C. Smalls, Council Member
SECONDER:	Al Joseph, Council Member
AYES:	Barber Sr., Bradley, Butts, Jayroe, Joseph, Humes, Smalls

6. ADJOURNMENT

Motion to adjourn Special Meeting/Workshop of City Council.

Council Member Humes moved, seconded by Council Member Joseph.

Mayor Barber called for the vote.

RESULT: **APPROVED [UNANIMOUS]**

MOVER: Tupelo Humes, Council Member

SECONDER: Al Joseph, Council Member

AYES: Barber Sr., Bradley, Butts, Jayroe, Joseph, Humes, Smalls

The Special Meeting adjourned at 5:50 pm.

Ann U. Mercer

City Clerk

Date Approved:05/16/19