



Georgetown City Council

2222 Highmarket Street
Georgetown, SC 29440

Special Meeting/Workshop

~ Minutes ~

Thursday, January 25, 2024

5:00 PM

Municipal Courtroom

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 Carol Jayroe
Mayor Pro Tempore Jim Clements
Council Member Jonathan Angner
Council Member Bruce Carl
Council Member Erin Ethridge
Council Member Jimmy Morris
Council Member Tamika Williams-Obeng

ALSO PRESENT

Mrs. Elise Crosby, City Attorney
Mr. Scott Whittier, City Administrator
Ms. Stephanie Buccione, City Clerk
Mr. Nick Ard, IT Technician
Mrs. Cindy Thompson, Public Information Officer
Ms. Amy Skidmore, Georgetown Fire Department Office Manager
Chief Charlie Cribb, Georgetown Fire Department
Chief William Pierce, Georgetown Police Department
Mr. Ryan Call, Building Inspector
Mr. Orlando Arteaga, City Engineer
Mrs. Kathy Vermeland, Finance Director
Mrs. Natrona Simmons, Public Works Manager
Mr. Peter Gaytan, Planning & Community Development
Ms. Kara Hamilton, Human Resources Manager
Mr. Ryan Courtemanche, Electric Utility Manager
Mr. Chris Mullis, Water Utilities Manager
Mr. Isaac Williams, Fleet Superintendent

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Carol Jayroe called the Special Meeting of City Council to order at 5:00pm 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. PRESENTATION

A. Water, Sewer, Electric and Stormwater Utility Rate Study Update Presentation

COMMENTS - Current Meeting:

Mayor Jayroe introduced Ms. Mihaela Coopersmith from Raftelis Consulting. Ms. Coopersmith stated she will be presenting an update on the electric, water, and sewer rate study that they conducted and some results from the stormwater rate plan for the city. Ms. Coopersmith stated they used the budget for FY2023-2024 for their operating expense projections and recommendations. For the electric study, she stated the recommendation is the same as it was previously, she said they advised a 7% increase for FY2025, a 4% increase for FY2026-2028, and a 3% increase for FY2029 and beyond. She reviewed a financial graph. Ms. Coopersmith stated they recommend a 4% rate increase annually for the water and sewer funds. She stated with these rate increases, it will cover operational expenses and capital project expenses. Ms. Coopersmith said based on the stormwater rate study, they recommend a 14.7% increase for FY2025 and 2.3% increase annually after that. She said these recommendations are for the current rate structure based on area. Ms. Coopersmith showed the difference between our current rate area and impervious surfaces. She stated they recommend moving to a impervious surface rate because costs would be recouped from commercial customers.

B. Short Term Vacation Rental Presentation

Mr. Gayttan reviewed the proposed changes for our zoning ordinance Article III, Article IV, and Article VII to include short term rentals. He said it would be a good idea to cap the number of short term rentals allowed in the city. He pointed out Winyah Fishing village will have 17 units that will be considered short term rentals. He stated he is proposing to allow short term rentals in all zoning districts with the exception of subdivisions that do not allow it. Mr. Gaytan said there are currently 61 active short term rentals operating in the city. He said with the use of software, they can manage everything regarding short term rentals to manage it. Mayor Pro Tempore Clements requested the expense for this and planning fees be discussed in upcoming budget discussions. Council Member Obeng asked if the neighbors would be notified of short term rentals. Mr. Gaytan stated we currently have short term rentals operating illegally and we are unable to do inspections. Council Member Angner stated he is concerned with making a cap for 250 short term rentals when they are only currently 61 in the city. Mr. Gaytan said he spoke to the Municipal Association of South Carolina and they reported most cities in South Carolina do not have a cap.

4. EXECUTIVE SESSION

A. Motion to adjourn Special Meeting and enter into Executive Session pursuant to South Carolina Code Sections 30-4-70(a)(2) and (5) to discuss and receive legal advice on matters covered by attorney-client privilege related to a request to incentivize the Winyah Fishing Village project and where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege.

Council Member Angner moved, seconded by Mayor Pro Tempore Clements.

Mayor Jayroe called for the vote.

The Special Meeting adjourned at 5:40pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jonathan Angner, Council Member
SECONDER:	Jim Clements, Mayor Pro Tempore
AYES:	Angner, Clements, Morris, Obeng, Ethridge, Carl, Jayroe

B. Motion to adjourn Executive Session and reconvene Special Meeting.

Council Member Angner moved, seconded by Mayor Pro Tempore Clements.

Mayor Jayroe called for the vote.

Executive Session adjourned and Special Meeting reconvened at 6:25pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jonathan Angner, Council Member
SECONDER:	Jim Clements, Mayor Pro Tempore
AYES:	Angner, Clements, Morris, Obeng, Ethridge, Carl, Jayroe

C. NO FORMAL ACTION WAS TAKEN IN EXECUTIVE SESSION.

D. City Council may take action on items discussed in Executive Session.

5. ADJOURNMENT

A. Motion to adjourn the Special Meeting of City Council.

Council Member Obeng moved, seconded by Council Member Morris.

Mayor Jayroe called for the vote.

The Special Meeting adjourned at 6:25pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tamika Williams Obeng, Council Member
SECONDER:	Jimmy Morris, Council Member
AYES:	Angner, Clements, Morris, Obeng, Ethridge, Carl, Jayroe