



**SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
JANUARY 25, 2018 – 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 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. Paul A. Gardner, 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
Mr. Alan Loveless, Director of Electric Utilities
Mr. Rick Martin, Building Official/Zoning Administrator
Assistant Fire Chief, Brent McClellan
Mrs. Gloria Bromell-Tinubu, Economic Development Director
Mr. Isaac Williams, Fleet Superintendent

ABSENT

Chief Charlie Cribb, Georgetown Fire Department
Chief Kelvin Waites, Georgetown Police Department

MEDIA

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 so as to not interrupt the meeting.

3. FINANCE

A. Motion to Approve Budget Preparation Calendar for Fiscal Year 2018/2019.

Council Member Jayroe moved, seconded by Council Member Joseph. Mrs. Debra Bivens presented the budget calendar for approval and noted the first presentation will be March 16-17 at the Council Retreat to be held at the Wampee Conference Center. She reviewed the schedule for the upcoming budget workshops and meetings.

Mayor Barber called for the vote.

RESULT:	APPROVED [6 TO 0]
MOVER:	Carol R. Jayroe, Council Member
SECONDER:	Al Joseph, Council Member
AYES:	Barber Sr., Butts, Jayroe, Joseph, Humes, Smalls
AWAY:	Bradley

Mayor and Council thanked Mrs. Bivens and her staff for all their hard work.

4. WATER UTILITIES

A. Motion to Terminate Verizon Lease Agreement for Radio Communications Atop the Old Maryville Water Tower.

Council Member Butts moved, seconded by Council Member Humes. Mr. Will Cook stated when the new water tank was built in Maryville Verizon had a carousel communication on the old tank. Discussions took place between the City and Verizon; they explored the possibility of attaching to the new tank but decided against doing so and built their own site. Termination of this lease agreement will allow the City to remove the old tank.

Mayor Barber called for the vote.

RESULT:	APPROVED [6 TO 0]
MOVER:	Sheldon A. Butts, Council Member
SECONDER:	Tupelo Humes, Council Member
AYES:	Barber Sr., Butts, Jayroe, Joseph, Humes, Smalls
AWAY:	Bradley

5. HOUSING AND COMMUNITY DEVELOPMENT

A. Presentation regarding FEMA Mitigation Grant involving a city dwelling.

Mr. Rick Martin stated he and Matt Millwood are Flood Plain Managers for the City and also assist the County and the town Pawleys Island. The Hazard Mitigation Grant Program (HMGP) is one aspect of the CRS program and requires us to disseminate information to help mitigate flood related damages. Currently in the City limits there are approximately 900 properties in the flood zone. Once the new flood plain maps are official there will be an additional 300 homes at risk, for a total of 1200.

Ms. Joanne Haselden of 201 Bolick Street has experienced five flood events at her house within the last two years. She approached Mr. Millwood concerning the HMGP. He has worked for 18 months on this application and submitted information to FEMA. In October 2017 Ms. Haselden was awarded the grant to elevate her home.

Mr. Millwood presented a PowerPoint presentation to City Council that included the flood map of eastern Prince Street and Bolick Street, an elevation certificate provided by Ms. Haselden and pictures of flooding events around her home. The applicant must go through an extensive process and provide documentation and information including: elevation certificate, tax information, federal documents, property survey and site plan, deed information, historical flood losses, insurance claims, photos, etc. The *estimated* project cost is \$168,000. The City acts as the sub-recipient between the funding source (FEMA), the funding distributor (SCEMD) and the applicant/homeowner. The federal share of the grant is 75% and the applicant share is 25%. The applicant is responsible for any cost over-runs associated with the project. The City is responsible for advertising the project, receiving bids and certifying bid tabulations by the City Engineer. The lowest responsive and responsible bidder will be presented to City Council. Mr. Millwood said this is a total reimbursement type grant. The City will process the invoice for approved work, submit reimbursement request through SCEMD website for 75% of the invoice paid, and submit reimbursement request to the applicant (Ms. Haselden) for 25% of the invoice paid. A sample of a \$10,000 invoice was provided. The City would pay the \$10,000 invoice, the applicant would reimburse the City 25% (\$2,500), SCEMD would reimburse the City 75% (\$7,500), the net for the City of Georgetown is \$0. Mr. Millwood noted the agreement with SCEMD states EMD or FEMA may obligate or deobligate funding.

Discussions followed and City Council expressed concerns. Council Member Butts asked, "How did we get in the business of doing FEMA's job?" Mr. Paul Gardner stated this is just one of many federal unfunded mandates. Much like hurricanes, we are responsible for the initial response. City staff and the City Attorney have invested many hours work related to the application, which is not reimbursable. The federal government offers this as an option. Ms. Haselden has applied for the grant and this is the first time this type of application has made it to this point in the process. The first HMGP application was for a residence on Saint James Street; however, it did not qualify. Council Member Joseph stated his understanding is this is a procedure, a process and grant offered by the federal government. If a homeowner finds this particular FEMA grant the City is brought into the process at that time. Mayor Barber asked how do we protect and recoup the City's investment. An agreement that protects the City financially would have to be reached. Discussions continued. Council Member Jayroe stated this seems to be a risk to the City and no risk to the homeowner. Council Member Smalls asked if the City has to agree to do this. Mr. Gardner answered no and said staff is asking for Council's guidance on how to move forward. Mr. Smalls indicated he does not want any part of this. Mr. Martin expressed his concerns regarding liability, the location, settling issues and upcoming hurricane season with high winds. The two story structure would be 10 feet up in the air. Before Council can make a decision there are numerous questions that must be answered. Mr. Martin pointed out the \$168,000 is only an estimate. Bids would have to be received. Mrs. Elise Crosby said Council is not obligated to vote to approve this. She noted the City has no financial obligation other than

the administrative costs. When the process began in 2016, staff was not aware this was a reimbursement program. The grant goes to SCEMD, they hold it until receiving proof the City has paid. Mr. Gardner said a preliminary ruling from the City's insurer is they will not insure us during this process. In order for Council to make an informed decision, staff was directed to prepare answers to the questions and concerns. This will then be presented at a future meeting.

Mayor Pro Tempore Bradley arrived at 4:25 pm.

6. ECONOMIC DEVELOPMENT

A. Presentation on Tax Increment Financing District and its application within the City of Georgetown.

Mr. Gardner stated at the Mayor's request staff was asked to revisit and review a Tax Increment Financing District (TIF), how its application would look in the City, what the process is and what is dependent upon a TIF. A copy of the PowerPoint presentation and a draft copy of the Redevelopment Plan (Commercial Corridor TIF) were handed out to Mayor and Council. Mrs. Gloria Tinubu stated Tax Increment Financing (TIF) is a financing tool widely used by local governments and municipalities to promote economic development and redevelopment. It is enabled and guided by South Carolina State Law Chapter 6, Title 31. It is not a new tax or special assessment on top of the existing property tax rate. It applies the same property tax rate used for all properties and uses the same assessment process. A TIF splits tax revenues generated from properties into two components: Base Revenue and Incremental Revenue. The Base Revenue is the amount available before the TIF district is established and shared among the City of Georgetown, Georgetown County School District and Georgetown County. Incremental Revenues are new revenues over and above base revenues generated by new development projects. The revenues would be allocated to the City through governmental agreements. Estimated real property taxes based on the 2017 millage levies indicate Georgetown County School District receives the largest amount, second largest goes to the City of Georgetown, followed by Georgetown County. The proposed TIF is a 20 year endeavor and Base Revenues would be locked in based on the assessment prior to the TIF going into effect. By giving Incremental Revenues to the sponsoring government, the successful tax increment financing process generates a revenue stream to underwrite projects within the TIF District and to provide development subsidies to encourage growth. Mrs. Tinubu presented the process to establish a TIF District along with a footprint of the proposed boundaries of the redevelopment area, which include 308 acres, 507 parcels, 91 vacant lots and 56 vacant businesses. The steel mill property is included in the area. Council was referred to maps included in the draft Redevelopment Plan. Mr. Gardner stated the City needs the cooperation of the School District and Georgetown County in order to make the TIF successful. The City's bond attorney recommended moving the process along simultaneously. The City plans to send a letter to both tax entities announcing the public hearing and requesting their support. Estimated value of private investment, redevelopment project costs and redevelopment financing were discussed.

7. EXECUTIVE SESSION

Motion to adjourn Special Meeting and enter Executive Session pursuant to Section 30-4-70 (a)(2) to receive legal update on pending, threatened, or potential claims, advice related to the corporate client, covered by the attorney-client privilege and receive legal update.

Council Member Butts moved, seconded by Council Member Joseph.

Mayor Barber called for the vote.

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

The Special Meeting/Workshop was adjourned at 5:27 pm.

Motion to adjourn Executive Session and reconvene Special Meeting.

Council Member Joseph moved, seconded by Council Member Butts.

Mayor Barber called for the vote.

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

Executive Session was adjourned and the Special Meeting/Workshop was reconvened at 6:04 pm.

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

Mayor Barber addressed Council regarding travel and conferences. Mr. Joseph submitted a request to the City Administrator to register and attend the Governor's Tourism Conference. In the past he goes with his wife, but only attends the social event. Mayor Barber would like Council to discuss this further, in the future, whether to add this conference to the budget to be available to all Council Members and any pertinent staff members that would like to attend.

Mayor Barber noted the only budgeted educational opportunities for elected officials are the Municipal Association winter and summer meetings. He pointed out the City is not a member of the National League of Cities. Every City moving ahead of Georgetown within the region is a member. He said we are doing ourselves an injustice if we do not become a part of the national scene and become as informed as we can. The City Clerk is collecting the necessary information for the City to apply for membership.

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

9. ADJOURNMENT

Motion to adjourn Special Meeting of City Council

Mayor Pro Tempore Bradley moved, seconded by Council Member Butts.

Mayor Barber called for the vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rudolph A. Bradley, Mayor Pro Tempore
SECONDER:	Sheldon A. Butts, Council Member
AYES:	Barber Sr., Bradley, Butts, Jayroe, Joseph, Humes, Smalls

The Special Meeting/Workshop was adjourned at 6:10 pm.

Ann U. Mercer

City Clerk

Date Approved: 05/17/18