

**REGULAR MEETING OF CITY COUNCIL  
MINUTES  
APRIL 17, 2025 — 5:30 PM  
MUNICIPAL COURTROOM  
2222 HIGHMARKET STREET  
GEORGETOWN, SOUTH CAROLINA  
AND LIVESTREAM:**



**<https://www.facebook.com/cityoftown/>**

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

**MEMBERS ABSENT**

Council Member Jimmy Morris

**ALSO PRESENT**

Mr. Scott Whittier, City Administrator  
Mrs. Elise Crosby, City Attorney  
Ms. Stephanie Buccione, City Clerk  
Mr. Nick Ard, IT Technician  
Mrs. Cindy Thompson, Public Information Officer  
Chief William Pierce, Georgetown Police Department  
Chief Charlie Cribb, Georgetown Fire Department  
Mr. Ryan Call, Building Inspector  
Mr. Orlando Arteaga, City Engineer  
Mr. Ryan Courtemanche, Electric Utility Manager  
Mrs. Kathy Vermeland, Finance Director  
Mr. Chris Mullis, Water Utilities Manager  
Mrs. Natrona Simmons, Public Works Manager  
Mrs. Clarissa Tindall, Zoning Administrator

**2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES**

Mayor Jayroe called the Regular Meeting of City Council to order at 5:30pm 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. INVOCATION & PLEDGE OF ALLEGIANCE**

Council Member Obeng introduced Dr. Marisa Herman to render the invocation and Council Member Angner to lead the Pledge of Allegiance.

### **4. PUBLIC HEARING**

#### **A. The purpose of the Public Hearing will be to receive citizen input concerning an ordinance adopting an updated Comprehensive Plan (the 2040 Comprehensive Plan) for the City of Georgetown, South Carolina.**

Mayor Jayroe opened the Public Hearing and recognized Mr. Nick Robinson. Mr. Robinson said the Comprehensive Plan lacks integration with studies that the city has invested in the past few years. He said the vote to approve the Comprehensive Plan at the Planning Commission meeting was rushed through and it is not ready to be approved by City Council.

Mayor Jayroe recognized Mrs. Kim Shell. Mrs. Shell stated she has concerns with the Comprehensive Plan being approved by City Council. She referenced a study area map of the city and county and pointed out areas that were not included in the Comprehensive Plan.

Mayor Jayroe recognized Ms. Cary Farrow. Ms. Farrow said the Comprehensive Plan that is up for second reading tonight is not the same plan that was approved in February by the Planning Commission. She stated there are three options for Council to choose to do tonight. She said Council can ignore the evidence that proves the Comprehensive Plan is not in compliance with state law and move forward with approving it. She said the city could face legal challenges if this happens. She said the second option is to table the vote until a FOIA request from the WRCOG has a final response and the third option is to not approve it and send the plan back to the Planning Commission for further review.

Mayor Jayroe announced there were no other speakers signed up and closed the Public Hearing.

### **5. PUBLIC COMMENTS ON CURRENT AGENDA ITEMS**

Mayor Jayroe recognized Mrs. Kim Shell. Mrs. Shell stated concerns about the rush to approve the Comprehensive Plan and asked City Council not to let the plan move forward.

Mayor Jayroe recognized Ms. Cary Farrow. Ms. Farrow stated concerns with the rush to approve the Comprehensive Plan. She said there could be legal challenges for the city if it does move forward. Ms. Farrow stated she is also concerned with the recent resignations of members of the Planning Commission. She requested that City Council return the Comprehensive Plan back to the Planning Commission for revisions.

Mayor Jayroe recognized Mr. Jay Doyle. Mr. Doyle stated concerns with the legal process of the Comprehensive Plan being completed and approved by the Planning Commission.

Mayor Jayroe recognized Mr. Donald Gilliard. Mr. Gilliard stated concerns with the Comprehensive Plan. He said the plan lacks development in the West End and lacks bringing good jobs to the city. He stated the approval of the Comprehensive Plan should not be rushed and to make sure things are done right.

## **6. INTRODUCTION OF NEW EMPLOYEES**

None

## **7. PRESENTATION**

### **A. Presentation of the FY24 Annual Comprehensive Financial Report (ACFR) by Mauldin & Jenkins, CPA's and Advisors.**

Mrs. Vermeland introduced Mr. Kellan Shuford from Mauldin & Jenkins. He said during the financial audit they found the financial statements are fairly presented and in accordance with GAAP. He stated the city prepares an Annual Comprehensive Financial Report (ACFR) and goes above and beyond basic reporting requirements. He said the city has been awarded the ACFR certificate for over 30 consecutive years. Mr. Shuford stated the city's financial statements include three components. These components are government-wide financial statements, fund level financial statements, and notes to the financial statements. He reviewed the General Fund revenues and expenditures from FY2023. He said the city has a strong unassigned Fund balance that is necessary to cover unexpected and emergency expenses. Mr. Shuford reviewed Enterprise Funds and compared revenues to operating expenses. He reviewed cash used in capital and related financing in the Enterprise Fund for Electric, Water, Wastewater, Stormwater, and Waste Management. He reported there were no audit findings or disagreements during the audit.

## **8. PLANNING & COMMUNITY DEVELOPMENT**

### **A. Motion to approve second reading of an ordinance adopting an updated Comprehensive Plan (the 2040 Comprehensive Plan) for the City of Georgetown, South Carolina.**

Council Member Angner asked if the Comprehensive Plan was legal and legitimate. Mrs. Tindall stated it is her understanding that it is legally compliant by reviewing the state laws. Council Member Angner asked if any of the residents who spoke during the public hearing and public comments were involved at the Planning Commission meetings during the development of the Comprehensive Plan. Mrs. Tindall stated the former Planning Director had transcripts from Planning Commission meetings that included some of the same names as the residents who spoke at the beginning of this meeting. Council Member Angner asked if there is any personal liability for council members regarding the approval of the Comprehensive Plan. Mrs. Crosby confirmed that Council members would not be personally liable for any action taken by City Council to approve this Comprehensive Plan. Council Member Angner stated the motion to approve this plan should be tabled and

it should be discussed at a future workshop. Mrs. Tindall stated by postponing voting on the Comprehensive Plan it will open up missed opportunities for future development projects for the city and could create legal challenges for the city. Mayor Pro Tempore Clements referenced a recommendation in the Comprehensive Plan on page 128 in Land Use Recommendations, Section one and bullet point one. He asked if this would limit the city's ability to modify provisions in R1 and R4 areas and Mrs. Tindall confirmed it would. Mayor Pro Tempore Clements proposed an amendment be made to the motion to state **"Motion to approve second reading of an ordinance adopting an updated Comprehensive Plan (the 2040 Comprehensive Plan) contingent upon striking out verbiage restricting staff's ability to modify permitted uses in both R1 and R4 zoning districts city wide."** He said the reference one and bullet point one is proposed to be revised to read "initiate and complete the comprehensive land use study and develop a plan for the historic district and the waterfront commercial zoning district."

Mayor Jayroe called for the vote to amend the motion as requested by Mayor Pro Tempore Clements.

Mayor Pro Tempore Jim Clements moved, seconded by Council Member Jonathan Angner

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| <b>RESULT:</b>   | Approved                                                   |
| <b>MOVER:</b>    | Mayor Pro Tempore Jim Clements                             |
| <b>SECONDER:</b> | Council Member Jonathan Angner                             |
| <b>AYES:</b>     | Jim Clements, Carol Jayroe, Jonathan Angner, Erin Ethridge |
| <b>NAYS:</b>     | Bruce Carl, Tamika Williams-Obeng                          |

**Motion to approve second reading of an ordinance adopting an updated Comprehensive Plan (the 2040 Comprehensive Plan) contingent upon striking out verbiage restricting staff's ability to modify permitted uses in both R1 and R4 zoning districts citywide.**

Mayor Pro Tempore Jim Clements moved, seconded by Council Member Jonathan Angner

Mayor Jayroe called for the vote.

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| <b>RESULT:</b>   | Adopted                                      |
| <b>MOVER:</b>    | Mayor Pro Tempore Jim Clements               |
| <b>SECONDER:</b> | Council Member Jonathan Angner               |
| <b>AYES:</b>     | Jim Clements, Jonathan Angner, Erin Ethridge |
| <b>NAYS:</b>     | Bruce Carl, Tamika Williams-Obeng            |

- B. Motion to approve second reading of the City of Georgetown's Ordinance amending Chapter 20, Sections 20-7 Encroachment, 20-7.4 Encroachment for noncommercial purposes, 20-7.5 Items, merchandise, activities allowed within the permitted encroachment area, 20-7.6 Sidewalk sales, 20-7.7**

**Fees, 20-8.0 Deposits of goods, wares, merchandise: time limited, 20-9  
Enforcement of provisions.**

Mayor Pro Tempore Jim Clements moved, seconded by Council Member Jonathan Angner

Mayor Jayroe called for the vote.

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| <b>RESULT:</b>   | Adopted                                                                                          |
| <b>MOVER:</b>    | Mayor Pro Tempore Jim Clements                                                                   |
| <b>SECONDER:</b> | Council Member Jonathan Angner                                                                   |
| <b>AYES:</b>     | Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin<br>Ethridge, Tamika Williams-Obeng |

**9. ELECTRIC UTILITIES**

**A. Motion to approve second reading of an ordinance authorizing terms for  
rights over public property.**

Council Member Jonathan Angner moved, seconded by Mayor Pro Tempore Jim Clements

Mayor Jayroe called for the vote.

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| <b>RESULT:</b>   | Adopted                                                                                          |
| <b>MOVER:</b>    | Council Member Jonathan Angner                                                                   |
| <b>SECONDER:</b> | Mayor Pro Tempore Jim Clements                                                                   |
| <b>AYES:</b>     | Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin<br>Ethridge, Tamika Williams-Obeng |

**10. ENGINEERING**

**A. Motion to approve construction bid from and to make payments to  
Consensus Construction and Consulting Inc. in the amount of \$488,876.00  
to replace Headworks Bar Screens at the Wastewater Treatment Plant.**

Council Member Jonathan Angner moved, seconded by Council Member Bruce Carl

Mayor Jayroe called for the vote.

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| <b>RESULT:</b>   | Approved                                                                                         |
| <b>MOVER:</b>    | Council Member Jonathan Angner                                                                   |
| <b>SECONDER:</b> | Council Member Bruce Carl                                                                        |
| <b>AYES:</b>     | Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin<br>Ethridge, Tamika Williams-Obeng |

**B. Motion to approve construction bid from and to make payments to King Asphalt Inc. in the amount of \$135,162 for the Indigo Avenue Resurfacing Project.**

Council Member Tamika Williams-Obeng moved, seconded by Mayor Pro Tempore Jim Clements

Mayor Jayroe called for the vote.

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| <b>RESULT:</b>   | Approved                                                                                      |
| <b>MOVER:</b>    | Council Member Tamika Williams-Obeng                                                          |
| <b>SECONDER:</b> | Mayor Pro Tempore Jim Clements                                                                |
| <b>AYES:</b>     | Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Tamika Williams-Obeng |

**C. Motion to approve AIA agreement between the Owner, City of Georgetown, and Contractor, Coastal Structures Corp., for the purposes of executing work for the Municipal Building Complex, an Electric Utilities and Public Works facility.**

**The work consists of Phase I: New metal prefabricated building and Phase II: Main Building Renovations.**

**Phase I shall start in FY 25 upon council approval of the proposal. Phase II shall start in FY 26, after July 1st, pending approval of the new budget by the City council.**

Council Member Jonathan Angner moved, seconded by Council Member Bruce Carl

Mayor Jayroe called for the vote.

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| <b>RESULT:</b>   |                                                                                               |
| <b>MOVER:</b>    | Council Member Jonathan Angner                                                                |
| <b>SECONDER:</b> | Council Member Bruce Carl                                                                     |
| <b>AYES:</b>     | Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Tamika Williams-Obeng |

**D. Motion to approve GMP proposal from Coastal Structures Corp. for the Municipal Building Complex Phase I work: New prefabricated metal building in the amount of \$567,265.39. The work shall be executed in accordance with AIA Agreement between the City of Georgetown and Coastal Structures Corp.**

Council Member Erin Ethridge moved, seconded by Council Member Bruce Carl

Mayor Jayroe called for the vote.

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|----------------|------------------------------|
| <b>RESULT:</b> | Approved                     |
| <b>MOVER:</b>  | Council Member Erin Ethridge |

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| <b>SECONDER:</b> | Council Member Bruce Carl                                                                     |
| <b>AYES:</b>     | Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Tamika Williams-Obeng |

## 11. ADMINISTRATION

### A. Motion to approve first reading of an ordinance amending Chapter 17, Article III, Section 17-34 of the Code of Ordinances for the City of Georgetown.

Mayor Pro Tempore Jim Clements moved, seconded by Council Member Jonathan Angner

Mayor Jayroe called for the vote.

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| <b>RESULT:</b>   | Approved                                                                                      |
| <b>MOVER:</b>    | Mayor Pro Tempore Jim Clements                                                                |
| <b>SECONDER:</b> | Council Member Jonathan Angner                                                                |
| <b>AYES:</b>     | Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Tamika Williams-Obeng |

## 12. CITY ADMINISTRATOR REPORT

Mr. Whittier stated the 2 houses on Wood Street have been awarded a contractor and are moving forward with demolition. He gave an update on the electric mapping system project. He said the project started last September and includes the entire electric system in the city. He stated they have completed the entire area of Maryville and they are currently working in the historic district. He said the survey is expected to be completed at the end of this year. Mr. Whittier said the city will be doing hydrant flushing at night to reduce inconveniences to residents.

## 13. MINUTES

### A. Motion to approve minutes of March 13 and March 20, 2025 City Council meetings.

Mayor Pro Tempore Jim Clements moved, seconded by Council Member Tamika Williams-Obeng

Mayor Jayroe called for the vote.

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| <b>RESULT:</b>   | Approved                                                                                      |
| <b>MOVER:</b>    | Mayor Pro Tempore Jim Clements                                                                |
| <b>SECONDER:</b> | Council Member Tamika Williams-Obeng                                                          |
| <b>AYES:</b>     | Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Tamika Williams-Obeng |

## 14. OLD BUSINESS

None

## **15. NEW BUSINESS**

Council Member Obeng stated Tidelands Health is conducting a health needs assessment study for the community. She said you can provide information needed on their website or through your Tidelands Health provider. She announced next month is Palmetto Giving Day and everyone should help out our local nonprofits if they can.

## **16. DEPARTMENT MONTHLY REPORTS**

Mayor Jayroe stated the department monthly reports are available for review in the agenda packet.

### **A. Building Monthly Report**

1. Keep Georgetown Beautiful - March 2025 Monthly Report
2. Building Department March 2025 Report Statistics

### **B. Electric Department Monthly Report**

1. Electric Department March 2025 Report

### **C. Engineering Department Monthly Report**

1. Engineering Department March 2025 Report

### **D. Finance Department Monthly Report**

1. Finance Department Current ARPA Project Cost March 2025 Report
2. Finance Department Current Project March 2025 Report
3. Finance Department GovDeal March 2025 Report
4. Finance Department Grants Summary March 2025 Report
5. Finance Department Open PO March 2025 Report
6. Finance Department Vehicle and Heavy Equipment Cost March 2025 Report
7. Finance Department Active Businesses March 2025 Report
8. Finance and IT Department March 2025 Report
9. Finance Department Budget Performance February 2025 Report

### **E. Fire Department Monthly Report**

1. Fire Department March 2025 Monthly Report

### **F. Fleet Services Monthly Report**

1. Fleet Services March 2025 Report

### **G. Human Resources Monthly Report**

1. Human Resources Department March 2025

### **H. Municipal Court Monthly Report**

1. Municipal Court Monthly Report

**I. Planning & Community Development Monthly Report**

1. Planning and Community Development March 2025 Monthly Report
2. Planning and Community Development Monthly Report Statistics - March 2025

**J. Police Department Monthly Report**

1. Police Department March 2025 Report
2. Police Department March 2025 Report Statistics

**K. Public Works Monthly Report**

1. Public Works March 2025 Monthly Report

**L. Risk Management Monthly Report**

1. Risk Management March 2025 Monthly Report

**M. Water Utilities Monthly Report**

**17. PUBLIC COMMENTS ON CITY SERVICES, BUSINESS, OR OTHER CITY MATTERS NOT ON THE AGENDA**

Mayor Jayroe recognized Mr. Wesley Gibson. Mr. Gibson stated he received a utility bill that said the due date was on April 3 and then he received another bill that said it is due on April 30th. He said the billing system is not correct and there shouldn't be two bills due in one month. He said the city is making money from the electric rates.

**18. EXECUTIVE SESSION**

- A. Motion to adjourn Regular Meeting and enter into Executive Session pursuant to Section 30-4-70(a)(1)(2) to discuss proposed contractual arrangements and receive legal advice related to potential claims or other matters covered by the attorney-client privilege and to discuss appointments/reappointments to the City Boards/Commissions.**

Mayor Pro Tempore Jim Clements moved, seconded by Council Member Tamika Williams-Obeng

Mayor Jayroe called for the vote.

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| <b>RESULT:</b>   | Approved                             |
| <b>MOVER:</b>    | Mayor Pro Tempore Jim Clements       |
| <b>SECONDER:</b> | Council Member Tamika Williams-Obeng |

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| <b>AYES:</b> | Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Tamika Williams-Obeng |
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The Regular Meeting adjourned at 6:55pm.

**B. Motion to adjourn Executive Session and reconvene Regular Meeting.**

Mayor Pro Tempore Jim Clements moved, seconded by Council Member Jonathan Angner

Mayor Jayroe called for the vote.

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| <b>RESULT:</b>   | Approved                                                                                      |
| <b>MOVER:</b>    | Mayor Pro Tempore Jim Clements                                                                |
| <b>SECONDER:</b> | Council Member Jonathan Angner                                                                |
| <b>AYES:</b>     | Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Tamika Williams-Obeng |

Executive Session adjourned and Regular meeting reconvened at 7:30pm.

**C. NO FORMAL ACTION WAS TAKEN IN EXECUTIVE SESSION.**

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

**E. Motion to direct the Planning Commission to initiate rezoning of the former Eagle Electric plant site in Maryville to be compliant, compatible, and prepared with its intended use.**

Council Member Jonathan Angner moved, seconded by Mayor Pro Tempore Jim Clements  
Mayor Jayroe called for the vote.

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| <b>RESULT:</b>   | Approved                                                                                      |
| <b>MOVER:</b>    | Council Member Jonathan Angner                                                                |
| <b>SECONDER:</b> | Mayor Pro Tempore Jim Clements                                                                |
| <b>AYES:</b>     | Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Tamika Williams-Obeng |

**F. Motion to appoint Susan Lumpkin, Vivian Pyatt, and Jennifer Watts to the Keep Georgetown Beautiful Board.**

Council Member Jonathan Angner moved, seconded by Mayor Pro Tempore Jim Clements

Mayor Jayroe called for the vote.

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|------------------|-----------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | Approved                                                                                      |
| <b>MOVER:</b>    | Council Member Jonathan Angner                                                                |
| <b>SECONDER:</b> | Mayor Pro Tempore Jim Clements                                                                |
| <b>AYES:</b>     | Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Tamika Williams-Obeng |

**G. Motion to appoint Cary Farrow, Nick Robinson, and Kim Robb to the Planning Commission.**

Council Member Jonathan Angner moved, seconded by Mayor Pro Tempore Jim Clements

Mayor Jayroe called for the vote.

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| <b>RESULT:</b>   | Approved                                                                                         |
| <b>MOVER:</b>    | Council Member Jonathan Angner                                                                   |
| <b>SECONDER:</b> | Mayor Pro Tempore Jim Clements                                                                   |
| <b>AYES:</b>     | Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin<br>Ethridge, Tamika Williams-Obeng |

## 19. ADJOURNMENT

### A. Motion to Adjourn the Regular Meeting of City Council.

Council Member Bruce Carl moved, seconded by Mayor Pro Tempore Jim Clements

Mayor Jayroe called for the vote.

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| <b>RESULT:</b>   |                                                                                                  |
| <b>MOVER:</b>    | Council Member Bruce Carl                                                                        |
| <b>SECONDER:</b> | Mayor Pro Tempore Jim Clements                                                                   |
| <b>AYES:</b>     | Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin<br>Ethridge, Tamika Williams-Obeng |

The Regular meeting adjourned at 7:30pm.

Stephanie Buccione  
City Clerk

Date Approved: 05/15/2025