

**PUBLIC HEARING & REGULAR MEETING
OF CITY COUNCIL MINUTES
NOVEMBER 20, 2025 — 5:30 PM
MUNICIPAL COURTROOM
2222 HIGHMARKET STREET
GEORGETOWN, SOUTH CAROLINA
AND LIVESTREAM:**



<https://www.facebook.com/cityofgtown/>

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

MEMBERS ABSENT

Council Member Tamika Williams-Obeng

ALSO PRESENT

Mr. Scott Whittier, City Administrator
Mrs. Elise Crosby, City Attorney
Mr. Lawrence Flynn, City Bond Attorney
Ms. Stephanie Buccione, City Clerk
Mr. Braxton Walton, IT Technician
Chief Charlie Cribb, Georgetown Fire Department
Ms. Amy Skidmore, Georgetown Fire Department Office Manager
Deputy Chief Nelson Brown, Georgetown Police Department
Mrs. Clarissa Tindall, Zoning Administrator
Mrs. Katie Badgett, Human Resources Director
Mr. Orlando Arteaga, City Engineer
Mrs. Kathy Vermeland, Finance Director
Mrs. Pam Gaddy, Water Utilities Director
Mr. Isaac Walton, Fleet Supervisor

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Jayroe called the Regular Meeting of City Council to order at 5:30 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.

3. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Jayroe introduced Mr. Paige Sawyer to render the invocation and Council Member Angner to lead the Pledge of Allegiance.

4. PUBLIC HEARING

- A. The purpose of the hearing is to allow citizens to express their views regarding the enactment of an ordinance authorizing the City of Georgetown, South Carolina, to enter into an installment purchase transaction to finance the costs relating to the acquisition, construction, renovation, and equipping of a city hall facility; authorizing the execution and delivery of various documents relating to such transaction including the base lease agreement and the installment purchase and use agreement; approving the issuance of not exceeding \$4,250,000 aggregate principal amount of installment purchase revenue bonds by the Georgetown Public Facilities Corporation; delegating authority to certain city officials to effect such transaction and determine certain matters; authorizing the assignment of certain contracts to the Georgetown Public Facilities Corporation; and other matters relating thereto.**

1. Open

Mayor Jayroe opened the Public Hearing and recognized Mr. Jerry Springs. Mr. Springs expressed his concern about the insurance money that the city received for the sinkhole at the old city hall site. Mayor Jayroe recognized Mr. Donald Gilliard. Mr. Gilliard expressed his concern about the cost of the new city hall. He said it is supposed to cost \$5.8M, but the additional cost is unclear for the project. Mayor Jayroe recognized Mr. Sheldon Butts. Mr. Butts expressed his concern about the total cost of completing the new city hall project.

2. Close

Mayor Jayroe stated no one else signed up to speak and closed the Public Hearing.

5. PUBLIC COMMENTS ON CURRENT AGENDA ITEMS

Mayor Jayroe recognized Mr. David Kossove. Mr. Kossove stated he was speaking on behalf of Steve and Jean Rothrock. Mr. Kossove read a letter from them asking Council to vote against the Tarbox matter on agenda item 8.A.

Mayor Jayroe recognized Mr. Paige Sawyer. Mr. Sawyer stated next year is the 250th anniversary of our country, but Georgetown was already a thriving community. Mr. Sawyer stated there is much history in the area and he would like to see it preserved. He stated that he is not in favor of Council passing the Tarbox matter on agenda item 8.A.

Mayor Jayroe recognized Ms. Ross Davies. Ms. Davies gave the City Clerk a petition with approximately 200 signatures from city residents that support the city's Planning Commission on their decision to not approve the rezoning of Tarbox Court 1,2,3 and the Georgetown Communications property.

Mayor Jayroe recognized Mrs. Kim Shell. Mrs. Shell stated that she is opposed to the rezoning request for the Tarbox and Georgetown Communications properties.

Mayor Jayroe recognized Mr. Jerry Springs. Mr. Springs requested that the Tarbox rezoning request be postponed until the new Council takes office because the voters have already spoken.

Mayor Jayroe recognized Mr. Andy Friedman. Mr. Friedman expressed concern with the Tarbox rezoning request because there are many undefined details and he would like to see the historical chamber's office be preserved.

Mayor Jayroe recognized Ms. Beth Stedman. Ms. Stedman stated, "our concern today regarding the proposal for rezoning the property where our office, the historical Harbor House, is currently located." She said they (Georgetown County Chamber of Commerce) hold a valid lease until 2052. She stated the plans for the rezoning show that their building would be demolished.

Mayor Jayroe recognized Mrs. Suzanne Doyle. Mrs. Doyle thanked the Planning Commission for not approving the rezoning request on the Tarbox and Georgetown Communications properties and requested Council vote in favor of their decision.

Mayor Jayroe recognized Ms. Connie Bull. Ms. Bull requested Council to consider the permanent changes it will make to our historic city if they approve the rezoning request for agenda item 8.A.

Mayor Jayroe recognized Mr. Sheldon Butts. Mr. Butts stated that residents are still not sure of the basic funding for the new city hall. He said that we need to know how our taxes will be affected in the future. He requested that Council not approve agenda item 10.A.

6. INTRODUCTION OF NEW EMPLOYEES

Mrs. Gaddy introduced Brian Brown and John "Scotty" Carr for the Water Utilities department.

7. PROCLAMATION

A. A Proclamation proclaiming November 20, 2025 as World Pancreatic Cancer Day in the City of Georgetown, South Carolina.

Mayor Jayroe announced a Proclamation proclaiming November 20, 2025 as World Pancreatic Cancer Day in the City of Georgetown, South Carolina.

8. PLANNING & COMMUNITY DEVELOPMENT

- A. **Motion to approve first reading of an ordinance rezoning approximately 3.39 acres, located at 525 Front St., 531 Front St., 511 Front St., 15 Cannon St., 10 Cannon St., 1 Cannon St., and 5 Cannon St., owned by Georgetown Communications, Inc., Tarbox Court 1, LLC, Tarbox Court 2, LLC, Tarbox Court 3, LLC, and Margaret Bolick Tarbox from Core Commercial (CC), Waterfront Commercial (WC), and High Density Residential (R4) to a Master Planned Residential District (MP-R).**

Mayor Jayroe announced that the applicant withdrew their request, so this item is withdrawn from the agenda.

- B. **Motion to approve first Reading of an ordinance adopting the City of Georgetown Unified Development Ordinance and Repealing the City of Georgetown Zoning Ordinance, The City of Georgetown Land Development Regulations, and the City of Georgetown Architectural Review Board Design Guidelines**

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

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Mayor Pro Tempore Jim Clements
SECONDER:	Council Member Bruce Carl
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

9. BUILDING

- A. **Motion to approve first reading of an ordinance establishing Chapter 5, Article VIII: Construction Board of Appeals, of the City of Georgetown Code of Ordinances.**

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

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Council Member Jonathan Angner
SECONDER:	Mayor Pro Tempore Jim Clements
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

10. FINANCE

- A. **Motion to approve second reading an ordinance authorizing the City of Georgetown, South Carolina, to enter into an installment purchase**

transaction to finance the costs relating to the acquisition, construction, renovation, and equipping of a city hall facility; authorizing the execution and delivery of various documents relating to such transaction including the base lease agreement and the installment purchase and use agreement; approving the issuance of not exceeding \$4,250,000 aggregate principal amount of installment purchase revenue bonds by the Georgetown public facilities corporation; delegating authority to certain city officials to effect such transaction and determine certain matters; authorizing the assignment of certain contracts to the Georgetown public facilities corporation; and other matters relating thereto.

Council Member Jonathan Angner moved, seconded by Mayor Pro Tempore Jim Clements Mr. Flynn reviewed the process of the installment purchase revenue bonds and gave a financial overview with PowerPoint slides.

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Council Member Jonathan Angner
SECONDER:	Mayor Pro Tempore Jim Clements
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

B. Motion to approve first reading of an ordinance to amend Article I of Chapter 22 at Section 22-4 "Equalized Monthly Utility Payment."

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

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Council Member Jonathan Angner
SECONDER:	Mayor Pro Tempore Jim Clements
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

C. Motion to approve first reading of an ordinance amending Chapter 13, Article II, "Business Licenses" of the Code of Ordinances for the City of Georgetown by amending Sections 13-17 and 13-21

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

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Council Member Jonathan Angner
SECONDER:	Mayor Pro Tempore Jim Clements
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

11. ENGINEERING

- A. Motion to approve the construction base bid and bid alternate and make payments to Green Wave Contracting Inc. in the total amount of \$996,331.00 for the Maryville Water Distribution Improvements Phase II project. Base Bid work includes new water main, new fire hydrants, new water services, and new valves on Elizabeth St., Morrison St., and part of Oak St. between Elizabeth St. and Donham Avenue. The Alternate Bid work includes a new water main, new fire hydrants, new water services, and valves on Oak Street between Donham Avenue and Shop Wall Street.**

Mayor Pro Tempore Jim Clements moved, seconded by Council Member Jimmy Morris

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Mayor Pro Tempore Jim Clements
SECONDER:	Council Member Jimmy Morris
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

- B. Motion to approve a proposal from and make payments to Weston & Sampson Engineers Inc. to perform Sanitary Sewer Surveys in the following streets: Church Street, Prince Street and Huger Drive for a new a not-to-exceed amount of \$86,000.00.**

Mayor Pro Tempore Jim Clements moved, seconded by Council Member Jimmy Morris

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Mayor Pro Tempore Jim Clements
SECONDER:	Council Member Jimmy Morris
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

12. WATER UTILITIES

- A. Motion to Approve First Reading amending the Utilities Sewers and Sewer Service and Water Service Ordinance to Reflect the Addition of a Section for Sewer Cleanouts and a section for Customer Water Shutoff Valve.**

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

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Mayor Pro Tempore Jim Clements
SECONDER:	Council Member Jonathan Angner
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

- B. Motion to Approve purchase and payment in the amount of \$92,394.50 to CITY WORKS EQUIPMENT & SUPPLY LLC for a Hurco 300 Vacuum Trailer.**

Mayor Pro Tempore Jim Clements moved, seconded by Council Member Jimmy Morris

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Mayor Pro Tempore Jim Clements
SECONDER:	Council Member Jimmy Morris
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

- C. Motion to approve purchase and payment in the amount of \$127,923.30 to Dobbs Equipment for Backhoe.**

Mayor Pro Tempore Jim Clements moved, seconded by Mayor Carol Jayroe

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Mayor Pro Tempore Jim Clements
SECONDER:	Mayor Carol Jayroe
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

13. ADMINISTRATION

- A. Motion to approve second reading of an ordinance to repeal and reserve the City of Georgetown's Code of Ordinance, Chapter 14, Article III, Section 14-43 Two-Hour Parking and to eliminate reference of Section 14-43 from Chapter 14, Article II, Section 14-44 Penalties and Fines.**

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

RESULT:	Approved
MOVER:	Council Member Jonathan Angner
SECONDER:	Mayor Pro Tempore Jim Clements
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Erin Ethridge, Jimmy Morris
NAYS:	Bruce Carl

B. Motion to Approve a revision to the Employee Handbook with an amendment to the Donated Leave Policy.

Mayor Pro Tempore Jim Clements moved, seconded by Mayor Carol Jayroe

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Mayor Pro Tempore Jim Clements
SECONDER:	Mayor Carol Jayroe
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

14. CITY ADMINISTRATOR REPORT

Mr. Whittier stated that Coastal Structures started reconstruction of the new city hall began in early October and they continue to make progress. Mr. Whittier announced the city now has an app to make information easier for residents to obtain. He said the app is available for Apple and Android devices. Mr. Whittier stated city employees are currently collecting canned goods to help Friendship Place and he thanked staff for their efforts.

15. MINUTES

A. Motion to approve minutes of October 2, October 16, and October 23, 2025 City Council meetings.

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

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Council Member Jonathan Angner
SECONDER:	Mayor Pro Tempore Jim Clements
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

16. OLD BUSINESS

None

17. NEW BUSINESS

None

18. DEPARTMENT MONTHLY REPORTS

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

- A. Building Monthly Report**
- B. Electric Department Monthly Report**
- C. Engineering Department Monthly Report**
- D. Finance Department Monthly Report**
- E. Fire Department Monthly Report**
- F. Fleet Services Monthly Report**
- G. Human Resources Monthly Report**
- H. Municipal Court Monthly Report**
- I. Planning & Community Development Monthly Report**
- J. Police Department Monthly Report**
- K. Public Works Monthly Report**
- L. Risk Management Monthly Report**
- M. Water Utilities Monthly Report**

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

Mayor Jayroe recognized Mr. Sheldon Butts. Mr. Butts stated he received a call from a citizen who told him the bus shelter near the Piggly Wiggly had been removed. He said this shelter kept people who travel for employment from standing in the weather elements. He requested that the shelter be put back in place.

Mayor Jayroe recognized Mr. Marvin Neal. Mr. Neal stated he is speaking for city residents regarding the removal of the bus stop at Piggly Wiggly. He said safety and wellbeing for the citizens who utilize the bus are concerning because there is nowhere for them to sit or get out of the weather while they are waiting for the bus. He requested that this matter be investigated and resolved.

20. EXECUTIVE SESSION

- A. Motion to adjourn Regular Meeting and enter into Executive Session pursuant to Section 30-4-70(a) (1)(2) to discuss appointments/reappointments to the City Boards/Commissions; to receive quarterly legal update from the city attorney on pending cases and cases adjudicated since last update; to discuss employment and compensation for the Water Utilities and Administration departments.**

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

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Council Member Jonathan Angner
SECONDER:	Mayor Pro Tempore Jim Clements
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

The Regular Meeting adjourned at 6:50pm.

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

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

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Mayor Pro Tempore Jim Clements
SECONDER:	Council Member Bruce Carl
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

Executive Session adjourned and the Regular Meeting reconvened at 7:25pm.

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

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

21. APPOINTMENT

- A. Motion to approve Pam Gaddy as the Director of the Water Utilities effective November 24, 2025.**

Council Member Erin Ethridge moved, seconded by Mayor Pro Tempore Jim Clements

Mayor Jayroe called for the vote.

RESULT:	Approved
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MOVER:	Council Member Erin Ethridge
SECONDER:	Mayor Pro Tempore Jim Clements
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

B. Motion to reappoint Mr. Neil Lareau to serve on the Architectural Review Board.

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

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Council Member Jonathan Angner
SECONDER:	Mayor Pro Tempore Jim Clements
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

C. Motion to approve an extension to the contract for the City Administrator.

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

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Council Member Jonathan Angner
SECONDER:	Mayor Pro Tempore Jim Clements
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

22. ADJOURNMENT

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

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

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Council Member Jonathan Angner

SECONDER:	Mayor Pro Tempore Jim Clements
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

The Regular Meeting adjourned at 7:25pm.

Stephanie Buccione
City Clerk

Date Approved: 12/18/25