PUBLIC HEARING & REGULAR MEETING
OF CITY COUNCIL
DECEMBER 21, 2017 – 5:30 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 Jack M. Scoville, Jr.
Mayor Pro Tempore Brendon M. Barber, Sr.
Council Member Sheldon A. Butts
Council Member Carol R. Jayroe
Council Member Al Joseph
Council Member Edward S. Kimbrough, Jr.
Council Member Clarence C. Smalls

ALSO PRESENT
Mr. Paul A. Gardner, City Administrator
Mrs. Elise Crosby, City Attorney
Ms. Ann U. Mercer, City Clerk
Miss Suzanne Abed-El-Latif, HR Manager
Mr. Tim Chatman, Streets and Sanitation Manager
Mr. Will Cook, Water Utilities Director
Chief Charlie Cribb, Georgetown Fire Department
Mr. Alan Loveless, Director of Electric Utilities
Mr. Rick Martin, Building Official/Zoning Administrator
Chief Kelvin Waites, Georgetown Police Department

ABSENT
Mr. Orlando Arteaga, Engineer
Mrs. Debra Bivens, Director of Finance
Mr. Glen Dixon, Fleet Superintendent
Mrs. Gloria Bromell-Tinubu, Economic Development Director

MEDIA
Georgetown Times - Mr. David Purtell
GAB News - Mr. Scott Harper
TV 15 - Nick Papantonis

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Jack M. Scoville, Jr. requested all cell phones or electronic devices be turned off or placed on mute so as to not interrupt the meeting.

3. PUBLIC HEARING

A. The purpose of the Public Hearing is to receive citizen input concerning proposed amendments to the Comprehensive Plan.

Mayor Scoville opened the Public Hearing at 5:30 pm. There were no comments for or against the proposed amendments. The Pubic Hearing concluded.

4. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Jack M. Scoville, Jr. called the Regular Meeting of City Council to order at 5:31 pm.

Mr. Rick Martin rendered the invocation. Mayor Scoville led the Pledge of Allegiance.

5. PUBLIC COMMENTS

Mayor Scoville opened the Public Comments and recognized Ms. Violet Lucas. Ms. Lucas stated she is a property owner and resident in Georgetown. She addressed Mayor and City Council concerning rezoning of the steel mill property and said should talks of litigation move forward, it will impact all residents. The steel mill will bring back jobs to the City which affect all of us. Ms. Lucas respectfully asked the elected officials to put aside their differences and personal feelings and vote no on rezoning.

Mayor Scoville recognized Mr. Andy Friedman, representing the Georgetown Business Association. Mr. Friedman stated reports that Liberty House will be finalizing the transaction on the purchase of the steel mill is great news. This will be more jobs for Georgetown and benefit businesses as well. "The Georgetown Business Association strongly advocates that you move forward with the rezoning and redevelopment as it does have the support of Liberty House and will not impact their operations going forward." Should the steel mill cease operations for a period of time, it should be redeveloped to something that benefits more than just a heavy industrial site. Mr. Friedman said the risk of a law suit is nothing to be trivialized. It would be a waste of money to have to defend. He challenged it would be a shame if that actually happens, given all the recent positive news with the mill reopening and going forward. Mr. Friedman asked Mayor and Council to vote for the redevelopment district and rezoning.

Mayor Scoville recognized Brother Willie Singleton. Mr. Singleton stated under State law members of the Planning Commission can only serve two consecutive terms. He said the chairman of the Georgetown Planning Commission and a few others have served up to three terms and they should not have been allowed to vote on the steel plant property and they should be removed from the Commission. Mr.

Singleton said State law 6-29-350 states no member of the Commission may hold an elected public office in the municipality from which appointed, and the law prevents a public official from participating in an issue at the public level that can be sent before that elected public official to be voted on. He noted at the Planning Commission meeting, a City Council Member, who is also Chairman of the Redevelopment Committee, spoke in favor of and promoted a 2003 Redevelopment Plan. Mr. Singleton said he informed the Council Member during that meeting that his comments created a conflict of interest. The Planning Commission voted in favor of the 2003 Redevelopment Plan. Mr. Singleton stated the West End feels they have been discriminated against and they plan to sue the Mayor, City Council and City officials for going outside the scope of the Council Member's official duty.

6. INTRODUCTION OF NEW EMPLOYEES/EMPLOYEE RECOGNITION

There were no new employees to introduce.

7. FINANCE

A. Presentation of the Comprehensive Financial Report (CAFR) for the Fiscal Year Ended June 30, 2017.

Mrs. Emily Sobczak with Greene, Finney and Horton, CPA's presented an overview of the financial audit for the year ending June 30, 2017.

Mrs. Sobczak explained the City's responsibility is to maintain effective internal controls and financial statements and prepare and manage the budget. GF&H's responsibility is to issue an opinion and give reasonable assurance that financial statements are materially correct. The City received an unmodified opinion, which is the best opinion you can receive and provides reasonable assurance that financial statements are materially correct.

The General Fund balance increased $543,000 to $4.1 million. There is a nonspendable fund balance of $94,000 for prepaid expenses and inventory. Council has previously committed $1.1 million for disaster recovery. Assigned fund balance is $87,000 assigned for FY18 appropriations. Unassigned fund balance is $2.9 million, which is 27% of budgeted 2018 expenditures. The Government Finance Officers Association recommends a minimum of 16.7% (2 months) of operating expenditures in the fund balance.

Major reasons to maintain an adequate fund balance include: cash flow through second half of the calendar year, property taxes and business licenses are cyclical; ability to receive certain grants which are reimbursement based; significant emergencies and unanticipated expenditures; flexibility for discretionary funding needs; potential for better interest rates on debt issues; cover potential shortfalls from the state due to budget cuts or as a result of the change in legislation; and important during uncertain economic times.

Total General Fund revenues for 2017 were $7.9 million: $3.4 million from property taxes, $3.2 million in licenses, permits and franchise taxes, $777,000 in intergovernmental revenues, $197,000 in fines and forfeitures and $349,000 for all other revenues. Revenues were 15% over budget primarily due to licenses, permits, fire impact fees and intergovernmental revenues.

General Fund expenditures were $9 million; $1.9 in general government, $5.8 million in public safety, $1 million in public works and $252,000 in capital outlay. A 7% increase from the prior year primarily due to overtime hours related to Hurricane Matthew and construction of fire station #2. The expenses were 6% over budget primarily due to public safety and capital outlay exceeding the budget.

The Electric Fund had a decrease in net position of 516,000 compared to an increase of $44,000 in the prior year. Total operating revenues decreased $461,000 from the prior year as a result of cost savings from the Peak Shaving Generation Project passed through to customers as well as lower consumption during FY 2017. Total operating expenses increased $239,000 from the prior year due to additional expenses incurred related to damage caused by Hurricane Matthew.

The Water and Wastewater Funds had an increase in net position of $337,000 compared to a decrease of $98,000 in the prior year. Total operating revenues increased by $517,000 from the prior year to approximately $5.5 million. Total operating expenses increased by $162,000 from the prior year to approximately $5.2 million. Capital contributions of $350,000 were received in FY 2017. (Tidelands Hospital water line.)

As of June 30, 2017 total capital assets were $63 million, an increase of $3.9 million from the prior year. Total capital asset additions of $2.3 million for governmental activities consisted of land $785,000, construction in progress $1.1 million, vehicles, equipment and furnishings $408,000. Total capital asset additions of $5 million for business-type activities consisted of poles, transformers and electric line upgrades $258,000, construction in progress totaling $3.8 million, vehicles $576,000 and water system additions $350,000. Depreciation expense was $1 million and $2.4 million for governmental and business-type activities, respectively.

Total long-term obligations outstanding as of June 30, 2017 were $14.3 million, a decrease of $684,000 from the prior year. Governmental activities long-term obligations increased by $110,000 primarily due to higher OPED (retiree medical) liability balances. Business-type activities long-term obligations decreased by $794,000 primarily due to principal payments of $760,000 relating to the 2015B revenue bonds. Net pension liability of $14.0 million increased from the prior year by $1.6 million.

The City implemented GASB #77, tax abatement disclosures, during FY 2017. Future significant changes in accounting principles include GASB #75, which relates other post-employment benefits (retiree healthcare) will become effective for the City in FY 2018 and will require the City to record the unfunded actuarial liability related to its OPEB Plan on its full accrual financial statements.

No single audit was required for FY 2017 and there were no findings to report. This is a reflection on all the hard work by the Finance Department throughout the year to insure the financial information is accurate and reliable. Every year a management letter is issued that includes required communication to City Council and those charged with governance. If GFH had any significant recommendations they would be included in the letter. There were no written comments for FY 2017.

In summary the City received an unmodified opinion on the financial statements, is in good financial condition as of June 30, 2017 and has taken good steps towards setting aside/funding future capital improvement and disaster recovery costs.

Mrs. Sobczak asked if Council had any questions. Mayor Pro Tempore Barber commended Mrs. Bivens and her staff in the Finance Department. Mrs. Sobczak concurred and said they certainly deserve the credit. She added Mrs. Bivens and the employees have been wonderful to work for. When questioned by Council Member Butts, Mrs. Sobczak stated the City is required to have an independent audit performed every year. Greene, Finney & Horton CPAs are independent of the City, hired by Council. Their opinion is given based on the audit results. If the City had not provided all the information necessary an unmodified opinion could not be issued.

Mayor Scoville said he is very proud of Mrs. Bivens and her department. Receiving an unmodified opinion year after year is a huge tribute to Mrs. Bivens and her staff.

8. HOUSING AND COMMUNITY DEVELOPMENT

A. Motion to approve second reading of an ordinance amending the 2011 Comprehensive Plan (Economic Development, Housing, & Transportation Elements and Plan Implementation) and the 2016 Land Use Element.

Council Member Jayroe moved, seconded by Council Member Joseph. Mr. Matt Millwood stated these amendments to the Comprehensive Plan will complement the proposed rezoning to the steel mill area from Heavy Industrial, Limited Industrial and Core Commercial to Base Redevelopment District (REDD-B). Mayor Scoville asked for comments. Mayor Pro Tempore Barber said his concerns are with the litigation component on all three items. He would like to sit down in the near future with the City's attorney, the steel worker's attorney and the administrators to discuss modifications to avoid any litigation. He does not want to put that burden on the citizens. Council Member Smalls asked if the owner would be allowed to bring heavy equipment into the mill. Mr. Gardner stated Liberty House intends to invest between $15 and $25 million in equipment to modernize the existing mill. None of this investment is prohibited in the documents. If the main furnace were to shut down after the mill reopens, this would not create or initiate the 365 days, it would go into a repair mode. Once in operation, if more heavy equipment is needed, nothing would be affected. Council Member Butts questioned if it has been determined, on paper, how much time and effort is involved in going forward with the rezoning process of the steel mill…how much time, how much money over a period of time. Mr. Millwood said the REDD document and rezoning of the properties has been completed. Staff has been working on this process for a year. If approved, the ordinance will not take effect until January 1, 2019. Council Member Butts asked if City personnel who envision this going forward, sat down and thought about the process of the time frame once the area is rezoned after a 365 day period. Mr. Gardner said should this ever become necessary, City staff is capable of moving the documents through the process without an enhancement of our staff to do so. Council Member Butts said if the mill were to shut down and lose the grandfather status what happens then and what is the time frame. He said there would be a period when we would be stagnant because of the cleanup efforts of the site. Mayor Scoville stated in the event the mill would shut down it would be up to the property owner to market the property in a way it is compliant with the rezoning. The rezoning insures heavy industry does not go back in the middle of our City once it shut down. Mayor Pro Tempore Barber suggested the City Administrator provide members of Council with a copy of the Clemson Study. There are valuable components of the Study we can utilize to start things now to enhance tourism, attract businesses, etc. within the City. He said Clemson did an excellent job showing how we can coexist with the mill operating. We need to move forward and send the message that we are business friendly. Mayor Scoville spoke to Ms. Lucas's concerns and said the City has used the best layers we could find to advise us on this process. At this point, the only people that have a right to sue to contest would be the new owners. The City has good insurance that will pay for litigation expenses. Liberty House said they are happy with the rezoning. The amendment presented tonight has been drafted by a large degree by their lawyers. He feels comfortable this is the right thing; however, it is an ordinance and can be amended.

Mayor Scoville called for the question.

RESULT:	**ADOPTED AS AMENDED [4 TO 3]**
MOVER:	Carol R. Jayroe, Council Member
SECONDER:	Al Joseph, Council Member
AYES:	Jayroe, Joseph, Kimbrough, Scoville, Jr.
NAYS:	Barber Sr., Butts, Smalls

B. Motion to approve second reading of an ordinance amending the City of Georgetown Zoning Ordinance to add Article XXI, Redevelopment District (REDD); and furthermore supplemental amendments to Article V Section 514, Article XIII Section 1301, and Article XV Section 1504.

Council Member Joseph moved, seconded by Council Member Kimbrough. There was no discussion.

Mayor Scoville called for the question.

RESULT:	**ADOPTED AS AMENDED [4 TO 3]**
MOVER:	Al Joseph, Council Member
SECONDER:	Ed Kimbrough, Council Member
AYES:	Jayroe, Joseph, Kimbrough. Scoville, Jr.
NAYS:	Barber Sr., Butts, Smalls

C. Motion to approve second reading an ordinance rezoning twenty (20) parcels from Heavy Industrial (HI), Limited Industrial (LI), and Core Commercial (CC) to Base Redevelopment District (REDD-B); and furthermore amend the Official Zoning Map of the City of Georgetown.

Council Member Jayroe moved, seconded by Council Member Kimbrough. There were no comments.

Mayor Scoville called for the question.

RESULT:	**ADOPTED AS AMENDED [4 TO 3]**
MOVER:	Carol R. Jayroe, Council Member
SECONDER:	Ed Kimbrough, Council Member
AYES:	Jayroe, Joseph, Kimbrough, Scoville, Jr.
NAYS:	Barber Sr., Butts, Smalls

9. ADMINISTRATION

A. Motion to Approve Amended Operations Agreement Between The City Of Georgetown And The Friends Of The Kaminski House.

Council Member Kimbrough moved, seconded by Council Member Jayroe. Mr. Paul Gardner stated the existing documents incorporated the Stewart-Parker House. This amendment to the agreement is for housekeeping purposes and removes the Stewart-Parker House, making it specific to the Kaminski House. The agreement for the management of both houses is $190,000 annually. Mr. Gardner said there is no dramatic income we will be losing or expenses we pay on the Stewart-Parker House. Most of the money is for the Kaminski House. He noted the City is working to insure a smooth transition of the Stewart-Parker House to the Colonial Dames. The City is working to negotiate the use of their parking lot to serve the Kaminski House. The City will carry the parking lot area on our liability insurance. Mayor Pro Tempore Barber pointed out years ago the Kaminski House was a City department and we had all the responsibilities and liabilities of providing staff, benefits, etc.

Mayor Scoville called for the question.

RESULT:	**APPROVED AS AMENDED [UNANIMOUS]**
MOVER:	Ed Kimbrough, Council Member
SECONDER:	Carol R. Jayroe, Council Member
AYES:	Barber Sr., Butts, Jayroe, Joseph, Kimbrough, Scoville, Jr., Smalls

10. CITY ADMINISTRATOR REPORT

Mr. Gardner reported the steel mill uses a lot of raw water, which is pumped by the City through pipes dedicated to the mill. The pumps that provide the water are old and will not meet the needs of the mill in order to receive the supply of water they need. Two dedicated variable speed pumps are needed and the City will advertise a RFP for quotes. He spoke with Mr. Spelich of Liberty House about cost sharing on this project. ~ Mayor-elect Barber will be officially sworn in January 1st. His ceremonial swearing in will be January 18th at the Georgetown High School Auditorium. The official swearing in of Council Members Bradley and Humes will also be on January 18th. ~ The City Council annual Retreat will be held March 16-17, 2018 at the Wampee Conference Center. ~ On behalf of the department heads and himself, Mr. Gardner expressed their appreciation to Mayor and Council for their support. Under this leadership the Wastewater Treatment will soon come out from under Consent Orders, a water tower will be built on the north end of town, the Cherry Street project is complete, Fire Station 2 is under construction in Maryville, an electrical upgrade will take place on Front Street, there is an ongoing $2 million West End Redevelopment Project, a stormwater program will take place soon, the Fire Department will acquire a new fire engine, the Harborwalk has fire protection, the Historic District water main design is being developed along with the West End sewer project. He told Council they should take great credit for their work on salaries, fair compensation and performance evaluations for employees.

Mr. Gardner presented Council Member Kimbrough with a monogramed portfolio. Mr. Kimbrough said it has been his pleasure to serve the citizens of Georgetown for the last four years and work with and get to know what capable managers and employees the City has. He stated it is remarkable Council was able to accomplish so many project in four years and wished Mayor-elect Barber much success.

Council Member Smalls asked for an update on the pumps on Front Street. Mr. Will Cook said we are at the mercy of the manufacturer waiting on the parts. Council Member Jayroe asked why the big piece of equipment on Front Street hasn't been moved. Mr. Cook said the contractor decided it was easier to keep the equipment there than move it.

11. MINUTES

Motion to approve minutes of Regular Meeting of City Council dated November 16, 2017 and Special Meeting/Workshop dated November 30, 2017.

Council Member Butts moved, seconded by Council Member Joseph.

Mayor Scoville called for the question.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sheldon A. Butts, Council Member
SECONDER:	Al Joseph, Council Member
AYES:	Barber Sr., Butts, Jayroe, Joseph, Kimbrough, Scoville, Jr., Smalls

Mayor Scoville said it has been an honor to serve as Mayor for eight years. He is looking forward to the City's future.

12. OLD BUSINESS

No old business.

13. NEW BUSINESS

No new business.

14. DEPARTMENT MONTHLY REPORTS

A. GPD - November 2017 Monthly Report

B. November 2017 Municipal Court Report

C. October 2017 Fire Report

D. November 2017 Fire Report

E. November 2017 Public Works Department Report

F. November 2017 Fleet Services Report

G. November 2017 Electric Utility Department Report

H. November 2017 Water Utilities Report

I. November 2017 Engineering Report

J. November 2017 Economic Development Report

K. November 2017 Housing & Community Development Report

L. November 2017 Finance and IT Departments Report

15. EXECUTIVE SESSION

Adjourn Regular Meeting & enter Executive Session pursuant to Sec.30-4-70 (a)(1) to discuss appointment to the Keep Georgetown Beautiful board & City Administrator performance appraisal; Sec. 30-4-70(a)(2) receive legal advice related to potential resolution of 2014-CP-22-0863 & Sec. 30-4-70(a)(5) to discuss matters relating to proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body.

Council Member Kimbrough moved, seconded by Council Member Jayroe.

Mayor Scoville called for the vote.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Ed Kimbrough, Council Member
SECONDER:	Carol R. Jayroe, Council Member
AYES:	Barber Sr., Butts, Jayroe, Joseph, Kimbrough, Scoville, Jr., Smalls

The Regular Meeting was adjourned at 6:43 pm.

Motion to adjourn Executive Session and reconvene to Regular Session.

Council Member Jayroe moved, seconded by Mayor Scoville.

Mayor Scoville called for the vote.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Carol R. Jayroe, Council Member
SECONDER:	Jack M. Scoville, Jr., Mayor
AYES:	Barber Sr., Butts, Jayroe, Joseph, Kimbrough, Scoville, Jr. Smalls

Executive Session was adjourned and the Regular Meeting was reconvened at 7:28 pm.

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

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

17. APPOINTMENTS

Motion to appoint Susan Fischer-Montgomery to the Board of Zoning Appeals.

Mayor Scoville moved, seconded by Council Member Joseph.

Mayor Scoville called for the vote.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jack M. Scoville, Jr., Mayor
SECONDER:	Al Joseph, Council Member
AYES:	Barber Sr., Butts, Jayroe, Joseph, Kimbrough, Scoville, Jr. Smalls

18. ADJOURNMENT

Motion to adjourn the Regular Meeting of City Council.

Council Member Jayroe moved, seconded by Council Member Joseph.

Mayor Scoville called for the question.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Carol R. Jayroe, Council Member
SECONDER:	Al Joseph, Council Member
AYES:	Barber Sr., Butts, Jayroe, Joseph, Kimbrough, Scoville, Jr., Smalls

The Regular Meeting of Council was adjourned at 7:30 pm.

Ann U. Mercer
City Clerk

Date Approved: 02/15/18