

**CITY COUNCIL WORKSHOP  
CITY OF GEORGETOWN, SC  
SEPTEMBER 11, 2008**

**Notices of this meeting have been made in accordance with the 1976 Code of Laws of South Carolina Freedom of Information Act.**

A City Council Workshop was held this date in the Council Chambers at City Hall with Mayor Lynn Wood Wilson presiding.

**MEMBERS PRESENT:**

Mayor Lynn Wood Wilson  
Mayor Pro Tem Brendon M. Barber, Sr.    Councilmember Jack M. Scoville, Jr.  
Councilmember Rudolph A. Bradley      Councilmember Clarence C. Smalls  
Councilmember Paige B. Sawyer, III    Councilmember Peggy P. Wayne

**ALSO PRESENT:**

Mr. Steven E. Thomas, City Administrator  
Mrs. Elise Crosby, City Attorney  
Ms. Ann U. Mercer, City Clerk

**DEPARTMENT HEADS:**

Mr. Glen Dixon, Fleet Maintenance Superintendent  
Chief of Police Paul Gardner  
Mr. Sterling Geathers, Public Works Director  
Mrs. Cindy Kinder, Kaminski House Museum Interim Director  
Mr. Alan Loveless, Electric Utility Manager  
Mrs. Jessica Miller, Finance Director  
Mrs. Sabrina Morris, Director of Development  
Fire Chief Mr. Joey Tanner  
Mr. Keith Wilson, Keep Georgetown Beautiful Director

**NEWS MEDIA**

Georgetown Times – Mr. Tommy Howard  
Sun News – Kelly Fuller

Mayor Wilson opened the City Council Workshop at 4:00 PM and rendered the invocation followed by the Pledge of Allegiance.

Mr. Steve Stack, Building Official, presented a brief power point presentation relating to a proposed ordinance to establish guidelines for dwelling units unfit for human habitation within the City. He stated this ordinance is not only to remove structures; it will give the City policing powers needed to have structures repaired or made secure, to provide a safer environment for the public and the neighbors. Complaints referring to a specific structure will be investigated by the Building and Planning Department. A complete report of the findings will be compiled and reviewed in depth by the Building Official. This will then be forwarded to the Construction Board of Appeals. The owner and Building Official will go before the Board with all the findings and the Board will determine actions that are appropriate as it relates to the structure. This ordinance will help support the needs of providing our citizens with safe habitation of a structure for their family. It is not just the ability for the structure to be recognized as safe and habitual but also the utilities such as electrical, water and sewer services. The ordinance will help support the removal of such structures that are conducive to unfit habitation as it relates to health, life, safety and morals of our City and residents. Councilmember Smalls said 'now is not the time to be involved in this ordinance, period.' Councilmember Bradley wanted to go on record stating 'he is adamantly opposed to this ordinance, that it is draconian in nature. When dealing with foreclosures and taking poor people's property, it does not set well with him. The purpose of government is not to get rich, it is to serve the public.' He said we don't have to go to this extent to demolish houses. If the ordinance is approved, he personally will support anyone who would take legal action against it. He is out in the street every day and Georgetown is not rich. If you tell these people they have to go to the Court of Common Pleas, they may not be able to afford an attorney. Councilmember Sawyer said a tornado came through Georgetown five or six years ago and a house on Kaminski Street was structurally damaged. He asked what action had been taken against the owner of the house since then and why the house is still standing now. Mr. Stack said he verbally spoke to the owner and without this ordinance that is all he can do. This applies to the property on Kaminski Street that burned a year or so ago as well. Mayor Wilson said if we don't have an ordinance in place we have no way of removing dilapidated, unsafe, unsanitary homes. Lengthy discussions followed between staff, Council and the City Attorney.

**Call to Order,  
Invocation and  
Pledge**

**Proposed  
Ordinance - Unfit  
for Human  
Habitation**

Mayor Wilson recognized Mr. Bruce Yablin who addressed Council on the proposed uninhabitable ordinance and stated he lives next door to two of these structures. He submitted suggestions to be included in the ordinance. Mrs. Mamie Cunningham expressed her concern about a dilapidated structure next door to her house that is depreciating her property. Mr. Jimmy Simpson said there should be a time limit given to owners of these structures. Mrs. Katie Maleckar asked about the demolition by neglect ordinance. Ms. Morris stated that is specifically for the Historic District. Mayor Wilson said Mrs. Crosby will peruse the proposed ordinance and it will come back to Council at a later date.

Mr. Steve Thomas presented for discussion Georgetown County's request for participation in their Development Impact Fee Plan. Currently, the City collects water, sewer and fire impact fees on new residential and commercial construction to pay for future expansion of the system that is required by the construction. Two service areas for roads, the Waccamaw Neck and West Georgetown County, are proposed by the County. There are not many defined projects for the City limits except perhaps a future bypass and some intersection work. The County would also like the City to participate in the countywide fees that would cover libraries, law enforcement (judicial center, detention center) and parks and recreation. The total for the City could be upwards of \$5,000 per single family home. At last month's meeting, Mr. Sel Hemingway pointed out the final plan has not been approved, the numbers are not approved, and it should not be more than \$5,000. Half of the amount would be for transportation. Mr. Thomas asked Council for their thoughts on participation in the County's Development Impact Fee Plan. Councilmember Sawyer does not want the City involved. Councilmember Bradley agreed he did not see where the City would benefit financially; we are taxing the citizens enough. Mayor Pro Tem Barber agreed and stated we will do a better job managing this ourselves. The consensus being there is no reason to bring this back the Council.

**MAYOR PRO TEM BARBER MOVED TO ADJOURN REGULAR MEETING OF CITY COUNCIL AND GO INTO EXECUTIVE SESSION PURSUANT TO 30-4-70(a)(1) TO DISCUSS PERSONNEL MATTERS, SECONDED BY COUNCILMEMBER SAWYER.** Mayor Wilson called for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 7-0.**

The City Council Workshop was adjourned at 4:45 PM.

**Participation in  
County  
Development  
Impact Fees**

**Adjourn  
Workshop and  
Enter Executive  
Session**

**MAYOR PRO TEM BARBER MOVED TO REOPEN CITY COUNCIL WORKSHOP, SECONDED BY COUNCILMEMBER SAWYER** Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 7-0.**

**Reopen Workshop**

The Regular Meeting was reopened at 6:28 PM.

Mayor Wilson announced that no formal action was taken in Executive Session.

**COUNCILMEMBER BRADLEY MOVED FOR THE CITY TO AUTHORIZE AND MAKE AVAILABLE FUNDS IN THE AMOUNT OF \$40,000 TO BE USED AS VALUABLE CONSIDERATION TO SECURE A GENERAL RELEASE FROM CITY ADMINISTRATOR STEVE THOMAS AS HE COMPLETES HIS SERVICE ON BEHALF OF THE CITY OF GEORGETOWN, SECONDED BY COUNCILMEMBER WAYNE.** Mayor Wilson called for the vote. **THE MOTION WAS UNANIMOUSLY CARRIED 7-0.**

**\$40,000 - Secure General Release from Steve Thomas**

**COUNCILMEMBER BRADLEY MOVE THE CITY AUTHORIZE MAYOR LYNN WOOD WILSON TO EXECUTE ON BEHALF OF THE CITY A GENERAL RELEASE DOCUMENT BETWEEN THE CITY AND CITY ADMINISTRATOR STEVE THOMAS, PROVIDED THAT BOTH THE CITY'S LABOR ATTORNEY AND THE CITY ATTORNEY FIRST APPROVE ALL OF THE SPECIFIC LANGUAGE IN THE GENERAL RELEASE DOCUMENT AND SO ADVISE MAYOR WILSON IN WRITING, SECONDED BY COUNCILMEMBER SMALLS.** Mayor Wilson called for the vote. **THE MOTION WAS UNANIMOUSLY CARRIED 7-0.**

**Mayor to Execute General Release Document Between City and Steve Thomas**

**COUNCILMEMBER WAYNE MOVED TO ADJOURN REGULAR MEETING OF CITY COUNCIL, SECONDED BY MAYOR PRO TEM BARBER AND UNANIMOUSLY CARRIED 7-0.**

**Adjourn Workshop**

The Regular Meeting was adjourned at 7:26 PM.

Ann U. Mercer  
City Clerk

**DATE APPROVED: 10/16/08**  
**VERIFYING INITIALS: \_\_\_\_\_**

