

**SPECIAL MYRTLE BEACH CITY COUNCIL MEETING AGENDA
9:00 A.M., THURSDAY, DECEMBER 2, 2021
JOHN T. RHODES MYRTLE BEACH SPORTS CENTER
2115 SPORTS CENTER WAY, MYRTLE BEACH, SC 29577**

NOTE: CITIZENS ARE INVITED TO ATTEND AND PARTICIPATE IN THE MEETINGS. CITIZENS WHO WISH TO ADDRESS COUNCIL ON NON-AGENDA ISSUES ARE ASKED TO SIGN IN PRIOR TO THE START OF THE MEETING AND STATE THEIR NAMES PRIOR TO SPEAKING. A TOTAL OF 30 MINUTES WILL BE PROVIDED AT THE END OF THE MEETING.

ANYONE WHO REQUIRES AN AUXILIARY AID OR SERVICE FOR EFFECTIVE COMMUNICATION OR PARTICIPATION SHOULD CONTACT THE CITY CLERK'S OFFICE AT (843) 918-1004 AS SOON AS POSSIBLE, BUT NO LATER THAN 48 HOURS BEFORE THE SCHEDULED EVENT.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA – *The Consent Agenda covers items anticipated to be routine in nature. Any Council member may ask that an item be moved from the Consent Agenda to the Regular Agenda for lengthier discussion, or a member of the public may request that such an item be moved. Items remaining on the Consent Agenda will be briefly described by staff and may be passed as a group with the approval of the agenda.*

Note: *City laws are known as ordinances. Before a city ordinance can be enacted, it must be introduced (1st Reading) and then approved (2nd Reading). Resolutions are actions through which City Council reinforces or makes policy not rising to the level of law. Motions are related to direction from City Council to city staff to take certain actions.*

NO ITEMS ON CONSENT AGENDA

REGULAR AGENDA

2nd Reading Ordinance 2021-038 a supplemental ordinance providing for: the issuance and sale of City of Myrtle Beach, South Carolina, limited obligation bonds (Tax Increment Pledge), taxable series 2021, in the aggregate principle amount to not exceed \$20,000,000; prescribing the form and details of such bonds; and, other matters relating thereto.

Proposed ordinance issues \$20 million for projects that may be funded from incremental taxes or other sources consistent with the Downtown Master Plan. Projects eligible to be funded by TIF revenues include, but are not limited to:

- *Performing Arts Theatre*
- *New Library and Children's Museum*
- *Renovations to existing Chapin Memorial Library structure*

- *A city square*
- *Public utility and streetscape improvements*
- *Restoration of transitional properties located within the redevelopment area*

2nd Reading Ordinance 2021-045 to amend Ordinance No. 2020-031, the 2020-2021 Budget Ordinance, recognizing material events and their impacts upon the 2020-2021 budget reconciling budgets with audited results.

Each year, as the result of closing and adjusting entries, the city considers whether it must adopt a wind-up ordinance to account for adjustments that changed the original adopted budget.

In 2021, aside from normal issues of timing at the close of the year, a number of events occurred that necessitate a wind-up ordinance to include:

- *The pandemic, and associated economic and operational impacts*
- *Distribution of hospitality settlement funds*
- *Additional initial funding of declared surplus by the Air Base Redevelopment Authority, which subsequently will be distributed to the school district, county, and city.*

The resulting changes to the FY21 Budget reflected in this amendment include the items below.

- *The Hospitality Fee, Hospitality Tax, Local Accommodations Tax, Local Accommodations Tax (new), and Tourism Development Fee to recognize revenues in excess of budget estimates and to appropriate those revenues to cover: eligible public safety capital and operational costs; Convention Center facility capital and operational costs; capital project costs; and, debt service expenditures related to tourism.*
- *The Hospitality Tax to recognize the city's portion of distributed settlement funds and allocate to the Oceanfront Tax Increment District for the purpose of funding tourism-related Capital Improvement Projects.*
- *The Air Base Tax Increment Funds to: recognize the increase in funds declared surplus through an additional initial distribution by the Redevelopment Authority in October 2021 and distributed to taxing districts; and, recognize a transfer to Capital Improvements for the Police Annex project as approved in the amended TIF plan.*
- *General revenues and fund balance to recognize general and intergovernmental revenues in excess of budgeted amounts and appropriate fund balance to cover: hospitality suit-related legal fees and offset deficit balances in self-funded insurance programs.*
- *Workforce Housing and Capital Projects to recognize transfers in of general revenues.*
- *Public Facilities Fund to recognize closure of the fund and transfer of remaining balance for debt service.*

2nd Reading Ordinance 2021-048 approving the execution and delivery by the City of Myrtle Beach, South Carolina, of a lease between the city, as lessor, and Le Manna Bread Company, LLC, as lessee, with respect to building located at 507 Ninth Avenue North in the City of Myrtle Beach.

The property is one of the historic buildings and was originally a bakery; the proposed tenant will open a new bakery in the space. The building cannot be sold for the first five years and is being leased at \$6 per square foot, the agreed upon target rate.

EXECUTIVE SESSION – Upon returning to Public Session, Council may take action on matters discussed in Executive Session which are deemed to be “emergency” concerns.

***Note:** South Carolina law requires that Council's business is conducted in public with limited exceptions, known as "Executive Sessions." Subjects eligible for Executive Session include:

- Personnel matters.
- Negotiations concerning proposed contractual arrangements and proposed sale or purchase of property.
- The receipt of legal advice relating to:
 - A pending, threatened, or potential claim.
 - Other matters covered by the attorney-client privilege.
 - Settlement of legal claims, or the position of the city in other adversary situations.
- Discussions regarding development of security personnel or devices.
- Investigative proceedings regarding allegations of criminal misconduct.
- Matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses.

Motions to go into Executive Session must be made in public and specify one or more of the reasons above. Council takes no votes or action in Executive Session. Council may take action on matters discussed in Executive Session which are deemed to be "emergency" concerns upon reconvening in open session.

ADJOURNMENT

**MONTHLY CITY COUNCIL WORKSHOP
THURSDAY, DECEMBER 2, 2021
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A. Mayor and Council Welcome and Statement of Meeting's Purpose

B. Reports from City Staff (Approximately 30-60 Minutes Each)

C. Updates from City Staff (Approximately 10-15 Minutes Each)

1. Downtown Projects
 - a. Theatre Update (Web Management Scope and Timeline)
 - b. Branding Update
 - c. Big Story Draft Review
 - d. Law Enforcement and City Services/Administration Campus Needs Assessment Update
 - e. MBDA Update

D. City Council Discussion Items

E. Executive Session*

1. Proposed Sale or Purchase of Property
2. Contractual Matter
 - a. Outside Agency
 - b. 1-73
3. Personnel Matter
 - a. Municipal Judge Search
 - b. City Manager's Office

F. Adjournment

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