



**MINUTES**  
**CITY OF GOOSE CREEK, SOUTH CAROLINA**  
**REGULAR CITY COUNCIL MEETING**  
**TUESDAY, OCTOBER 13, 2020 – 7:00 PM**  
**CITY HALL - COUNCIL CHAMBERS**  
**519 N GOOSE CREEK BOULEVARD**

**Mayor/Council Present:**

Mayor Gregory S. Habib  
Mayor Pro Tem Kevin Condon  
Councilmember Debra Green-Fletcher  
Councilmember Christopher Harmon  
Councilmember Corey McClary  
Councilmember Gayla McSwain  
Councilmember Jerry Tekac

**City Staff:**

City Administrator Natalie Zeigler  
Police Chief LJ Roscoe  
Interim Fire Chief Norm Cutshall  
Public Information Officer Frank Johnson  
Finance Director Tyler Howanyk  
IT Director Ryan Byrd

**Press Present:**

None

**Guests Present:**

City Attorney Lawrence Flynn

---

PURSUANT TO THE FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON FRIDAY, OCTOBER 9, 2020 AND WAS DULY POSTED AT CITY HALL LOCATED AT 519 N GOOSE CREEK BOULEVARD, AN ACCESSIBLE FACILITY, AND ON CITYOFGOOSECREEK.COM

**I. CALL TO ORDER**

Mayor Habib called the meeting to order at 7:00 pm and requested Councilmember Corey McClary to lead in the invocation and Pledge of Allegiance.

Councilmember Tekac made a motion to amend the Agenda to Table items “a and b” under New Business & Public Hearings in reference to the electric utility, in light of the court’s ruling the day before and so City Council can receive additional information from legal counsel and decide which direction City Council will decide to go.

Motion: Councilmember Tekac; Second: Mayor Pro Tem Condon  
Discussion: None.  
Carried: All ayes.

**II. GENERAL PUBLIC COMMENTS:** Note: All comments sent to the City Clerk by 12:00 noon on the date of this meeting, via US Mail or Email, as stated on the meeting Agenda, were forwarded to City Council.

Mayor Habib recognized a gentleman from the audience who stated his name (inaudible) and concerns about the City’s requirement to wear a mask when in public and in business establishments. Mayor Habib recognized a gentleman who stated his concerns about the South Carolina Department of Transportation’s Traffic Safety Project on St. James Avenue taking too long to start and recommended Jersey Barricades being put in place in the meantime to prevent further turning accidents on St. James Avenue (Hwy. 176).

**III. APPROVAL OF MINUTES:**

City Council Workshop – May 26, 2020  
City Council Workshop – June 23, 2020

City Council Workshop – July 28, 2020  
City Council Meeting – September 8, 2020  
City Council Workshop – September 22, 2020

Motion: Councilmember Harmon; Second: Councilmember McClary  
Discussion: None.  
Carried: All ayes.

**IV. PRESENTATIONS & PROCLAMATIONS:**

None.

**V. OLD BUSINESS & PUBLIC HEARINGS:**

- a. AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX AN AREA IDENTIFIED AS TMS 223-13-04-004 (915 ST. JAMES AVENUE) INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION **(Second and Final Reading of a Public Hearing)**

Motion: Councilmember McSwain; Second: Councilmember Condon  
Discussion: None.  
Carried: All ayes.

**VII. NEW BUSINESS & PUBLIC HEARINGS**

- a. AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN ELECTRIC SERVICE AGREEMENT; AND OTHER MATTERS RELATING THERETO **(Introduction and First Reading of a Public Hearing)**

Motion made to Table the proposed Ordinance, as stated earlier in the meeting.

- b. AN ORDINANCE SUPPLEMENTING ORDINANCE NO. 20-011 REGARDING THE CREATION OF THE CITY OF GOOSE CREEK MUNICIPAL ELECTRIC UTILITY SYSTEM; AND OTHER MATTERS RELATED THERETO **(Introduction and First Reading of a Public Hearing)**

Motion made to Table the proposed Ordinance, as stated earlier in the meeting.

- c. AN ORDINANCE TO AMEND THE “CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA”, BY AMENDING TITLE XV–LAND USAGE, CHAPTER 151. ZONING, SECTION 151.105 ESTABLISHMENT OF DISTRICTS AND MAPS; AND INSERT SECTION 151.138 BUSINESS PROFESSIONAL OFFICE DISTRICT (BPO) TO PROVIDE ADDITIONS OF ZONING DISTRICTS OF THE CITY OF GOOSE CREEK **(Introduction and First Reading of a Public Hearing)**

Motion: Councilmember Green-Fletcher; Second: Councilmember Harmon  
Discussion: None.  
Carried: All ayes.

- d. AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF GOOSE CREEK, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2021 AND ENDING DECEMBER 31, 2021 (Introduction and First Reading of a Public Hearing)

Mayor Habib stated there will be no property tax increase in 2021; however, there will be an increase in the Sanitation Fee. We need the Sanitation Department and that operation to pay for itself and be able to break even instead of supplement that service with monies from the General Fund. The City

has had to look at this from a business aspect and this helps us get there. It puts us in line a little more and a little less than others, but he believes most will agree the City's sanitation services far exceed others. He stated in light of COVID, our City is doing well considering and we do not expect a reduction in revenue from Business Licensing and other revenue streams.

Motion: Councilmember Tekac; Second: Councilmember Condon

Discussion: Councilmember McClary reminded residents to stay actively engaged and that the budget is available for its full review. Councilmember McSwain stated if anyone wishes to receive a copy of the budget, they can contact the City's Chief Financial Officer, Tyler Howanyk. Councilmember Tekac commented on some of new positions provided for in the FY 2021 Budget included two (2) additional Police Officers, one (1) new School Resource Officer, one (1) Fire Marshall, and a few other new positions, to include new vehicles to make sure the equipment for City staff is replaced as needed.

Carried: All ayes.

**e. AN ORDINANCE PROVIDING FOR A LOCAL ACCOMMODATIONS TAX (Introduction and First Reading of a Public Hearing)**

Mayor Habib explained the Local Accommodations Tax is a 1% tax and can be used in the same way as the Hospitality Tax, it would come from motel/hotel stays and it would assist the City in taking advantage of avenues of revenue that are out there already.

Motion: Councilmember Green-Fletcher; Second: Councilmember Harmon

Discussion: Councilmember Tekac stated he is opposed to adding an Accommodations Tax at this time and that the hotel industry is hurting right now and in conversations he has had with a local owner, he is currently operating at 40%. He stated the City does not have a large hotel revenue stream and he feels it is a bad time to add another tax, regardless if it is paid by people coming into the City and he would like to see the proposed Ordinance defeated today. Councilmember McClary stated he did not agree with Councilmember Tekac and that collecting roughly \$25,000, wherein those visiting would be paying the tax. Councilmember McSwain stated she is in favor of the Accommodations Tax and she presumes the intent of the tax is for those coming from out of town will be using our roads and infrastructure; this is basically compensation to our tax payers for things like that.

Carried: Six (6) ayes, One (1) nay.

**f. AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX AN AREA IDENTIFIED AS TMS 243-03-06-031 (114 CHOWNINGS LANE) INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION (Introduction and First Reading of a Public Hearing)**

Motion: Councilmember Green-Fletcher; Second: Councilmember McSwain

Discussion: None.

Carried: All ayes.

**VII. ADMINISTRATOR'S REPORT**

**a. Purchase Request – Security Software – IT Department**

Motion: Councilmember Harmon; Second: Councilmember Tekac

Discussion: None.

Carried: All ayes.

b. Reappointment of Municipal Judges

Motion: Mayor Pro Tem Condon; Second: Councilmember Green-Fletcher  
Discussion: None.  
Carried: All ayes.

**VIII. MAYOR'S REPORT**

Mayor Habib stated many are probably aware Judge Young made a decision yesterday, in the City's case, that the City of Goose Creek does not have the right to provide power to Century Aluminum and City Council respects the Court and his decision; however, they respectfully disagree with his decision and will find the path forward. He stated this was and still may be the opportunity for the City to bring in significant revenue into the municipality so we can provide the highest level of services without increasing taxes; it's an opportunity to not only keep 300 high paying jobs in our community, but to also add 300 high paying jobs in our community. It would have also given us the zoning control over that entire property for perpetuity. He stated the City did not have plans to move forward without the annexation of a significant part of that property, and that the people voted for through a Referendum. He stated he appreciates everyone's support and attention.

**IX. EXECUTIVE SESSION**

a. SECTION 30-4-70 (A) (5) DISCUSSION OF LITIGATION MATTERS RELATING TO THE PROPOSED LOCATION, EXPANSION, OR THE PROVISION OF SERVICES ENCOURAGING LOCATION OR EXPANSION OF INDUSTRIES OR OTHER BUSINESSES IN THE AREA SERVED BY THE CITY (**Project Lightning Rod**)

Motion: Mayor Pro Tem Condon made a motion to go into Executive Session; Seconded by Councilmember Tekac.

Discussion: None.

Vote: ayes, 6:32 p.m.

Motion: Councilmember Tekac made a motion to adjourn Executive Session; Seconded by Councilmember Harmon.

Discussion: None.

Vote: All in favor. Motion carried. 7:14 p.m.

**X. ADJOURN**

Motion: Councilmember Tekac; Second: Mayor Pro Tem Condon

Discussion: None.

Carried: All ayes, 7:14 p.m.

Date: November 24, 2020

---

Kelly J. Lovette, MMC  
City Clerk

***A copy of this meeting's agenda was sent to the Post and Courier and The Goose Creek Gazette; it was posted in City Hall 24 hours prior to the meeting.***