

***SUPPORTING MATERIALS TO
CITY COUNCIL MEETING
September 8, 2020***

APPROVAL OF PREVIOUS MINUTES



MINUTES
CITY OF GOOSE CREEK, SOUTH CAROLINA
REGULAR CITY COUNCIL MEETING
TUESDAY, AUGUST 11, 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
City Clerk Kelly J. Lovette
Public Information Officer Frank Johnson
Police Chief LJ Roscoe

Press Present:

Guests Present:

None

PURSUANT TO THE FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON FRIDAY, AUGUST 7, 2020, AS WELL AS THE AMENDED AGENDA ON MONDAY, AUGUST 10, 2020 AND DULY POSTED AT CITY HALL LOCATED AT 519 N GOOSE CREEK BOULEVARD, AN ACCESSIBLE FACILITY, AND ON CITYOFGOOSECREEK.COM

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

GENERAL PUBLIC COMMENTS: Note: All comments sent to the City Clerk, via US Mail or Email, as stated on the meeting Agenda, were forwarded to City Council.

There were no comments.

APPROVAL OF MINUTES:

Emergency City Council Meeting – June 25, 2020

City Council Meeting – July 14, 2020

Motion: Councilmember Green-Fletcher; Second: Councilmember Harmon; Councilwoman McSwain stated on page 4 of the minutes for June 25th, Councilman's Harmon's vote was inadvertently left off. Hearing nothing further, Mayor Habib called for the vote. Motion carried: All in favor.

PRESENTATIONS & PROCLAMATIONS:

None.

OLD BUSINESS & PUBLIC HEARINGS:

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 117 NELLO

DRIVE (TMS 235-14-04-031) INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second and Final Reading)

There were no comments from the public.

Motion: Councilmember Green-Fletcher; Second: Councilmember McClary; Motion carried: All in favor.

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY REPEALING IN ITS ENTIRETY THE CURRENT SECTIONS 110.001 TO 110.222; OCCUPATIONAL LICENSES, TAXES AND REGULATIONS AND ADOPTING IN LIEU THEREOF NEW SECTIONS 110.001 TO 110.021; OCCUPATIONAL LICENSES, TAXES AND REGULATIONS, WHICH IS ATTACHED HERETO AND MADE PART HEREOF AS IS FULLY SET OUT HEREIN (Second and Final Reading)

Mayor Habib stated the proposed model business Ordinance is from the Municipal Association of South Carolina to get all of the municipalities throughout the State on the same page which will allow the City to use an online portal and standardized forms.

Motion: Councilmember McSwain; Second: Mayor Pro Tem Condon; Motion carried: All in favor.

AN ORDINANCE TO SELL REAL PROPERTY OF THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION, IN ACCORDANCE WITH SECTION 5-7-260 (6) OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, PROPERTY IDENTIFIED AS, 0.179 ACRE, US HIGHWAY 176, A PORTION OF TMS 209-00-01-080 (Second and Final Reading)

Mayor Habib stated the City is selling property to Berkeley County for the US Highway 176 widening project and their right-of-way acquisition.

Motion: Councilmember Tekac; Second: Councilmember Green-Fletcher; Motion carried: All in favor.

NEW BUSINESS & PUBLIC HEARINGS:

AN ORDINANCE TO SELL REAL PROPERTY OF THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION, IN ACCORDANCE WITH SECTION 5-7-260 (6) OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, PROPERTY IDENTIFIED AS, 0.055 ACRES, A PORTION OF TMS 235-00-00-035 AND .076 ACRES, A PORTION OF TMS 235-00-00-038 (Introduction and First Reading)

There were no comments from the public.

Motion: Councilmember Harmon; Second: Mayor Pro Tem Condon; Motion carried: All in favor.

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES IN THE ZONING DISTRICTS OF THE CITY OF GOOSE CREEK BY CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED ON MIDDLETON DRIVE WITH THE COMMUNITY OF THE OAKS PLANTATION, DESIGNATED AS TMS# 252-01-01-042, FROM CONSERVATION OPEN SPACE (CO) TO LOW DENSITY RESIDENTIAL (R-1) (Introduction and First Reading)

There were no comments from the public.

Motion: Councilmember McClary; Second: Councilmember Tekac; Councilmember Tekac noted the Planning Commission voted 5-0, in favor of the rezoning. Motion carried: All in favor.

AN ORDINANCE TO SELL SIXTEEN (16) REAL PROPERTIES LOCATED IN THE BOULDER BLUFF SECTION III (SUBDIVISION) OF THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION, IN ACCORDANCE WITH SECTION 5-7-260 (6) OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED (Introduction and First Reading)

There were no comments from the public.

Motion: Councilmember Tekac motioned to approve the proposed Ordinance to sell sixteen (16) parcels of land; Second: Mayor Pro Tem Condon;

Discussion: Mayor Habib stated these lots are residential parcels, near Dennis Park, and that the City sought to sell to a residential home builder so these lots may become homes here in the City of Goose Creek. He stated the sale of all the lots totaled \$80,000. He stated it doesn't sound like a lot of money, however, when the investment is made that the company is going to have to make in the lots to create something they can build homes on is over \$1,000,000, you end up with a lot value of about \$65,000, which is actually pretty significant in the real estate market. Mayor Habib stated, as a community, the City is investing nearly \$2,000,000 in the John McCants Veterans Park, which is located in Boulder Bluff. He stated he believes as part of the development in the park and the property, it will enhance the entire neighborhood and it will be a great addition to the community. Councilmember McClary stated he personally disagreed with Mayor Habib that \$250,000 is affordable housing and inquired if the Development Agreement is in place on the project. Mayor Habib stated, two (2) things, Councilmember McClary wasn't disagreeing with him what affordable housing is, he is disagreeing with the real estate market as to what affordable housing is and what the developer said those homes would be worth; however, he gets what Councilmember McClary is saying. Affordable housing is what a working family can afford to buy, it is not based on poverty levels or any of those things. Secondly, Councilmember McSwain has brought up some issues relative to the City having the ability to buy the property back if it was not developed in a timely manner. He stated his understanding was the developer would want it to be started within two (2) years and reading what was requested is that it be completed in two (2) years, which is not at all possible and that would need to be further discussed. He stated if the developer has not begun the project within two (2) years, the City could exercise the option to buy back the properties. After some discussion, the Mrs. Zeigler stated she did believe they were pretty close on addendum three (3) and that could be worked out pretty easily. She stated Councilmember McSwain's concerns are already being addressed and the City does have a dialogue with the developer, and she is confident City staff will bring something back to City Council wherein they will all agree. She stated they want to begin the project within two (2) years, not have it completed and that is completely reasonable in her opinion; and, in regard to Berkeley County's standards for the road, she believes that is something that can also be worked through and resolved.

Motion to Amend Current Motion: Councilmember Tekac made a motion to amend his current motion by stating he wished for Addendum three (3) be removed from the Contract until it is negotiated because it states we are looking to have these parcels developed within two (2) years; and, that's not something he is looking to have within the contract or as a part of the proposed Ordinance. He stated it could always be added back in at the next reading. Second: Mayor Pro Tem Condon. Hearing nothing further, Mayor Habib called for the vote in removing Addendum three (3). Motion carried: All in favor.

Mayor Habib stated they were now back to the original motion to authorize the City Administrator to sign the contract to sell sixteen (16) properties owned by the City, Mayor Habib called for the vote. Motion: All in favor.

AN ORDINANCE TO AMEND CHAPTER 31: CITY COUNCIL OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA CODE OF ORDINANCES BY REVISING AND MAKING A CHANGE TO THE MEETING TIME IN SECTION 31.060 MEETINGS AND PROCEDURE; PLACE, DAY AND TIME OF REGULAR MEETINGS; MEETINGS OPEN (Introduction and First Reading)

Mayor Habib stated the proposal is to move the meeting time of City Council's regular meetings from 7:00 pm to 6:00 pm, which occur on the 2nd Tuesday of each month.

Mayor Habib recognized Mr. Larry Richard who stated as a person who works a lot, he cannot attend many of City Council's meetings and he would like to attend more, and 6:00 pm would preclude him from attending any of these meetings and he feels 7:00 pm is better for people who would have difficulty to get to a meeting at 6:00 pm.

Motion: Councilmember Tekac; Second: Mayor Pro Tem Condon;

Discussion: There was some discussion as to why the change of time was being requested and submitted, several of the factors mentioned by Mayor Habib were: some members on City Council preferred the meetings be at 6:00 pm; at times the City Council meetings have run very late into the evening; 7:00 pm is out of the ordinary for 95% of the municipalities throughout the State of South Carolina who hold City Council meetings; it adds to City staff's day; the City now streams its meetings live; and, changing the time to 6:00 pm keeps City Council in line with its City Council workshop time.

Hearing nothing further, Mayor Habib called for the vote. Motion carried: All in favor.

AN ORDINANCE, PURSUANT TO THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TITLE 5 – MUNICIPAL CORPORATIONS, CHAPTER 7 GENERAL STRUCTURE, ORGANIZATION, POWERS, DUTIES, FUNCTIONS AND RESPONSIBILITY OF ALL MUNICIPALITIES, SECTION 5-7-170 SALARIES AND EXPENSES OF MAYOR AND COUNCILMEN DETERMINED BY COUNCIL THROUGH ORDINANCE, TO INCREASE THE SALARY OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION (Introduction and First Reading)

Mayor Habib provided some background with salaries for the positions of Mayor and City Councilmember. He stated the proposal is to move City Council's salary from \$7,200 per year to \$12,000 per year; and, the Mayor's salary from \$30,000 per year to \$36,000 per year. He stated City Council's salary has not changed since 1998 and the Mayor's salary has not changed since 2008. Mayor Habib stated these salaries are to some degree out of line and some Council has to bite the political bullet to take it under consideration.

There were no comments from the public.

Motion: Councilmember Tekac; Second: Mayor Pro Tem Condon

Discussion: There was a brief discussion and statements made by Mayor Habib, Mayor Pro Tem Condon, Councilmember Tekac, Councilmember McSwain and Councilmember Harmon with regard to the proposed increase in salaries.

Mayor Habib conducted a Roll Call vote: Councilmember Green-Fletcher – Yay; Councilmember McClary – Yay; Councilmember Harmon – Yay; Councilmember Tekac – Yay; Councilmember McSwain – Nay; Mayor Pro Tem Condon – Yay; Mayor Habib – Yay. Motion carried: Six (6) in favor; One (1) opposed.

AN EMERGENCY ORDINANCE EXTENDING ORDINANCE 20-009 AND TO REAUTHORIZE AND EXTEND THE AUTHORIZATION FOR ELECTRONIC MEETINGS OF CITY BOARDS AND COMMISSIONS; AND OTHER MATTERS RELATED TO COVID-19 (First & Final Reading – Vote Must Be Conducted by Roll Call)

There were no comments from the public.

Motion: Councilmember McSwain; Second: Councilmember Tekac

Mayor Habib conducted a Roll Call vote: Councilmember Green-Fletcher – Yay; Councilmember McClary – Yay; Councilmember Harmon – Yay; Councilmember Tekac – Yay; Councilmember McSwain – Yay; Mayor

Pro Tem Condon – Yay; Mayor Habib – Yay. Motion carried: All in favor.

A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST AMENDMENT TO THE INDEMNITY AGREEMENT; AND OTHER MATTERS RELATING THERETO

There were no comments from the public.

Motion: Councilmember McSwain; Second: Mayor Pro Tem Condon; Motion carried: All in favor.

A RESOLUTION TO APPROVE THE USE OF CITY OF GOOSE CREEK FUNDING FOR THE BOULDER BLUFF SAFETY PROJECT

Mayor Habib provided a thorough, yet brief history of the Boulder Bluff Safety Project.

There were no comments from the public.

Motion: Councilmember McSwain; Second: Mayor Pro Tem Condon; Motion carried: All in favor.

CITY ADMINISTRATOR’S REPORT:

Mrs. Zeigler stated the City Council Budget Workshop is scheduled for Tuesday, August 25th, beginning at 8:00 a.m. She stated a Special City Council Meeting is scheduled after the lunch break for the refinancing of some bonds the City has and City staff felt it was important to get the item before City Council so the City can start saving money on the new interest rates, which will be the introduction and first reading and second and final reading will take place at the regular City Council Meeting on September 8th. She also the City is selling engraved bricks for the John McCants Veterans Memorial Park in Boulder Bluff.

MAYOR’S REPORT:

Mayor Habib piggybacked onto what Mrs. Zeigler stated and added the information can be found on the City’s website, where you can purchase a brick for \$50.00. He pointed out the City was not subsidizing the park or making a profit by selling bricks, and that the company engraving the bricks charges \$50.00 per brick. He stated all orders need to be in by September 11th.

Adjourn:

Motion: Mayor Pro Tem Condon; Second: Councilmember Harmon; Motion carried: All in favor. Meeting adjourned at 8:00 p.m.

Kelly J. Lovette, MMC
City Clerk

Date: September 8, 2020

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.

PRESENTATIONS & PROCLAMATIONS

OLD BUSINESS & PUBLIC HEARINGS

ORDINANCE NO.

AN ORDINANCE

AN ORDINANCE TO SELL REAL PROPERTY OF THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION, IN ACCORDANCE WITH SECTION 5-7-260 (6) OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, PROPERTY IDENTIFIED AS, 0.055 ACRES, A PORTION OF TMS 235-00-00-035 AND, .076 ACRES, A PORTION OF TMS 235-00-00-038

WHEREAS, Berkeley County is in the process of widening and improving the intersection of Old Mount Holly Road and Highway 52; and

WHEREAS, Berkeley County has determined that additional right-of-way is needed for the Henry Brown Boulevard Phase 2 project on Old Mount Holly Road which necessitates the acquisition of property owned by the City of Goose Creek; and

WHEREAS, the City of Goose Creek fully supports the Henry Brown Boulevard Phase 2 project.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and City Council of the City of Goose Creek, South Carolina, in Council duly assembled, that the City of Goose Creek, South Carolina, hereby approves the sale of real property owned by the City of Goose Creek, South Carolina, to Berkeley County, for Henry Brown Boulevard project, to which:

2,375 square feet (0.055 acre) of land and all improvements thereon, if any, as identified on a map as prepared by the South Carolina Department of Transportation as a portion of TMS 235-00-00-035.

3,296 square feet (0.076 acre) of land and all improvements thereon, if any, as identified on a map as prepared by the South Carolina Department of Transportation as a portion of TMS 235-00-00-038.

The City Administrator is directed to do all things necessary to facilitate the sale of said property to Berkeley County.

All ordinances in conflict with this ordinance are hereby repealed.

This ordinance shall be effective on the date of final reading.

INTRODUCED the _____ day of June 2020.

DONE the _____ day of July 2020.

Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Kevin M. Condon

Councilmember Debra Green-Fletcher

Councilmember Corey McClary

Councilmember Jerry Tekac

Councilmember Gayla S.L. McSwain

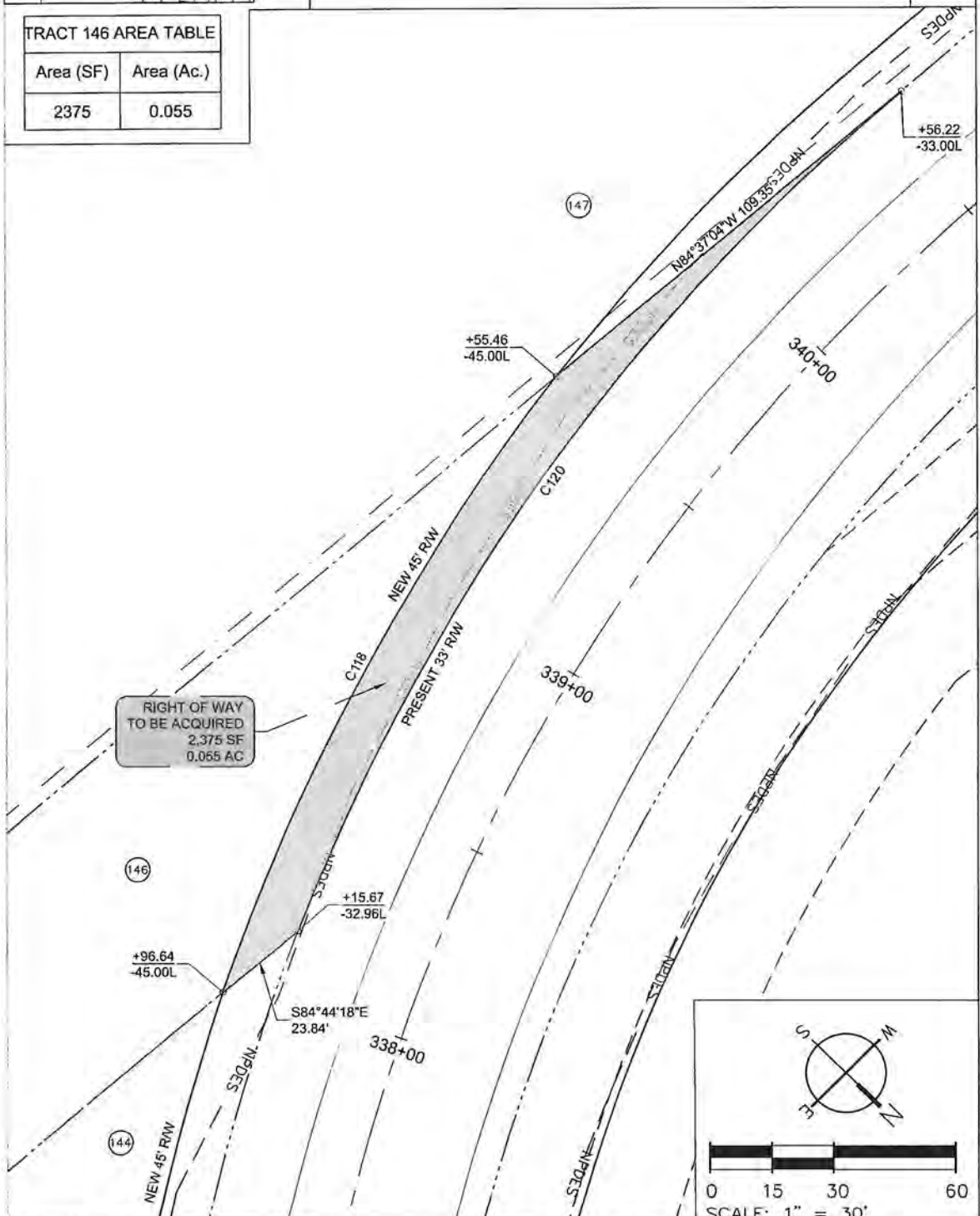
Councilmember Christopher Harmon



TRACT 146 PARCEL CURVE TABLE					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Direction	Chord Length (ft)
C118	173.87	520.00	019°09'29"	S73°27'29"W	173.06
C120	257.13	506.91	029°03'48"	N80°40'42"E	254.38

235-00-00 -035

TRACT 146 AREA TABLE	
Area (SF)	Area (Ac.)
2375	0.055



BERKELEY COUNTY
HENRY E. BROWN JR. BLVD.
PHASE 2 WIDENING
ROW EXHIBIT

AREA OF ACQUISITION
FROM TRACT 146

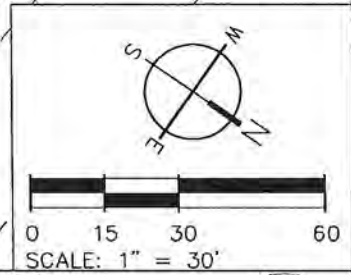
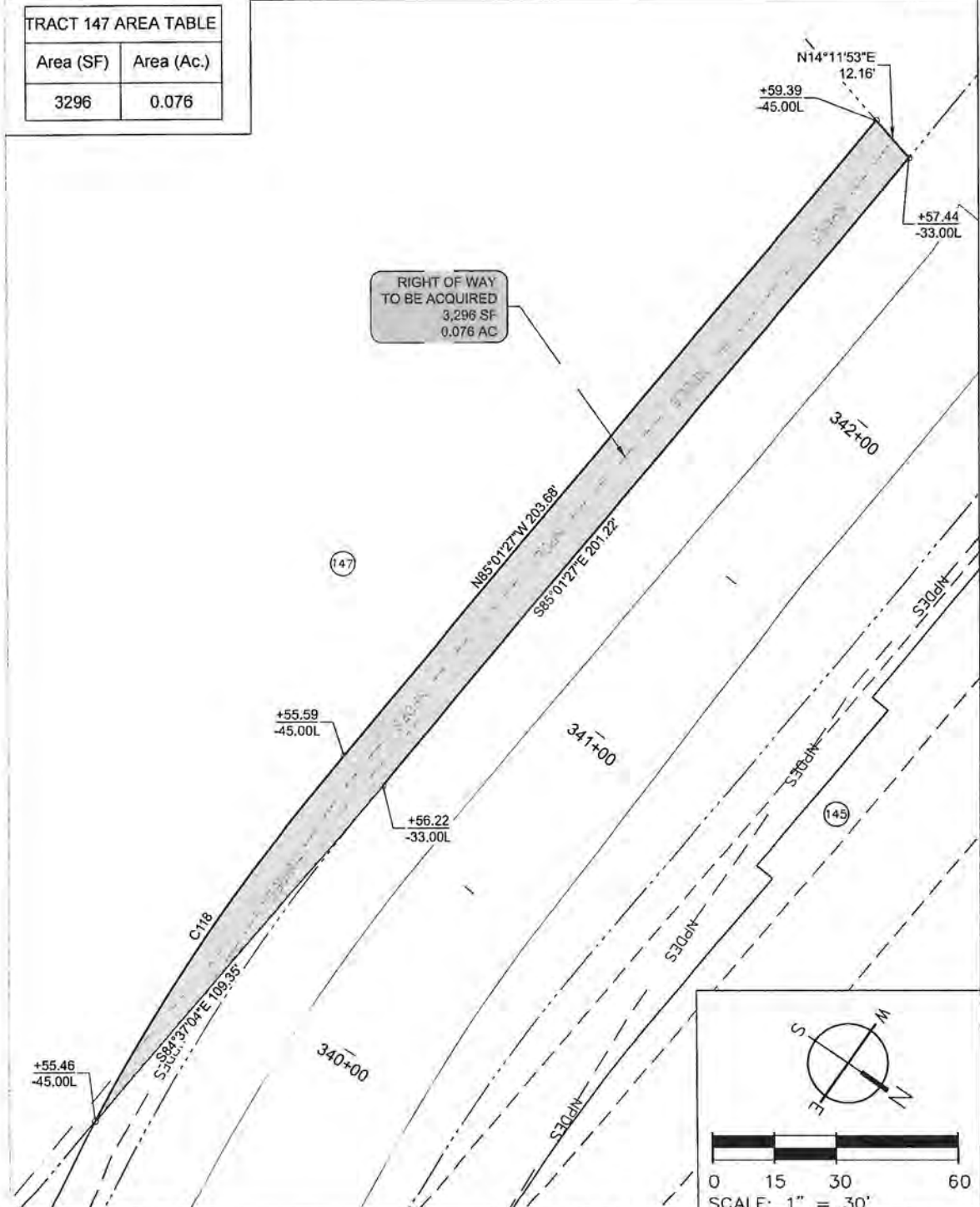




TRACT 147 PARCEL CURVE TABLE					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Direction	Chord Length (ft)
C118	109.62	520.00	012°04'40"	S89°05'15"W	109.41

235-00-00-038

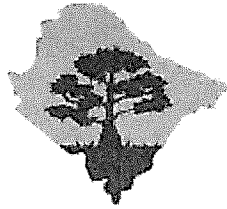
TRACT 147 AREA TABLE	
Area (SF)	Area (Ac.)
3296	0.076



BERKELEY COUNTY
 HENRY E. BROWN JR. BLVD.
 PHASE 2 WIDENING
 ROW EXHIBIT
 DATE: 7/5/2018 REVISED: 3/3/2020

AREA OF ACQUISITION
 FROM TRACT 147

SHEET 3 OF 3



BERKELEY COUNTY SC

Property Card

Summary Information:

TMS: 235-00-00-035
 Owner Information:
 GOOSE CREEK CITY OF
 PO BOX 1768
 GOOSE CREEK, SC 294451768

Council District: C3
 Fire District: F18
 Tax District: T18
 TIS Zone: 9
 Jurisdiction: 2P
 Acres: 0.00
 Lots: 0.0

Neighborhood: D710 - COMM ON HWY 176 AND HWY 52
 Appraiser ID: NM
 Lot: Block: Section:
 Zoning: Goose Creek - CO
 Homestead Exempt: No
 Parent TMS:
 Notes:

Site addresses:		
603 N GOOSE CREEK BLVD		
GOOSE CREEK, SC 29445. Unit/Lot:		

Previous Owner History:

Owner: SCDHPT	Sale Date: 01/07/1993	Sale Price: \$1.00	Deed Book-Page: 0227 - 0046	Plat: 0227 - 48	Transfer Notes: 0.62 Acres Recorded on Plat 0227 - 48
Owner: SCDHPT	Sale Date: 01/07/1993	Sale Price: \$1.00	Deed Book-Page: 0227 - 0046	Plat: 0227 - 48	Transfer Notes: PLAT CABQ-304H (UTILITY EASEMENT) 06/18

Tax History: (limited to 10 years)

Tax Year	Receipt #	Tax District	Original Total	Total With Penalties (if applicable)	Pay Date	Pay Type	Delinquent	Taxed Value
2019	0046110	18	\$252.00	\$252.00	12/13/2019	Paid	No	\$0
2018	0045211	18	\$36.00	\$36.00	12/10/2018	Paid	No	\$0

Sales Information:

Last Sale Date: 01/07/1993
 Recording Date: 01/25/1993
 Sale Price: \$1.00

Plat Information: 0227 - 48
 Deed Book: 0227
 Deed Page: 0046

Sales Validity: 1
 Validity Other:

Valuation Information:

6/1/2020

Berkeley County Unofficial Property Card

Building Market: 0
Land Market: 0

Building Taxable (4% Res): 0
Building Taxable (6% Other): 0
Building Taxable (4% Ag): 0
Building Taxable (6% Ag): 0

Land Taxable (4% Res): 0
Land Taxable (6% Other): 0
Land Taxable (4% Ag): 0
Land Taxable (6% Ag): 0

Total Taxable Value: 0 Total Assessment: 0

Fee Summary:

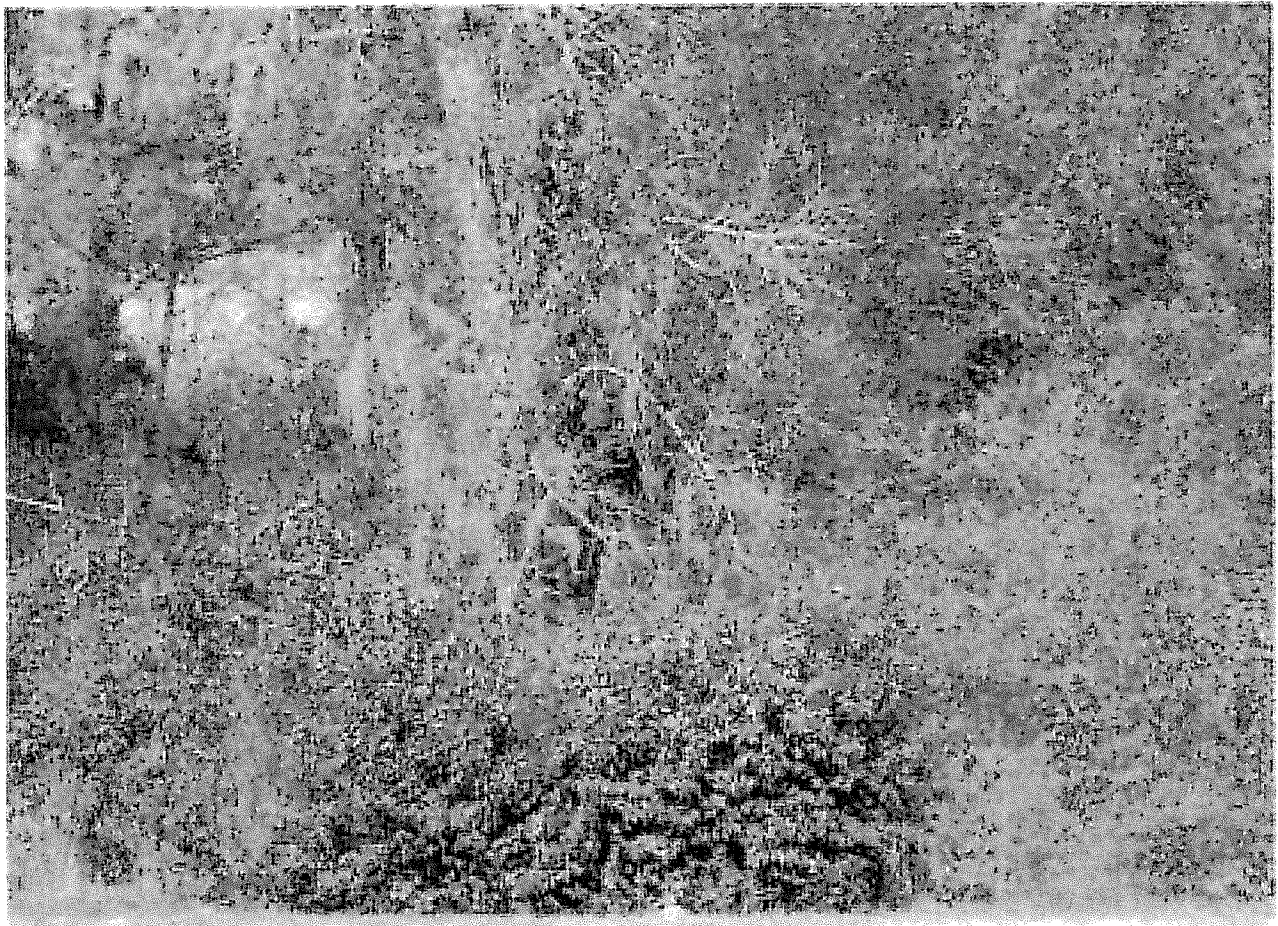
Fee Name	Fee Amount
Goose Creek Sanitation Fee	0
Stormwater Utility Fee	252

Building Information:

Building Count: 0
Residence Count: 0

Yard Item Count: 0
Mobile Homes on Property: 0

Image(s) on file:



No sketches found for this property.



BERKELEY COUNTY SC

Property Card

Summary Information:

TMS: 235-00-00-038
Owner Information:
 GOOSE CREEK CITY OF
 PO BOX 1768
 GOOSE CREEK, SC 294451768

Council District: C3
 Fire District: F18
 Tax District: T18
 TIS Zone: 9
 Jurisdiction: 2P
 Acres: 10.00
 Lots: 0.0

Neighborhood: D710 - COMM ON HWY 176 AND HWY 52
 Appraiser ID: NM
 Lot, Block, Section:
 Zoning: Goose Creek - CO
 Homestead Exempt: No
 Parent TMS: 235-00-00-005
 Notes:

Site addresses:	
599 N GOOSE CREEK BLVD GOOSE CREEK, SC 29445 Unit/Lot A	599 N GOOSE CREEK BLVD GOOSE CREEK, SC 29445 Unit/Lot B

Previous Owner History:

Owner: CHURCH OF GOD OF PROPHE Sale Date: 08/05/2002 Sale Price: \$280,000.00 Deed Book-Page: 2845 - 0190 Plat: CAB L - 201 Transfer Notes: 10.00 Acres Recorded on Plat CAB L - 201
 Owner: WACHOVIA BANK OF SC NA Sale Date: 11/22/1995 Sale Price: \$100,000.00 Deed Book-Page: 0771 - 0013 Plat: CAB L - 201 Transfer Notes: 10.00 Acres Recorded on Plat CAB L - 201

Tax History: (limited to 10 years)

Tax year	Receipt #	Tax District	Original Total	Total with Penalties/fees/adjustments	Pay Date	Pay Type	Delinquent	Taxable value
2019	0046112	18	\$3,416.00	\$3,416.00	12/13/2019	Paid	No	\$0
2018	0045213	18	\$3,308.00	\$3,308.00	12/10/2018	Paid	No	\$0
2017	0043977	18	\$1,256.00	\$1,256.00	12/08/2017	Paid	No	\$0
2016	0042740	18	\$1,256.00	\$1,256.00	12/16/2016	Paid	No	\$0
2015	0042961	18	\$1,112.00	\$1,112.00	12/22/2015	Paid	No	\$0
2014	0042559	18	\$1,040.00	\$1,040.00	12/19/2014	Paid	No	\$0
2013	0041643	18	\$1,040.00	\$1,040.00	12/06/2013	Paid	No	\$0
2012	0062100	18	\$1,040.00	\$1,040.00	01/04/2013	Paid	No	\$0
2011	0062453	18	\$780.00	\$780.00	01/10/2012	Paid	No	\$0
2010	0041732	18	\$75.00	\$75.00	12/31/2010	Paid	No	\$0

Sales Information:

Last Sale Date: 08/05/2002
 Recording Date: 08/06/2002
 Sale Price: \$280000.00

Plat Information: CAB L - 201
 Deed Book: 2845
 Deed Page: 0190

Sales Validity: 0
 Validity Other:

Valuation Information:

Building Market: 0
 Land Market: 2,295,000

Building Taxable (4% Res): 0
 Building Taxable (6% Other): 0
 Building Taxable (4% Ag): 0
 Building Taxable (6% Ag): 0

Land Taxable (4% Res): 0
 Land Taxable (6% Other): 395,428
 Land Taxable (4% Ag): 0
 Land Taxable (6% Ag): 0

Total Taxable Value: 395,428 Total Assessment: 23,720

Fee Summary:

Fee Name	Fee Amount
Stormwater Utility Fee	2,232
Comm Land Fill Fee	1,184

Building Information:

Building Count: 2
Residence Count: 0

Yard Item Count: 0
Mobile Homes on Property: 0

Building #: 1 BuildingType: NOAP - Non-Appraised Buildings

Depreciation Type: Depreciation %: .00

Quality:

Sub Area	Sub Area Description	Sketched Area (SqFt)
NOAP	NotAppraised	37000.0
		Building Total Finished SQFT: 0.0

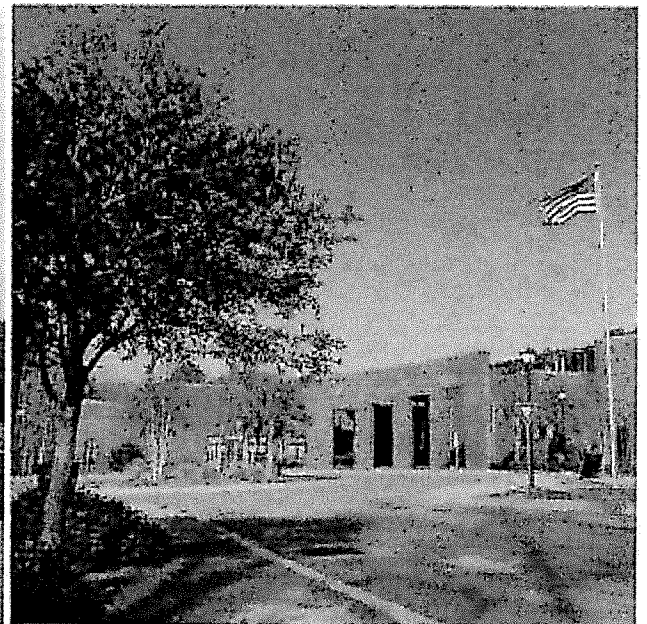
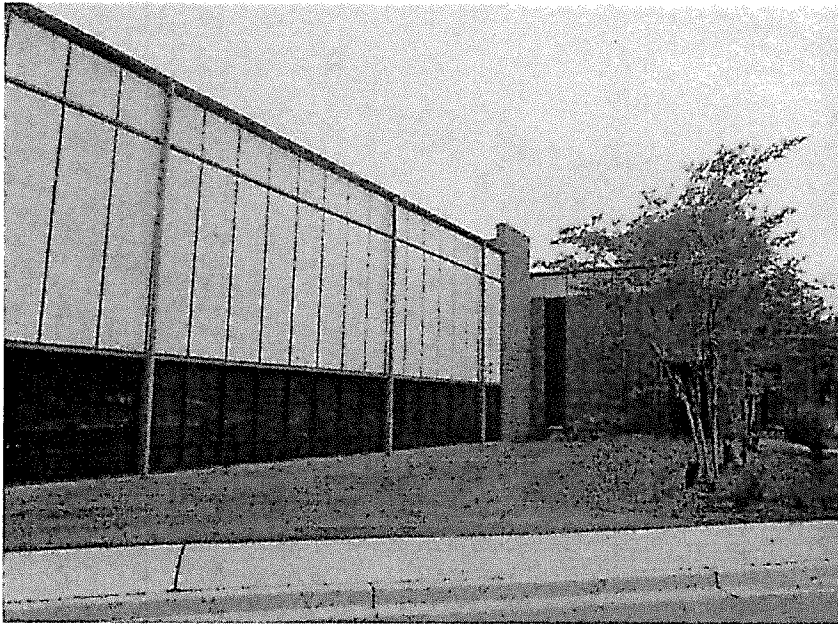
Building #: 2 BuildingType: 795 - COMMUNITY CENTERS (SEC 11 PG 18)

Depreciation Type: Depreciation %:

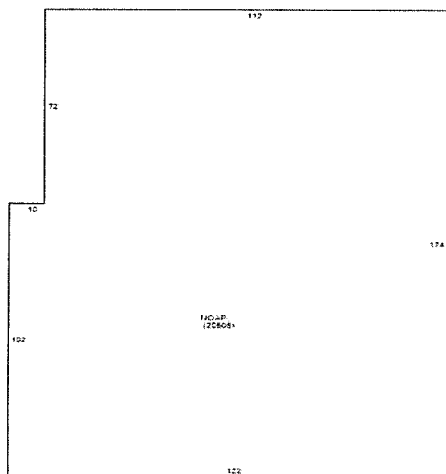
Quality:

Sub Area	Sub Area Description	Sketched Area (SqFt)
NOAP	NotAppraised	20508.0
		Building Total Finished SQFT: 0.0

Image(s) on file:



Sketch on File:



AN ORDINANCE

AN ORDINANCE TO SELL SIXTEEN (16) REAL PROPERTIES LOCATED IN THE BOULDER BLUFF SECTION III SUBDIVISION OF THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION, IN ACCORDANCE WITH SECTION 5-7-260 (6) OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED

WHEREAS, pursuant to that certain Real Estate Purchase Agreement (the “Contract”), as modified, amended and/or extended, attached hereto as Exhibit “A” and made a part hereof by reference, WHWR2020, LLC, dba Hunter Quinn Homes, (the “Purchaser”) has offered Eighty Thousand and No/100ths (\$80,000.00) Dollars to purchase all that certain piece, parcel or lot of land owned by the City of Goose Creek, South Carolina, containing a combined total of 3.06 acres, more or less (the “Properties”), and of which said properties are generally known as the sixteen (16) residential parcels located in the Boulder Bluff Section III (Subdivision) on Lila Circle and Dennis Drive and are more specifically described by the Berkeley County Assessor’s Office, as:

- | | |
|---|--|
| Lot 3, Blk N, Lila Circle, TMS # 235-09-01-014 | Lot 25, Blk A, Lila Circle, TMS # 235-09-01-003 |
| Lot 4, Blk N, Lila Circle, TMS # 235-09-01-013 | Lot 26, Blk A, Lila Circle, TMS # 235-09-01-002 |
| Lot 19, Blk A, Lila Circle, TMS # 235-09-01-009 | Lot 21, Blk T, Dennis Drive, TMS # 235-05-02-070 |
| Lot 20, Blk A, Lila Circle, TMS # 235-09-01-008 | Lot 22, Blk T, Dennis Drive, TMS # 235-05-02-071 |
| Lot 21, Blk A, Lila Circle, TMS # 235-09-01-007 | Lot 29, Blk T, Dennis Drive, TMS # 235-05-02-062 |
| Lot 22, Blk A, Lila Circle, TMS # 235-09-01-006 | Lot 30, Blk T, Dennis Drive, TMS # 235-05-02-062 |
| Lot 23, Blk A, Lila Circle, TMS # 235-09-01-005 | Lot 31, Blk T, Dennis Drive, TMS # 235-05-02-061 |
| Lot 24, Blk A, Lila Circle, TMS # 235-09-01-004 | Lot 32, Blk T, Dennis Drive, TMS # 235-05-02-060 |

and as shown on a Property Listing, which is attached hereto as Addendum “1”, the Property Map, dated June 26, 2019, which is attached hereto as Addendum “2” and the City’s requirements, which is attached hereto as Addendum “3”, and made a part hereof by reference.

WHEREAS, the Mayor and City Council of the City of Goose Creek, South Carolina, have determined that which is owned by the City of Goose Creek, is surplus and not needed for City operations or other municipal considerations, and

WHEREAS, the Mayor and City Council of the City of Goose Creek, South Carolina, have determined that the offer is fair and equitable, and will serve the best interests of the City of Goose Creek, and that the sixteen (16) properties, have little or no value, except to a developer and/or an adjacent property owner, and

NOW, THEREFORE BE IT ORDAINED and ordered by the Mayor and City Council of the City of Goose Creek, South Carolina, in Council duly assembled, that said property owned by the City of Goose Creek is hereby sold to WWWR2020, LLC, dba Hunter Quinn Homes, for Eighty Thousand and No/100ths (\$80,000.00) Dollars. The City Administrator is hereby directed to do all things necessary to convey said property to the respective party by General Warranty Deed at the earliest possible date.

All ordinances in conflict with this ordinance are hereby repealed.

This ordinance shall be effective on the date of final reading.

INTRODUCED the 11 day of August 2020.

DONE the _____ day of September 2020.

Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Kevin M. Condon

Councilmember Debra Green-Fletcher

Councilmember Corey McClary

Councilmember Jerry Tekac

Councilmember Gayla S.L. McSwain

Councilmember Christopher Harmon



September 4, 2020

City of Goose Creek
519 N. Goose Creek Blvd.
Goose Creek, SC 29445

RE: Boulder Bluff Vacant Lots

To whom it may concern,

Below is a summary of Hunter Quinn's vision for the acquisition and development of the sixteen vacant lots to be purchased from the City of Goose Creek.

Property: The property is located in the Boulder Bluff area of Goose Creek in two distinct areas:

1. Dennis Drive – Six lots are located along the dirt roadway of Dennis Drive facing the CSX railroad.
2. Lila Circle – Ten lots are located along the existing unimproved and currently wooded right of way off of Anita Drive adjacent to the City Park.

Single Family Homes Construction: Hunter Quinn Homes will be constructing the sixteen single family dwellings. Attached are three sample packages for our most popular homes which we would like to be able to utilize for the sixteen lots depending upon market conditions.

1. Lowcountry Series
2. Coastal Farmhouse Series
3. Lincolnville Series

Development Required: Significant development work will be required for the two distinct areas as noted below:

1. Dennis Drive:
 - a. The County is currently engineering, surveying, permitting for drainage improvements and road improvements along Dennis Drive and the CSX ROW. Berkeley County Roads and Bridges will make such improvements as well as pave Dennis Drive. They are currently working with CSX to obtain initial approvals as this area is located in the CSX ROW.
 - b. Water mainline and services would need to be engineered, surveyed, permitted and installed by Hunter Quinn. Water provider is City of Goose Creek.
 - c. Sewer mainline and services would need to be engineered, surveyed, permitted and installed by Hunter Quinn. Sewer provider is Berkeley County Water and Sewer.



2. Lila Circle:

- a. There is currently an existing wooded ROW shown on the survey. We believe that part of the ROW is in the new park area and has been adjusted. Hunter Quinn will work with the City to obtain final survey to plan for a new roadway to access the lots to be obtained by Hunter Quinn. Hunter Quinn will be responsible for installation of new road to access the ten lots on Lila Circle.
- b. Water mainline and services would need to be engineered, surveyed, permitted and installed by Hunter Quinn. Water provider is City of Goose Creek.
- c. Sewer mainline and services would need to be engineered, surveyed, permitted and installed by Hunter Quinn. Sewer provider is Berkeley County Water and Sewer.

Schedule: After initial meetings with the City of Goose Creek Water, Berkeley County Water and Sewer, Berkeley County Roads and Bridges, below is a schedule summary for the Acquisition and Development of the sixteen lots.

1. Dennis Drive – Road Improvements – County is proceeding but has been delayed by CSX railroad. Would anticipate the improvements being completed by September 2021.
2. Dennis Drive – Water and Sewer Improvements – Survey, engineering and permitting to begin immediately upon the sale of lots to Hunter Quinn. Hunter Quinn will work closely with the County on their improvements and would intend to coincide with their improvements being completed by September 2021.
3. Dennis Drive – Homebuilding – Permits to be submitted on first houses immediately after infrastructure listed in items 1 and 2 above are completed. First homes starts would be anticipated to be in November 2021 with first closings occurring in March 2022. Final closings anticipated in July of 2022.
4. Lila Circle – Road Improvements – Survey, engineering and permitting to begin immediately upon the sale of lots to Hunter Quinn. Would anticipate the improvements being completed by August 2021.
5. Lila Circle – Water and Sewer Improvements – Survey, engineering and permitting to begin immediately upon the sale of lots to Hunter Quinn. Would anticipate improvements being completed by August 2021.
6. Lila Circle – Homebuilding – Permits to be submitted on first houses immediately after infrastructure listed in items 4 and 5 above are completed. First homes starts would be anticipated to be in October 2021 with first closings being in February 2022. Final closings anticipated in September of 2022.

The schedule details as listed above are an approximation of time needed for the engineering and development of the sixteen lots. Current estimate would be a two year build time, with that said we



would respectfully request that we are allowed three years to complete the homes as to account for any permitting or otherwise unseen delays. Time will be of the essence to complete and build the homes.

We will proceed as quickly as possible to get the lots developed and built and appreciate the opportunity to partner with the City on this project. Please let me know if we can help in any other way.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Wallace', is positioned below the word 'Sincerely,'.

Christopher M. Wallace

Senior Director of Acquisition and Land Development, Hunter Quinn Homes



AGREEMENT/CONTRACT: TO BUY AND SELL REAL ESTATE (GENERAL USE AND LOTS/ACREAGE)



1. PARTIES: This legally binding Agreement ("Contract") To Buy and Sell Real Estate is entered into by:

Buyer(s), WHWR2020, LLC ("Buyer"), and Seller(s), The City of Goose Creek ("Seller").

- (A) "Party" - defined as either Buyer or Seller, "Parties" defined as both Buyer and Seller.
(B) "Brokers" are licensed South Carolina brokers-in-charge, their associated real estate licensees, and their subagents.
(C) "Closing Attorney" - is the licensed South Carolina attorney selected by Buyer to coordinate the transaction and Closing. Weeks & Irvine, LLC
(D) "Effective Date" - the final date upon which a Party to the negotiation places the final and required signatures and/or initials and date on this Contract and Delivers Notice to initially cause this primary Contract to be binding on all Parties.
(E) "Business Day" - a 24 hour period (Monday/Tuesday/Wednesday/Thursday/Friday) beginning at 10 AM and counted from 10 AM of the first Business Day following the appropriate date (Effective Date, Closing Date, stated date, Notice Delivery date). Business Days shall not begin, end, or include any Saturday, Sunday, or Federal legal holiday.
(F) "Good Funds" - is the transfer of the required amount of United States Dollars (USD) within any required timeframe.
(G) "Time" - all time stated shall be South Carolina local time. Time is of the essence with respect to all provisions of this Contract stipulating time, deadline, or performance periods.

[X]BUYER []SELLER IS A SOUTH CAROLINA REAL ESTATE LICENSEE

2. PURCHASE PRICE: \$ 80,000.00 Eighty Thousand

Payable by transfer of Good Funds via [] Finance or [] a combination of Finance and Cash USD or [X] Cash USD. Verification of Cash available for Closing is [] attached [X] not attached [] to be Delivered before []. This Contract [] is [X] is not contingent upon the sale and closing of Buyer's real property and SCR504 [] is [X] is not attached.

3. PROPERTY: Hereby acknowledging sufficient good Contract consideration (e.g. mutual promises herein), Seller will sell and convey and Buyer will buy for the Purchase Price any and all lot or parcel of land, appurtenant interests, improvements, landscape, systems, and fixtures if any thereon and further described below ("Property"). Seller agrees to maintain in operable condition the Property and any personal property conveying, including any landscaping, grounds and any agreed upon repairs or replacements, from the Effective Date through Closing subject to normal operable wear and tear. Buyer acknowledges opportunity to inquire about owners association issues, common area issues, condominium master deed issues, assigned parking/storage areas, memberships, lease issues and financed equipment prior to signing Contract. Leasing issues and items and financed equipment see Adjustments (e.g. tenants, leases, future vacation renters, SC vacation rental act reservations, rents, deposits, documents, solar panels, fuel tanks with fuel, alarm systems, satellite equipment, roll carts).

Address See Addendum #1 Unit # City Goose Creek State of South Carolina Zip 29445 County of Berkeley Lot Block Section/Phase Subdivision Boulder Bluff Section III Other Tax Map See Addendum #1

Parties agree that no personal property will transfer as part of this sale, except described below and/or [] in attachment(s): n/a - Vacant Land

4. CONVEYANCE/CLOSING/POSSESSION: "Closing" occurs when Seller conveys Property to Buyer and occurs no later than 5 PM on or before effective date + 160 days ("Closing Date") with an automatic extension of 5 business days for an unsatisfied contingency through no fault of either party. Conveyance shall be fee simple made subject to all easements, reservations, rights of way, restrictive covenants of record (provided they do not make the title unmarketable or adversely affect the use/value of the Property in a material way) and to all government statutes, ordinances, rules, permits, and regulations. Seller agrees to convey marketable title with a properly recorded general warranty deed free of encumbrances and liens except as herein stated; and in name(s): WHWR2020, LLC or it's assignee.

[Signature] BUYER [] BUYER [] SELLER [] SELLER HAVE READ THIS PAGE

and ownership type determined by Buyer. The deed shall be delivered to the Closing Attorney's designated place on or before the Closing Date no later than 10 AM. Seller agrees to pay all statutory deed recording fees. Parties agree the Brokers shall have access to the closing and relevant documents; and the Brokers shall be given copies of the settlement statement prior to Closing for review. Parties agree to hire/use licensed Attorney(s). Seller shall convey possession of a vacant and reasonably clean Property, free of debris, along with all keys, codes, any remote controls, available documents (e.g. manuals, equipment warranties, service information) and similar ownership items to Buyer at Closing.

5. **EARNEST MONEY:** Total \$ 5000⁰⁰ (USD) Earnest Money is paid as follows: \$ 500⁰⁰ accompanies this offer and \$ 500⁰⁰ will be paid within 5 Business Days after Effective Date and Earnest Money is in the form of check cash other (e.g. wire) _____ to be a Credit to Buyer at Closing or disbursed only as Parties agree in writing or by court order or by Contract or as required for Closing by Closing Attorney. Buyer and seller authorize Weeks & Irvine, LLC as Escrow Agent to deposit and hold and disburse earnest money according to the terms of any separate escrow agreement, the law, and any regulations. Broker does not guarantee payment of a check or checks accepted as earnest money. Parties direct escrow agent to communicate reasonable information confirming receipt and status of earnest money upon a Broker request.

THE PARTIES UNDERSTAND AND AGREE THAT UNDER ALL CIRCUMSTANCES INCLUDING DEFAULT, ESCROW AGENT WILL NOT DISBURSE EARNEST MONEY DEPOSIT TO EITHER PARTY UNTIL BOTH PARTIES HAVE EXECUTED AN AGREEMENT AUTHORIZING THE DISBURSEMENT (e.g. SCR518, SCR517, mediation agreement) OR UNTIL A COURT OF COMPETENT JURISDICTION HAS DIRECTED A DISBURSEMENT. EARNEST MONEY WILL NOT BE DISBURSED UNTIL DETERMINED TO BE GOOD FUNDS. IF LEGAL ACTIONS OCCUR RELATED TO EARNEST MONEY, PARTY RECEIVING THE LEAST AMOUNT OF EARNEST MONEY IN THE COURT'S DISBURSEMENT ORDER AGREES TO INDEMNIFY ESCROW AGENT'S FEES, COURT COSTS AND ATTORNEY FEES. IF INTERPLEADER IS TO BE UTILIZED, PARTIES AGREE THAT \$ n/a SHALL BE PAID TO THE ESCROW AGENT BY THE PARTIES AS COMPENSATION BEFORE ESCROW AGENT INITIATES COURT OF COMPETENT JURISDICTION PROCEEDINGS ON EARNEST MONEY.

6. **TRANSACTION COSTS:** Buyer's transaction costs include all costs and closing costs resulting from selected financing, pre-paid recurring items, insurance (mortgage insurance, title insurance lender/owner, hazard) discount points, all costs to obtain information from or pertaining to any owners association (aka certificate of assessment), interest, non-recurring closing costs, title exam, FHA/VA allowable costs, fees and expenses of Buyer's attorney, contractually required real estate broker compensation, and the cost of any inspector, appraiser, or surveyor. Seller's transaction costs include deed preparation, deed recording costs, deed stamps/tax/recording costs calculated based on the value of the Property, all costs necessary to deliver marketable title and payoffs, satisfactions of mortgages/liens and recording, property taxes pro-rated at Closing, contractually required real estate broker compensation, and fees and expenses of Seller's attorney.

At Closing, Seller will pay Buyer's transaction costs not to exceed \$ n/a OR n/a % of purchase price, whichever is higher, which includes non-allowable costs first and then allowable costs (FHA/VA). Buyer is responsible for any Buyer's transaction costs exceeding this amount. If the amount exceeds the actual amount of those costs or amount allowed by Lender, then any excess funds will revert to Seller. Seller will also provide or pay for all of Seller's transaction costs. If no Closing, Buyer is responsible for Buyer's transaction costs and Seller responsible for Seller's transaction costs.

Private/public transfer fees and any costs similar to transfer fees (ex. capital contributions, conservancy fees, estoppel fees, or otherwise named but similar fees paid to the owners association) are the Seller's or Buyer's transaction costs.

Unless otherwise agreed upon in writing, Buyer will pay Buyer's transaction costs and Seller pay Seller's transaction costs

7. **FINANCE:** Buyer's obligation under this Contract is is not contingent upon obtaining financing of a 30 year or 15 year or other _____ purchase money loan at reasonable prevailing market terms with loan(s) equal in amounts of minimum n/a % and maximum n/a % of the Purchase Price or Appraised Value whichever is lower. ("Financing Contingency"). Financing Contingency expires at Closing ("Financing Period"). Buyer must make timely good faith efforts to apply for and obtain financing while refraining from contrary actions ("Financing Effort"). In a timely manner, Buyer shall inform Seller and Brokers of pertinent financing issues and authorize Buyer's Lender to disclose pertinent loan information to Seller and Brokers ("Financing Disclosure"). Buyer shall apply for financing within n/a Business Days from the Effective Date and shall Deliver Notice to Seller of reasonable pre-final loan approval (e.g. pre-approval letter, initial approval letter) that contains no unreasonable credit, income, or asset conditions within n/a Business Days from the Effective Date (no repairs required prior to this Notice). Final loan approval occurs when Lender

[WV] BUYER [_____] BUYER [_____] SELLER [_____] SELLER HAVE READ THIS PAGE

funds loan(s). If a Lender subsequently declines or fails to approve financing, the Buyer shall notify the Seller and Brokers as soon as possible. If the Seller and Brokers are notified of inability to obtain financing during the Financing Period, either Party may terminate this Contract by Notice.

Lender (may change): _____ n/a FHA VA Conventional Seller

Other Cash

An FHA VA Financing Addendum is is not attached. Additional financing terms are are not attached.

8. INSPECTION/REINSPECTION RIGHTS: Buyer and SC licensed and insured inspectors ("Inspectors") reasonably perform any reasonable ultimately non-destructive examination and make reasonable record of the Property with reasonable Notice to Seller through Closing including investigations of off-site conditions and any issues related to the Property at Buyer Expense ("Inspections"). Buyer and persons they choose may make reasonable visual observations of Property.

Sellers will make the Property accessible for inspection and not unreasonably withhold access, unless otherwise agreed in writing by the Parties. Seller will keep all utilities operational through Closing unless otherwise agreed:

Seller grants Buyer permission to connect utilities, pay for utilities, and hire professionals (e.g. electricians, plumbers) to safely connect and operate the utilities during the Inspections

Other _____ see attached.

Buyer will hold harmless, indemnify, pay damages and attorneys fees to Seller and Brokers for all claims, injuries, and damages arising out of the exercise of these rights. Seller will hold harmless, indemnify, pay damages and attorneys fees to Brokers for all claims, injuries, and damages arising out of the exercise of these rights. Brokers recommend that Parties obtain all inspections as soon as possible. Brokers recommend that Parties and Inspectors use insurance to manage risk.

9. APPRAISED VALUE:

This Contract is contingent upon the Property being valued according to the Lender's appraisal or other appraisal as agreed upon by the Parties ("Appraised Value") for the Purchase Price or higher. If the Parties are made aware that the Appraised Value is less than the Purchase Price and the Seller Delivers Notice to the Buyer within 5 Business Days or Closing (whichever earliest) of an amendment to reduce the Purchase Price to the Appraised Value, the Parties agree to proceed to Closing under terms of this Contract with the Purchase Price amended to be the Appraised Value. If Seller is aware and refuses to reduce as stated above, Buyer may proceed to Closing or terminate this Contract by Delivering Notice of Termination to the Seller.

This Contract is not contingent upon the Property being valued at an Appraised Value according to the Lender's appraisal or other appraisal as agreed upon by the Parties for the Purchase Price or more.

10. SURVEY, TITLE EXAMINATION, ELEVATION, INSURANCE: Brokers recommend Buyer have Property surveyed, title examined, elevation/wetlands/beachfront determined, and appropriate insurance (e.g. flood, flood contents, hazard, liability, owner's title) effective at Closing. Unless otherwise agreed upon in writing by Parties, Buyer to obtain new insurance policies by Closing and Seller may cancel existing insurance after Closing. Flood Insurance, if required by Lender or at Buyer's option, shall be assigned to Buyer with permission of carrier and premium prorated to Closing. Buyers are solely responsible to investigate pricing, availability, coverage, and requirements of insurance (e.g. flood, flood contents, hazard, liability) for the property prior to signing Contract.

11. SURVIVAL: If any provision herein contained which by its nature or effect is required to be observed, kept, or performed after Closing, it will survive the Closing and remain binding upon for the parties hereto until fully observed, kept or performed.

12. DUE DILIGENCE:

The DUE DILIGENCE PERIOD ends no later than 30 Business Days after Contract's original Primary Effective Date unless the Parties agree in writing to extend the Due Diligence Period.

During the Due Diligence Period, Buyer may take timely/prudent steps to help Buyer/Inspectors, Seller/Estimators, and REALTORS® all have adequate time for: Buyer to coordinate Inspections and Contract Renegotiations, Seller to obtain estimates, Buyer and Seller to negotiate Contract terms, and Buyer to potentially timely/proper Due Diligence terminate or buy.

 BUYER [_____] BUYER [_____] SELLER [_____] SELLER HAVE READ THIS PAGE

During the Due Diligence Period, Seller agrees Buyer may rely on the following list of five items in accordance with Contract and laws. Buyer is solely responsible for Inspections. Buyer is not required to Inspect. Until Buyer timely/properly terminates the Contract or the Parties agree on an amended Contract, the Buyer can rely on #1, #2, #3, #4, and #5. TIME IS OF THE ESSENCE. Delivering a Repair Request does not extend the Due Diligence Period.

- (1) Conduct/obtain Inspections [e.g. on site conditions, off site conditions]
- (2) Deliver Repairs Requests Notice to Seller [e.g. SCR525 with all repair requests, all/portions of reports]
- (3) Proceed under amended Contract [e.g. SCR330 and SCR525, SCR390, SCR391]
- (4) Proceed under As Is Contract [e.g. Buyer desires to buy anyway, Buyer wants Property without Repair]
- (5) Terminate Contract by timely/properly Delivering "Notice of Termination" and "Termination Fee" to Seller within the Due Diligence Period, any remaining Earnest Money shall be returned to the Buyer.


TERMINATION: During the Due Diligence Period, Buyer may unilaterally terminate this Contract by Delivering to the Seller both Notice of Termination and a Termination Fee of \$ n/a USD Good Funds. **DURING THE DUE DILIGENCE PERIOD, SHOULD BUYER FAIL TO OBTAIN A NEW/AMENDED CONTRACT WITH THE SELLER OR BUYER FAIL TO TIMELY/PROPERLY DUE DILIGENCE TERMINATE THE CONTRACT DURING THE DUE DILIGENCE PERIOD:** The Buyer agrees to buy and Seller agrees to sell the Property AS IS. Parties agree "As Is" means Buyer buys the Property for the Purchase Price while Seller maintains the Property from the Effective Date through Closing subject to normal wear otherwise without repair or replacement and sells the Property for the Purchase price unless otherwise agreed upon in writing by the Parties in this Contract.

13. FIRE OR CASUALTY OR INJURY: In case the Property is damaged wholly or partially by fire or other casualty prior to Closing, Parties will have the right for 5 Business Days after Notice of damage to Deliver Notice of Termination to other Party. If Party does not Deliver Notice of Termination, the Parties proceed according to the Contract and Seller is to be responsible to (1) repair all damage, (2) remit to Buyer an amount for repairs, or (3) assign to Buyer the right to all proceeds of insurance and remit any deductible amount applicable to such casualty. If Buyer or Inspections caused the damage, Buyer is responsible for indemnifying Seller for damages. Brokers and Parties should ensure that they are protected by appropriate risk management strategies such as insurance.

14. BUILDING PERMIT: This Contract is is not contingent upon Buyer's ability to acquire all required licenses and permits from the appropriate authorities to build on the Property. No later than _____ Business Days after the original Effective Date unless the Parties agree in writing to extend this Building Permit Period, Buyer may unilaterally terminate this Contract by Delivering to the Seller a Notice of Termination due to inability to acquire all required licenses and permits from the appropriate authorities to build on the Property. If Seller receives the Delivered Notice of Termination during the Building Permit Period, any remaining Earnest Money shall be returned to the Buyer. Should Buyer not Deliver Notice of Termination due to inability to acquire all required licenses and permits from the appropriate authorities to build on the Property to Seller during the Building Permit Period, Buyer agrees to purchase and Seller agrees to sell the Property in accordance with Contract.

15. REZONING: This Contract is is not contingent upon the Property being rezoned to _____ by full approval (without any appeal during the appeal period) by the appropriate authorities. No later than _____ Business Days after the original Effective Date unless the Parties agree in writing to extend this Rezoning Period, Buyer may unilaterally terminate this Contract by Delivering to the Seller a Notice of Termination due to inability to acquire rezoning from the appropriate authorities to build on the Property. If Seller receives the Delivered Notice of Termination during the Rezoning Period, any remaining Earnest Money shall be returned to the Buyer. Should Buyer not Deliver Notice of Termination due to inability to acquire rezoning from the appropriate authorities during the Rezoning Period, Buyer agrees to purchase and Seller agrees to sell the Property in accordance with Contract. The Buyer or Seller shall be responsible for pursuing rezoning and paying all associated costs. All rezoning applications shall be submitted to the Seller for Seller's approval prior to filing. Seller shall not unreasonably or untimely withhold approval. All Parties agree to cooperate, sign the necessary documentation, and make efforts to support the rezoning application.

16. WELL, SEPTIC, WATER LINE, SEWER AVAILABILITY: This Contract is is not contingent upon Buyer's ability to obtain from the South Carolina Department of Health and Environmental Control or other appropriate authorities all required permits for a well and septic system suitable for the Buyer's intended structure in the event a well or septic system is needed on the Property. No later than 60 Business Days after the original Effective Date unless the Parties agree in writing to extend this Well and Septic Permit Period, Buyer may unilaterally terminate this Contract by Delivering to the Seller a Notice of Termination due to inability to acquire all required permits from the appropriate authorities to install a conventional well and conventional septic system on the Property. If Seller receives the Delivered Notice of Termination



] BUYER [_____] BUYER [_____] SELLER [_____] SELLER HAVE READ THIS PAGE

during the Well and Septic Period, any remaining Earnest Money shall be returned to the Buyer. Should Buyer not Deliver Notice of Termination due to inability to acquire all required permits from the appropriate authorities to install a well and septic system on the Property to Seller during the Well and Septic Period, Buyer agrees to purchase and Seller agrees to sell the Property in accordance with Contract. If the Property is connected or capable of being connected to a water and or sewer line maintained by a private or public utility for a customary tap fee not to exceed \$ _____, the Buyer agrees to waive any applicable portion of the Well and Septic Contingency. Seller represents the Property is connected to water system: county city private corporate community well other _____. Seller represents the Property is connected to water disposal system: septic sewer private corporate government other _____.

17. CONDITION OF PROPERTY: Seller shall not remove any timber, vegetation, dirt, minerals, or otherwise affect the condition of the property from the Effective Date through Closing. All timber, vegetation, dirt, minerals, or similar shall remain as part of the Property and be conveyed to the Buyer at Closing. The Seller shall not bring any trash, refuse, debris, dirt, fill, medical wastes, hazardous wastes, or other materials onto the Property. Seller shall Deliver Notice of any legal action or condemnation action to the Buyer as soon as possible. If Seller Delivers such Notice, Buyer may unilaterally terminate this Contract by Delivering to the Seller a Notice of Termination. If Seller receives this Delivered Notice of Termination at any time, remaining Earnest Money shall be returned to the Buyer. Should Buyer not Deliver this Notice of Termination, Buyer agrees to purchase and Seller agrees to sell the Property in accordance with Contract.

18. SC RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT ("CDS") [check one]:

Buyer and Seller agree that Seller has Delivered prior to this Contract, a CDS to Buyer, as required by SC Code of Laws Section 27-50-10 et seq. If after delivery, Seller discovers a CDS material inaccuracy or the CDS becomes materially inaccurate due to an occurrence or circumstance; the Seller shall promptly correct this inaccuracy (e.g. delivering a corrected CDS to the Buyer or making reasonable repairs prior to Closing). Buyer understands the CDS does not replace Inspections. Buyer understands and agrees the CDS contains only statements made by the Seller. Parties agree the Brokers are not responsible nor liable for any information in the CDS and the Brokers have met requirements of SC Code 27-50-70. CDS is not a substitute for the Buyers and Inspectors inspecting the Property, Property issues, and off site conditions for all needs.

Buyer and Seller agree that Seller will **NOT** complete nor provide a CDS to Buyer in accordance with SC Code of Law, as amended, Section 27-50-30, Paragraph (13). Buyers have sole responsibility to inspect Property Issues for all their needs.

19. LEAD BASED PAINT/LEAD HAZARDS: If Property was built or contains items created prior to 1978, it may contain lead based hazards and Parties agree to sign "Disclosure of Information of Lead Based Paint and/or Lead Hazards" forms (e.g. SCR315) and give copies to Brokers. Parties acknowledge receiving and understanding the EPA pamphlet "Protect your Family From Lead in Your Home." For their protection, Buyers should conduct/obtain Inspections of all Property issues per their needs.

20. SEX OFFENDER/CRIMINAL INFORMATION: Parties agree that Brokers are not responsible for obtaining or disclosing information in the SC Sex Offender Registry and no course of action may be brought against any Brokers for failure to obtain or disclose sex offender or criminal information. Buyer and Seller agree that they have sole responsibility to obtain their own sex offender, death, psychological stigma, clandestine laboratory, and crime information from sources (e.g. law enforcement, P.I., web). The Buyer may obtain information about the Sex Offender Registry and persons registered with the Registry by contacting the local county Sheriff or other appropriate law enforcement officials.

21. TRUST ACCOUNT INTEREST/CHARITABLE CONTRIBUTION: According to the South Carolina Real Estate Commission regulations and South Carolina laws, any interest earned from deposit to Closing on Buyer's earnest money deposit belongs to Buyer. It is understood that Broker may may not place deposited earnest monies into an interest bearing trust account. If Buyer's earnest money deposit is deposited into an interest bearing trust account, Parties agree that Broker will retain all interest earned in said account and may contribute some or all to a charitable enterprise.

22. SC INCOME TAX ON NON-RESIDENT GAIN AND COMPLIANCE AND USA FEDERAL INCOME TAX: Seller and Buyer will comply with the provisions of the South Carolina laws [e.g. 12-8-580 (as amended)] regarding state income tax withholding requirements if the Seller is not a resident or has not filed South Carolina state income tax returns. Seller and Buyer will comply with United States of America federal income tax laws. Seller and Buyer should discuss tax laws and minimization actions with their qualified tax advisor. Parties will comply with all local, state, federal laws, and any rules.

23. ROLLBACK TAXES (IF ANY): The Parties agree that the Seller or Buyer shall pay any rollback taxes when rollback taxes are determined and billed.



] BUYER [_____] BUYER [_____] SELLER [_____] SELLER HAVE READ THIS PAGE

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24. SPECIAL STUDIES AREA, WETLANDS, AND ENVIRONMENTAL MATTERS: All reports and certifications required by the Lender, Buyer, or any government concerning any special study area, wetlands, or environmental issues shall be ordered by Buyer and paid for by Buyer .

All of these reports or certifications shall be completed no later than 60 Business Days after the original Effective Date, unless the Parties agree in writing or extend this period ("Environmental Period"). In the event repairs are necessary to address environmental concerns (Repair Requests); the Seller shall be Delivered Notice in writing of the specific defects or deficiencies no later than 2 Business Days after the Environmental Period. If the Buyer fails to notify the Seller within this timeframe, Buyer shall have waived any and all rights under terms of this section. If Lender's commitment requires any additional inspections or certifications, these are to be provided by the Buyer.

Upon Delivered Notice of the Repair Requests, Seller has five Business Days to address the Buyer's Repair Requests. The costs of all repairs to address environmental concerns to be paid by Seller. If the Seller fails to agree to make these repairs within this timeframe, the Buyer shall have 2 Business Days to choose any of the following options (1) accept the Property in its present condition, (2) negotiate with the Seller for the payment of these repairs or (3) terminate this Contract and receive their Earnest Money. The repairs to any other items are the sole responsibility of the Buyer. The obligations of the Seller for repairs terminate upon Closing. If the Seller agrees to make the repairs, the Parties agree to proceed under Contract.


25. ENTIRE AND BINDING AGREEMENT (MERGER CLAUSE): Parties agree that this Contract expresses the entire agreement between the parties, that there is no other agreement, oral/otherwise, modifying the terms and this Contract is binding on Parties and principals, heirs, personal representatives, successors, and assigns. Illegal provisions are severable.

26. ADJUSTMENTS: Buyer and Seller agree to settle or prorate, annually or as appropriate; as of Closing Date: (A) utilities and waste fees issued after Closing which include service for time Property was owned/occupied by Seller (B) real estate taxes and owner association fees/assessments for the calendar year of Closing (C) any rents, deposits, fees associated with leasing (D) insurance, EMS service, fuel/consumables, and assessments. Closing Attorney shall make tax proration based on the available tax information deemed reliable by the Closing Attorney. Should the tax or tax estimate or proration later become inaccurate or change, Buyer and Seller shall make any financial adjustments between themselves once accurate tax information is available and Buyer takes timely reasonable steps to minimize taxes. This section survives Closing. Buyer is solely responsible for timely and reasonably minimizing the Buyer's taxes and obtaining tax minimization procedural information including related legal counsel and financial counsel. Special assessments approved prior to Closing shall be the responsibility of the Seller. Special Assessments approved after Closing shall be the responsibility of the Buyer.

27. DEFAULT/BREACH OF CONTRACT:

- (A) If Seller defaults in the performance of any of the Seller's obligations under this Contract ("Default"), Buyer may:
 - (i) Deliver Notice of Default to Seller and terminate Contract and
 - (ii) Pursue any remedies available to Buyer at law or equity and
 - (iii) Recover attorneys' fees and all other direct costs of litigation if Seller found in default/breach of Contract.
- (B) If Buyer defaults in the performance of any of the Buyer's obligations under this Contract ("Default"), Seller may:
 - (i) Deliver Notice of Default to Buyer and terminate Contract and
 - (ii) Pursue any remedies available to Seller at law or equity and
 - (iii) Recover attorneys' fees and all other direct costs of litigation if Buyer found in default/breach of Contract.
- (C) If either/both Parties default, Parties agree to sign an escrow deposit disbursement agreement or release agreement.
- (D) Parties may agree in writing to allow a Cure Period for a default. If within the Cure Period, either Party cures the Default and Delivers Notice, Parties shall proceed under the Contract.

28. MEDIATION: To potentially avoid expensive/lengthy/uncertain litigation, Parties may voluntarily/cooperatively decide which mediator to hire, how to pay the mediator, where to meet for mediation talks, and their own settlement agreement. Mediators do not decide settlement outcomes (Parties decide). Mediators merely facilitate the Parties reaching their own settlement and documenting settlement. Parties agree to attempt mediation for any dispute, claim, breach, representations made by any Party/Broker/other (e.g. concealment, misrepresentation, negligence, fraud) or service issues related to this Contract by using the National Association of REALTORS® Mediation Dispute Resolution System (803-772-5206 or www.NAR.REALTOR/policy/mediation or www.screaltors.org/mediation). Parties agree that the duty to attempt mediation survives closing and any signed mediation settlement agreement is binding. Parties agree some matters may proceed without mediation (e.g. foreclosure, action to enforce a mortgage or deed of trust or "rent to own" agreement, unlawful detainer action, file/enforce mechanic's lien, probate issues, interpleader action on earnest money). Parties agree some matters are not a waiver of mediation nor a breach of duty to attempt mediation (e.g. filing judicial action enabling recording notice of pending action, order for attachment/receivership/injunction or other provisional remedies).

 BUYER [_____] BUYER [_____] SELLER [_____] SELLER HAVE READ THIS PAGE
SCR Form 330 11/2017 PAGE 6 of 9

29. NON-RELIANCE CLAUSE (NOT A MERGER CLAUSE NOR EXTENSION OF A MERGER CLAUSE): Parties execute this Contract freely and voluntarily without reliance upon any statements, representations, inducements, promises, or agreements by Brokers or Parties except as expressly stipulated or set forth in this Contract. If not contained herein, such statements, representations, inducements, promises, or agreements shall be of no force or effect. Parties acknowledge that Brokers are being retained solely as licensed real estate agents and not as any attorney, tax/financial advisor, appraiser, surveyor, engineer, mold or air quality expert, home inspector, or other professional service provider.

30. BROKER DISCLAIMER: Parties acknowledge that Brokers give no warranties or representations of any kind, expressed or implied as to: (1) condition of the Property, including but not limited to termites, radon, mold, asbestos, moisture, environmental issues, water, waste, air quality, HVAC, utilities, plumbing, electrical or structure, etc. (2) condition of the Property, survey or legal matters, square footage (3) off site conditions (4) schools (5) title including but not limited to easements, encroachments, projections, encumbrances, restrictions, covenants, setbacks, and the like (6) fitness for a particular purpose of the Property or the improvements (7) zoning ordinances and restrictions (7) projected income, value, marketability, taxes, insurance, or other possible benefits to Buyer. Parties consent that their Brokers may communicate with them via any means; and use or disclose information not made confidential by written instruction of Parties.

31. BROKERS COMPENSATION: Parties direct Closing Attorney to use settlement funds to collect and disburse Brokers Compensation to Brokers in accordance with agreements and document compensation on the settlement statement. If a Party disputes Brokers Compensation, that Party agrees to retain a South Carolina law firm to escrow only the disputed amount of Brokerage Compensation until the dispute is resolved by a written agreement signed by that Party and the Affected Broker, arbitration award, or court order. Party requesting the escrow shall pay all costs for escrow. If the dispute is not resolved within 180 days of Closing, the escrow shall be disbursed to the Broker. Parties agree that Brokers are third party beneficiaries to this Contract and have standing to seek remedies at law and equity. Parties represent that their only enforceable agency agreements are with the Brokers disclosed in this Contract. Parties consent to Brokers possibly receiving compensation from the HWC and/or others if compensation is paid by in accordance with laws and REALTOR® ethics. NOTICE: THIS IS TO GIVE YOU NOTICE THAT BROKERS HAVE/WILL/MAY RECEIVE COMPENSATION FROM HWC/OTHERS FOR REFERRAL/PROCESSING. YOU ARE NOT REQUIRED TO PURCHASE A HWC OR SIMILAR RESIDENTIAL SERVICE CONTRACT AND IF YOU CHOOSE TO PURCHASE SUCH COVERAGE YOU ARE FREE TO PURCHASE IT FROM ANOTHER PROVIDER.

32. BROKER LIABILITY LIMITATION: Parties agree Brokers provided Parties with benefits, services, assistance, and value in bringing about this Contract. In consideration and recognition of the risks, rewards, compensation and benefits arising from this transaction to Brokers, Parties each agree that they shall pay Brokers' attorneys fees and that Brokers, shall not be liable to either Party or both, either jointly, severally or individually, in an amount exceeding that Broker's Compensation by reason of any act or omission, including negligence, misrepresentation, errors and omissions, or breach of undertaking, except for intentional or willful acts. This limitation shall apply regardless of the cause of action or legal theory asserted against either Broker, unless the claim is for an intentional or willful act. This limitation of liability shall apply to all claims, losses, costs, damages or claimed expenses of any nature from any cause(s), except intentional or willful acts, so that the total liability of either Broker shall not exceed the amount set forth herein. Parties will indemnify and hold harmless and pay attorneys fees for Brokers from breach of contract, any negligent or intentional acts or omissions by any Parties, Inspectors, Professionals, Service Providers, Contractors, etc. including any introduced or recommended by Brokers. Parties each agree that there is valid and sufficient consideration for this limitation of liability and that Brokers are the intended third-party beneficiaries of this provision.

33. ATTACHMENTS, OTHER CONTINGENCIES, TERMS, AND/OR STIPULATIONS: There may be attachments to this Contract. The most recent changes, amendments, attachments, contingencies, stipulations, addendum, additions, exhibits, or writings, agreed to by the Parties; is evidence of the Parties' intent and agreement and shall control any Contract language conflicts. Parties shall initial and date Contract changes. If any documents are attached as addenda, amendments, attachments, or exhibits considered part of this Agreement, they are further identified or described here (e.g. SCR 390, 391, 311, 503, 504, 315, 320, 393, 370, 375, 513, 610): Addendum #1 - Property Listing;

Addendum #2 - Property Map; Addendum #3 - City Requirements

 [] BUYER [] BUYER [] SELLER [] SELLER HAVE READ THIS PAGE

34. NOTICE AND DELIVERY: Notice is any unilateral communication (offers, counteroffers, acceptance, termination, unilateral requests for better terms, and associated addenda/amendments) from one Party to the other. Notice to/from a Broker representing a Party is deemed Notice to/from the Party. All Notice, consents, approvals, counterparts, and similar actions required under Contract must be in paper or electronic writing and will be effective as of delivery to the Notice address/email/fax written below and awareness of receipt by Broker ("Delivered") unless Parties agree otherwise in writing.

35. PARTIES ARE SOLELY RESPONSIBLE FOR OBTAINING LEGAL ADVICE PRIOR TO SIGNING THIS CONTRACT AND DURING THE TRANSACTION. REAL ESTATE LICENSEES RECOMMEND OBTAINING LEGAL COUNSEL. Due to potential criminal activity, parties are solely responsible to verify all wiring instructions with law firm/bank and understand that audio/visual surveillance may occur. Parties acknowledge receiving, reading, reviewing, and understanding: this Contract, the SC Disclosure of Real Estate Brokerage Relationships form, any agency agreements, and copies of these documents. Parties acknowledge having time and opportunity to review all documents and receive legal counsel from their attorneys prior to signing Contract.

36. EXPIRATION OF OFFER: When signed by a Party and intended as an offer or counter offer, this document represents an offer to the other Party that may be rescinded any time prior to or expires at 5:00 AM PM on September 30, 2020 unless accepted or counter-offered by the other Party in written form Delivered prior to such deadline: _____

~~IN WITNESS WHEREOF, this Contract has been duly executed by the Parties as true to the best of their knowledge/belief. If signer is not a Party, appropriate legal documents (e.g. Power of Attorney, Corporate Authorization) are attached or to be Delivered within _____ Business Days. Parties shall initial and date all page and changes in this Contract.~~

BUYER: _____ Date: 7/22/20 Time: 9AM
BUYER: WHWR2020, LLC Date: _____ Time: _____

NOTICE ADDRESS/EMAIL/FAX: WHERRING@HUNTERQUINNHOUSES.COM

SELLER: _____ Date: _____ Time: _____
SELLER: The City of Goose Creek Date: _____ Time: _____

NOTICE ADDRESS/EMAIL/FAX: See Seller's Agent Contact Info

REALTOR® is the registered collective membership mark which may be used only by those real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its strict professional Code of Ethics. The South Carolina Association of REALTORS® (SCR) owns copyright to the content of this form and expressly prohibits the display, distribution, duplication, transmission, alteration, or reproduction of any part of SCR copyright content as well as the use of the name "South Carolina Association of REALTORS®" in connection with any written or electronic format without the prior written consent of SCR. SCR makes no representation as to the legal adequacy of this form or the information added for a specific transaction and recommends that Parties consult a SC attorney prior to signing to ensure the completed form meets your legal need.

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TRANSACTIONAL INFORMATION ONLY (Attach SCR390 if space needed for contractual agreement terms):

ESCROW AGENT ACKNOWLEDGEMENT SIGNATURE: _____

ESCROW AGENT NAME (BROKER IN CHARGE/OTHER): Weeks & Irvine, LLC

DESCRIBE ESCROW AGENCY (BROKERAGE/LAW FIRM/OTHER): Law Firm

ESCROW AGENT CONTACT INFO: 567 Crowfield Blvd. Goose Creek

SC 29445 (843)553-9100 hhazel@weekslawfirm.net

LICENSEE: _____ SC LICENSE # _____ EXPIRES _____

BROKER IN CHARGE: _____ SC LICENSE # _____ EXPIRES _____

BROKERAGE COMPANY NAME: _____

INVOLVED AS: BUYER AGENT SELLER SUBAGENT DUAL AGENT BUYER DESIGNATED AGENT*
 CUSTOMER FACILITATOR TRANSACTION BROKERAGE _____

MEMBERS OF _____ ASSOCIATION/BOARD OF REALTORS®

NOTICE ADDRESS: _____

NOTICE EMAIL/FAX: _____

MOBILE PHONE: _____ OFFICE PHONE: _____

OTHER: _____

LICENSEE: Lawrence Richard SC LICENSE # 82790 EXPIRES 09/30/2020

BROKER IN CHARGE: Dean Wilson SC LICENSE # 38246 EXPIRES 09/30/2020

BROKERAGE COMPANY NAME: Carolina One Real Estate

INVOLVED AS: SELLER AGENT SELLER SUBAGENT DUAL AGENT SELLER DESIGNATED AGENT*
 CUSTOMER FACILITATOR TRANSACTION BROKERAGE _____

MEMBERS OF Charleston Trident ASSOCIATION/BOARD OF REALTORS®

NOTICE ADDRESS: 567 Crowfield Blvd., Goose Creek, SC 29445

NOTICE EMAIL/FAX: LRichard@carolinaone.com / 843-746-4690

MOBILE PHONE: (843)270-0127 OFFICE PHONE: (843)797-7799

OTHER: _____

***DESIGNATED AGENCY - THE BROKER-IN-CHARGE AND ALL ASSOCIATED LICENSEES, EXCEPT THE DESIGNATED AGENTS, ARE DUAL AGENTS. NO AGENT IS NO CLIENT SERVICE, YES CUSTOMER SERVICE.**

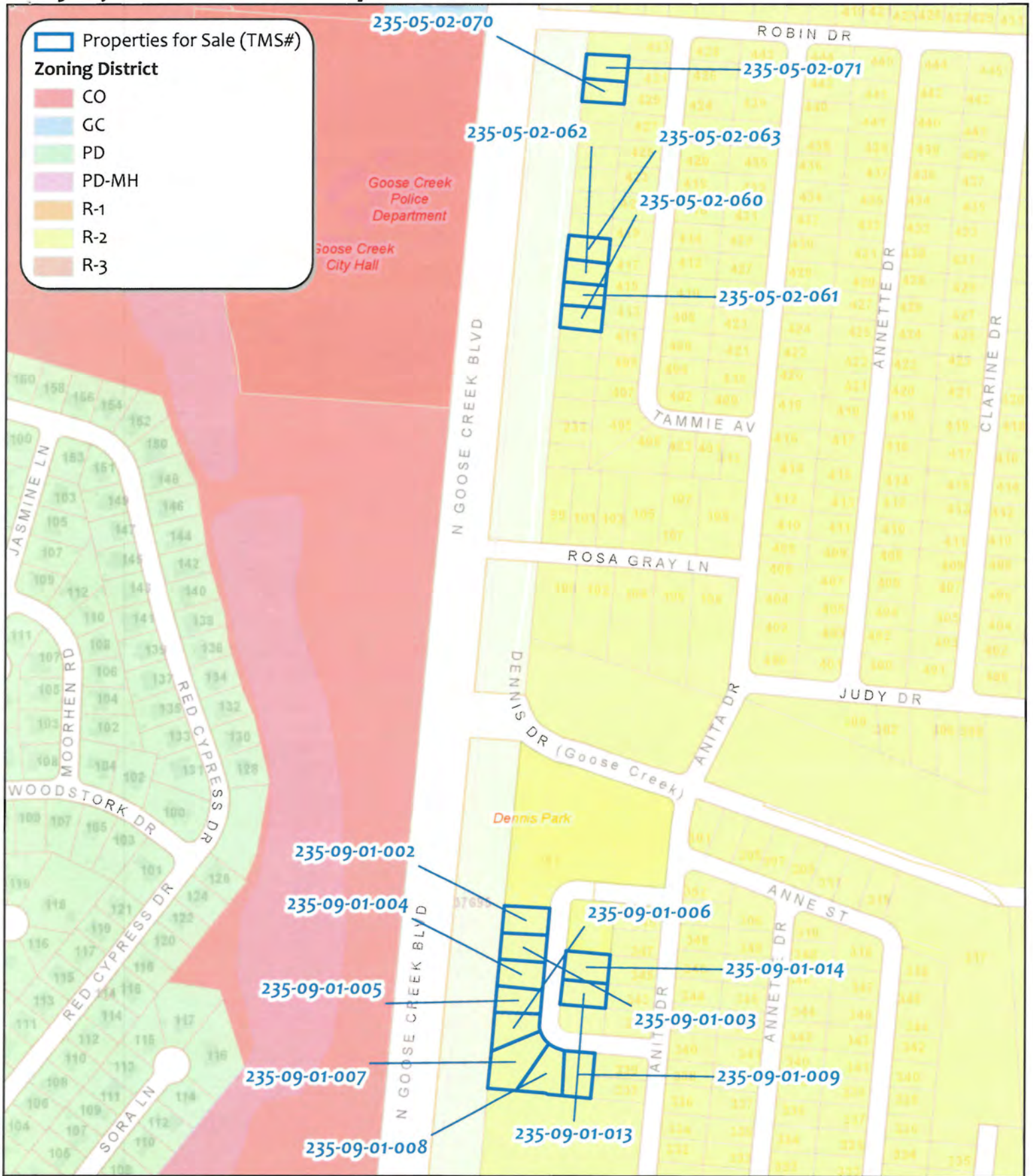
 BUYER [_____] BUYER [_____] SELLER [_____] SELLER HAVE READ THIS PAGE

Addendum #1

Lot	Block	Street Number	Street Name	TMS Number
3	N	TBD	Lila Circle	235-09-01-014
4	N	TBD	Lila Circle	235-09-01-013
19	A	TBD	Lila Circle	235-09-01-009
20	A	TBD	Lila Circle	235-09-01-008
21	A	TBD	Lila Circle	235-09-01-007
22	A	TBD	Lila Circle	235-09-01-006
23	A	TBD	Lila Circle	235-09-01-005
24	A	TBD	Lila Circle	235-09-01-004
25	A	TBD	Lila Circle	235-09-01-003
26	A	TBD	Lila Circle	235-09-01-002
21	T	TBD	Dennis Drive	235-05-02-070
22	T	TBD	Dennis Drive	235-05-02-071
29	T	TBD	Dennis Drive	235-05-02-063
30	T	TBD	Dennis Drive	235-05-02-062
31	T	TBD	Dennis Drive	235-05-02-061
32	T	TBD	Dennis Drive	235-05-02-060

FWY

City of Goose Creek Properties For Sale



City of Goose Creek GIS Department
200 Button Hall Ave.
Goose Creek, SC 29445
(843) 824-2200
<https://gis.cityofgoosecreek.com>

0 130 260 520 Feet



Scale: 1:4,000

as of June 26, 2019

THE CITY OF GOOSE CREEK AND ITS GIS DEPARTMENT
DISCLAIMS ACCOUNTABILITY FOR THIS PRODUCT AND
MAKES NO GUARANTEE OF ITS ACCURACY. PRODUCT IS
FOR PLANNING/INFORMATIONAL PURPOSES ONLY, AND
SHOULD ALWAYS BE VALIDATED WITH THE CITY BEFORE
TAKING OFFICIAL ACTIONS.

AN ORDINANCE

AN ORDINANCE TO AMEND CHAPTER 31: CITY COUNCIL OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA CODE OF ORDINANCES BY REVISING AND MAKING A CHANGE TO THE MEETING TIME IN SECTION 31.060 MEETINGS AND PROCEDURE; PLACE, DAY AND TIME OF REGULAR MEETINGS; MEETINGS OPEN

WHEREAS, the City of Goose Creek, through its elected Mayor and City Council wish to make a change to ***§31.060 Place, day and time of regular meeting; meetings open***, by amending the current meeting time of the regular monthly City Council Meeting from 7:00 p.m. to 6:00 p.m.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and City Council of the City of Goose Creek, South Carolina, in Council duly assembled, that the Code of Ordinances of the City of Goose Creek, South Carolina, shall be and are hereby amended with the first regularly scheduled City Council Meeting that will take place at 6:00 p.m. be held on Tuesday, September 8, 2020.

All ordinances and provisions in conflict herewith are hereby repealed, and if any sentence, clause, phrase, or word contained herein shall be held invalid, such invalidity shall not affect the validity of the remainder of this ordinance.

This ordinance shall be effective on the date of final reading.

INTRODUCED the 11th day of August 2020.

DONE the 25th day of August 2020.

Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Kevin M. Condon

Councilmember Debra Green-Fletcher

Councilmember Corey McClary

Councilmember Jerry Tekac

Councilmember Gayla S.L. McSwain

Councilmember Christopher Harmon

AN ORDINANCE

AN ORDINANCE, PURSUANT TO THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TITLE 5 – MUNICIPAL CORPORATIONS, CHAPTER 7 GENERAL STRUCTURE, ORGANIZATION, POWERS, DUTIES, FUNCTIONS AND RESPONSIBILITY OF ALL MUNICIPALITIES, SECTION 5-7-170 SALARIES AND EXPENSES OF MAYOR AND COUNCILMEN DETERMINED BY COUNCIL THROUGH ORDINANCE, TO INCREASE THE SALARY OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION

WHEREAS, the last increase in salary for the position of Mayor was in March 2008, wherein it went from fourteen thousand dollars (\$14,000) to thirty thousand dollars (\$30,000);

WHEREAS, the City Council of the City of Goose Creek, South Carolina, has determined that the annual salary of the Mayor of the City of Goose Creek, South Carolina, should be increased from thirty thousand dollars (\$30,000) to thirty-six thousand dollars (\$36,000);

WHEREAS, the last increase in salary for the position of City Council member was in June 1998, wherein it went from three thousand six hundred dollars (\$3,600.00) to seven thousand two hundred dollars (\$7,200.00).

WHEREAS, the City Council of the City of Goose Creek, South Carolina, has determined that the annual salary of City Council of the City of Goose Creek, South Carolina, should be increased from seven thousand two hundred dollars (\$7,200.00) to twelve thousand dollars (\$12,000.00);

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and City Council of the City of Goose Creek, South Carolina, in Council duly assembled, that the annual salary of the Mayor is hereby increased from thirty thousand dollars (\$30,000.00) to thirty-six thousand dollars (\$36,000.00); and, the annual salary of the City Council is hereby increased from seven thousand two hundred dollars (\$7,200.00) to twelve thousand dollars (\$12,000.00). This ordinance shall become effective upon the commencement date of the terms of two (2) or more Councilmembers elected at the next general election following this ordinance pursuant to Section 5-7-170 of the Code of Laws of South Carolina 1976, as amended.

INTRODUCED the 11 day of August 2020.

DONE the _____ day of September 2020.

Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Kevin M. Condon

Councilmember Debra Green-Fletcher

Councilmember Corey McClary

Councilmember Jerry Tekac

Councilmember Gayla S.L. McSwain

Councilmember Christopher Harmon

AN ORDINANCE

APPROVING THE ISSUANCE AND SALE OF A NOT EXCEEDING \$5,000,000 INSTALLMENT PURCHASE REVENUE REFUNDING BOND (PUBLIC WORKS FIRE STATION PROJECT), SERIES 2020, OF THE GOOSE CREEK MUNICIPAL FINANCE CORPORATION; AUTHORIZING THE MAYOR OF THE CITY TO DETERMINE CERTAIN MATTERS RELATING TO THE BOND; PROVIDING FOR THE PAYMENT OF THE BOND AND THE DISPOSITION OF THE PROCEEDS THEREOF; AND OTHER MATTERS RELATING THERETO.

Enacted September 8, 2020

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Exhibit A Form of Supplement to Base Lease
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NOW, THEREFORE, BE IT ORDAINED by the City Council, in meeting duly assembled:

**ARTICLE I
FINDINGS OF FACT**

Section 1.01 Findings. Incident to the enactment of this ordinance (this “**Ordinance**”), the City Council of the City of Goose Creek (the “**City Council**”), the governing body of the City of Goose Creek, South Carolina (the “**City**”), finds that the facts set forth in this Article exist and the following statements are in all respects true and correct:

(a) The City, a municipal corporation duly organized and existing under the laws of the State of South Carolina, is authorized under the provisions of Section 5-7-40 of the Code of Laws of South Carolina 1976, as amended, to enter into the transactions set forth below.

(b) Goose Creek Municipal Finance Corporation, a South Carolina nonprofit corporation (the “**Corporation**”), was formed for the purpose of supporting certain activities of the City.

(c) In accordance with the terms of a Trust Agreement dated as of March 1, 2014 (the “**Trust Agreement**”) between the Corporation and The Bank of New York Mellon Trust Company, N.A., as Trustee, the Corporation issued its \$7,500,000 original principal amount Installment Purchase Revenue Bond (Public Works Fire Station Project) Series 2014, dated March 4, 2014 (the “**Series 2014 Bond**”).

(d) The Trust Agreement provides for the issuance of additional bonds (the “**Additional Bonds**”) for, among other purposes, the refunding of the Series 2014 Bond or any Additional Bonds theretofore issued.

(e) The City has been advised by its municipal advisor that based on the current interest rate environment and expectations in the near term, it may be possible to refund the outstanding Series 2014 Bond and achieve net present value savings to the City.

(f) The Board of Directors of the Corporation has found it to be in the furtherance of the public purposes of the Corporation that the Corporation approve and enter into certain documents to effect the issuance and sale of an Installment Purchase Revenue Refunding Bond (Public Works Fire Station Project), Series 2020 (the “**Refunding Bond**”), the proceeds of which will be used to redeem in full the outstanding Series 2014 Bond and pay costs related to issuance of the Refunding Bond.

(g) In connection with the sale and delivery of the Refunding Bond, and in order to obtain the best terms available, there may be advantages to the City and the Corporation to provide for the issuance of the Refunding Bond under new documents to replace the existing Trust Agreement and related documents, or to supplement the Trust Agreement and related documents, the result of which will be to provide the City and the Corporation to properly redeem the Series 2014 Bond.

(h) The City Council believes that it is in the best interest of the City to approve and authorize the execution and delivery of certain documents to facilitate the sale and issuance of the Refunding Bond, the proceeds of which will be used to redeem in full the outstanding Series 2014 Bond and pay costs related to issuance of the Refunding Bond under the conditions described herein.

(i) By reason of the foregoing, the City Council has determined to enact this Ordinance in accordance with the terms and provisions hereof in order to approve the issuance of the Refunding Bond by the Corporation, facilitate the issuance of the same through authorizing certain amendments or

supplements to the existing agreements between the City and the Corporation, and authorize certain actions relating thereto.

ARTICLE II GENERAL PROVISIONS AND PLAN OF REFUNDING

Section 2.01 General Provisions. This Ordinance is being enacted to effect a transaction contemplated by the Trust Agreement. Accordingly, all terms used herein are used with the meanings provided therefor in the Trust Agreement, or the Facilities Agreement (as defined in the Trust Agreement) unless another meaning is provided for herein or plainly intended. The term “Trust Agreement” is used herein to refer to the Trust Agreement as defined in the preambles hereto.

Section 2.02 Plan of Refunding. The City Council hereby authorizes the Mayor of the City (the “*Mayor*”) and staff of the City to proceed to take all actions required to effect the refunding of the outstanding Series 2014 Bond so long as: (i) the requirements of the Trust Agreement for the issuance of Additional Bonds for refunding purposes are met, and (ii) a net present value savings results from the refunding of the outstanding Series 2014 Bond is achieved. The intent of the City Council in enacting this Ordinance is to authorize the Refunding Bond under these terms and to approve the execution and delivery of all documents required in connection therewith as well as the actions of the Corporation related to the issuance of the Refunding Bond authorized hereby. Accordingly, no set principal amount of the Refunding Bond is hereby specified, so long as such principal amount does not exceed \$5,000,000. The Refunding Bond may be issued in one or more series and at one time or in several separate series at various times and in such event, the title of such bond may be revised to reflect the date of issuance and such other designation as may be appropriate to avoid confusion or mistake.

Section 2.03 Tax Covenants. The City hereby reconfirms its agreement to comply with the tax covenants set forth in the Arbitrage and Tax Regulatory Agreement dated March 4, 2014, executed in connection with the issuance of the Series 2014 Bond and any similar successor tax certificate executed in connection with the Refunding Bond. The Mayor is hereby authorized, empowered and directed to execute, acknowledge and deliver a federal tax certificate, and to designate the Refunding Bond as bank qualified pursuant to Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

ARTICLE III AUTHORIZATION OF AND CONSENT TO FINANCING DOCUMENTS

Section 3.01 Base Lease and Facilities Agreement. The Mayor is hereby authorized, empowered and directed to execute, acknowledge and deliver, and the City Clerk of the City (the “*Clerk*”) is directed to attest, either (i) a new replacement Base Lease and Facilities Agreement or (ii) a supplement to the Base Lease and a supplement to the Facilities Agreement, so long as, upon advice of counsel, such documents are in the form and satisfy the requirements of Section 3.4(c) of the Trust Agreement or contain provisions that are desirable for the City in order to accomplish the purposes of the transaction contemplated in this Ordinance and as shall not be inconsistent with or contrary to such purpose. A form of supplement to the Base Lease and a form of supplement to the Facilities Agreement are attached hereto as Exhibit A and Exhibit B, respectively. The execution of such documents, with any revisions or alterations necessary to effect the purposes of this Ordinance, shall constitute conclusive evidence of the persons executing the same of their approval.

Section 3.02 Consent to Trust Agreement. The City Council hereby consents to the execution and delivery by the Corporation of either (i) a replacement Trust Agreement or (ii) a Supplemental Agreement that satisfies the terms and requirements of Section 3.4(c) of the Trust Agreement and, in

either case, which includes provisions describing the financing set forth in Section 2.02 hereof. The City Council hereby further consents to the execution and delivery of the replacement Trust Agreement or Supplemental Agreement by the parties thereto.

Section 3.03 Consent to and Approval of Corporation and Refunding Bond. Subject to the conditions specified in Section 2.02 above, the City Council hereby consents to and approves the undertaking by the Corporation respecting the issuance of the Refunding Bond. The City Council hereby consents to and approves the sale, execution, issuance and delivery of the Refunding Bond under the conditions and subject to the terms provided in Section 2.02 hereof. The City Council ratifies and approves the formation, purposes, and activities of the Corporation as the same are set forth in the bylaws of the Corporation (the “*Bylaws*”). Further, the City Council, based upon the provisions of the Bylaws, confirms and appoints Mr. Greg Habib (in his capacity as Mayor under Section 5.02(a) of the Bylaws), Ms. Natalie Zeigler (in her capacity as City Administrator under Section 5.02(b) of the Bylaws), and Mr. Tyler Howanyk (in his capacity as Finance Director under Section 5.02(c) of the Bylaws) as the current directors of the Corporation.

Section 3.04 Use of Proceeds of the Refunding Bond. The proceeds of the Refunding Bond, net of any underwriter’s discount or other financing fee, shall be applied to (i) redeem in full the outstanding Series 2014 Bond (plus any accrued interest thereon), and (ii) pay costs of issuance of the Refunding Bond.

**ARTICLE IV
CONSENT TO SALE OF THE REFUNDING BOND**

Section 4.01 Sale of Refunding Bond. The City hereby authorizes the Mayor, working in concert with the Corporation, to arrange for the sale and issuance of the Refunding Bond, upon the recommendation of the municipal advisor to the City.

**ARTICLE V
GENERAL AUTHORIZATION**

Section 5.01 General Authorization. The Mayor, Clerk, and other officials of the City are hereby authorized to execute and deliver such documents and take such actions as are necessary or convenient to effect the refunding of the Series 2014 Bond through the issuance of the Refunding Bond.

Section 5.02 Appropriation. As necessary to support the redemption of the Refunding Bond, the City Council authorizes the appropriation of not exceeding \$150,000 (i) as necessary to prepay an Acquisition Payment, or (ii) facilitate the plan of refunding set forth at Section 2.02 hereof by defraying the costs of redeeming the Refunding Bond through the date of redemption therefor, as determined by the Mayor. The final amount of funds due shall be determined by the Mayor and made available for payment on or before the closing date of the Refunding Bond.

Section 5.03 Retention of Professionals. The City Council hereby authorizes, approves, or ratifies, as applicable, the City Administrator of the City to engage or cause the engagement of (i) First Tryon Advisors, as municipal advisor in connection with the issuance of the Refunding Bond, (ii) Pope Flynn, LLC as bond counsel in connection with the issuance of the Refunding Bond, and (iii) such other professionals as may be necessary to effect the issuance of the Refunding Bond.

Section 5.04 Effective Date. This Ordinance shall take effect immediately and no further authorization is required to execute and deliver all documents and certificates required to effect the sale,

issuance and delivery of the Refunding Bond. This Ordinance shall be construed liberally to effect the intent of the City Council.

[Signature Page Follows]

INTRODUCED the 25th day of August 2020.

DONE AND ORDAINED, this 8th day of September 2020.

Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, City Clerk

Mayor Pro Tem Kevin M. Condon

Councilmember Debra Green-Fletcher

Councilmember Corey McClary

Councilmember Jerry Tekac

Councilmember Gayla McSwain

Councilmember Christopher Harmon

Exhibit A

Form of Supplement to Base Lease

Exhibit B

Form of Supplement to Facilities Agreement

INTRODUCED the 25th day of August 2020.

DONE AND ORDAINED, this 8th day of September 2020.

Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Kevin M. Condon

Councilmember Debra Green-Fletcher

Councilmember Corey McClary

Councilmember Jerry Tekac

Councilmember Gayla McSwain

Councilmember Christopher Harmon

ordinance or regulation.

11.12 Obnoxious or Offensive Activities. No obnoxious, offensive or illegal activities shall be carried on upon any Unit, nor shall anything be done thereon which is or may become an annoyance or nuisance to the owners of other Units in Foxbank Plantation. Without limiting the generality of the foregoing provisions, no exterior speakers, horns, whistles, bells, or other sound devices, except security and fire alarm devices used exclusively for such purposes, shall be located, used, or placed within the Development. Any Owner, or his family, tenants, guests, invitees, servants, or agents, who dumps or places any trash or debris upon any portion of the Development shall be liable to the Association for the actual costs of removal thereof or the sum of \$150.00, whichever is greater, and such sum shall be added to and become a part of that portion of any assessment next becoming due to which such Owner and his Unit is subject.

11.13 Signs. No advertising signs or billboard shall be erected on any Unit or within the Property unless prior written approval of the ARB is obtained. This restriction shall not apply to signs used to identify and advertise the subdivision as a whole, nor to signs for selling Units and/or houses during the development and construction period, provided such signs are approved by the Architectural Review Board. Also, the provisions of this Article shall not apply to notices posted in connection with judicial or foreclosure sales conducted with respect to a first mortgages. The restrictions of this Section shall not apply to the Declarant

11.14 Aesthetics, Nature Growth, Screening, Underground Utility Service. Trees which have a diameter in excess of six (6") inches measured two (2') feet above ground level, and distinctive flora, shall not be intentionally destroyed or removed except with the prior approval, in writing, of the Architectural Review Board, except those trees removed in initial construction. Clotheslines, garbage cans and equipment, shall be screened to conceal them from view of neighboring Units and streets. All residential utility service and lines to residences shall be underground.

11.15 Antennas. Antennas, satellite dishes, radio or television transmission towers may be erected on any structure or within the property only after written approval of the Architectural Review Board. In no event shall free standing transmission or receiving towers, satellite dishes or disks be permitted that exceed three (3') feet in diameter. All other satellite dishes and their location must be approved by the Architectural Review Board.

11.16 Parking and Vehicles.

(a) Parking of the following vehicles within the Properties is restricted: construction vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats and other water craft, trailers, stored vehicles or inoperable vehicles. The foregoing vehicles may be parked only in enclosed garages approved in accordance with Article 9 of the Declaration or other areas as may be designated by the Board. Construction vehicles and equipment shall be exempt from this provision during daylight hours or for such period of time that is reasonably necessary for construction within a Unit or the Common Area. In the sole discretion of the Board, limitations may be placed on the parking areas, times for parking and points of entry for construction and commercial vehicles.

(b) Operation of motorized vehicles on pedestrian ways, bike ways, sidewalks and greens maintained by the Association is prohibited unless specifically permitted in the discretion of the Board. Any use of pedestrian ways, bike ways, sidewalks and greens maintained by the Association for motorized vehicles shall be subject to local laws and ordinances, and any

NEW BUSINESS & PUBLIC HEARINGS



Request for City Council Agenda Item

To: City Administrator, Mayor and City Council

From: Frank Johnson

Please check one box

Regular Meeting

Special Meeting

Work Session

Proclamation

Please check one box, if applicable

Ordinance

Resolution

Ordinance/Resolution Title

Annexation for TMS 223-13-004-004

Background Summary


Annexation request for vacant lot on St. James, to build a 24-hour convenience store.

Financial Impact

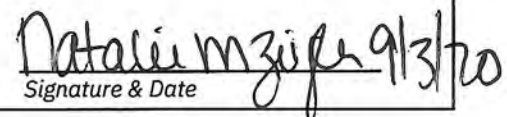
Impact if denied

Impact if approved

Department Head:


Signature & Date 9/3/20

City Administrator:


Signature & Date 9/3/20

AN ORDINANCE

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 INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION

WHEREAS, Title 5, Chapter 3, Section 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended, provides for the annexation of any area or property which is contiguous to a city or town by filing a petition with the municipal governing body which is signed by one-hundred percent (100%) or more of the owners owning at least one-hundred percent (100%) of the assessed valuation of the real property in the area requesting annexation; and

WHEREAS, one-hundred percent (100%) of the freeholders owning one-hundred percent (100%) of the assessed valuation of the real property in the area hereafter delineated and described, have filed a petition with the City Council of Goose Creek, South Carolina, requesting that such property be annexed into the City of Goose Creek, South Carolina. Such property is contiguous to the current City limits of the City of Goose Creek, and is described as follows:

TMS #223-13-04-004 (915 St. James Avenue, Goose Creek)

To include any road, waterway, easement, railroad track, marshland or utility line that intervenes between these properties and the municipal limits of the City of Goose Creek.

The owner of said property has requested that the property be annexed into the City of Goose Creek. All applicable City services will be provided immediately upon annexation.

WHEREAS, the property is a closed parcel of land in Berkeley County, South Carolina, consisting of 1.101 acre, more or less, for the purpose of annexation into the City of Goose Creek. The area is more fully shown on a plat entitled "Annexation Request Property Identified as TMS #223-13-04-004" as prepared by the City Planner.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and City Council of the City of Goose Creek, South Carolina, in Council duly assembled, that all real properties as hereinafter delineated and described are hereby annexed into the City of Goose Creek, South Carolina, a South Carolina municipal corporation, pursuant to Title 5, Chapter 3, Section 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended, and a zoning district classification of GC (General Commercial), by Berkeley County, will remain the same and be applied thereto immediately upon adoption.

INTRODUCED the 8th day of September 2020.

DONE the ____ day of October 2020.

Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Kevin M. Condon

Councilmember Debra Green-Fletcher

Councilmember Corey McClary

Councilmember Jerry Tekac

Councilmember Gayla McSwain

Councilmember Christopher Harmon



CITY OF GOOSE CREEK
ANNEXATION APPLICATION



Date: 6.19.20

REQUESTED ANNEXATION METHOD (CIRCLE ONE): 100% 75% 25%

TMS#: 2231304004

ADDRESS: 915 ST James Ave. Goose Creek, SC 29483

PROPERTY OWNER(S): PKT Properties, LLC

CURRENT COUNTY ZONING DISTRICT: GC REQUESTED CITY ZONING DISTRICT: GC

TOTAL ACREAGE TO BE ANNEXED: 1.101

IS THIS PROPERTY VACANT? (CIRCLE ONE) YES NO

IF NOT VACANT, PLEASE DESCRIBE ANY EXISTING BUILDINGS ON THE PROPERTY:

ANNEXATION REQUIREMENTS

- 1. A letter of intent.
- 2. A summary of future plans for the property.
- 3. A copy of the property's deed.
- 4. Signature authority documentation, if the applicant is not the property owner.
- 5. An original copy of the Annexation Application.

Contact Information*

Name (Printed): Prentiss Parks

Telephone: 843-797-6656
EXT 110

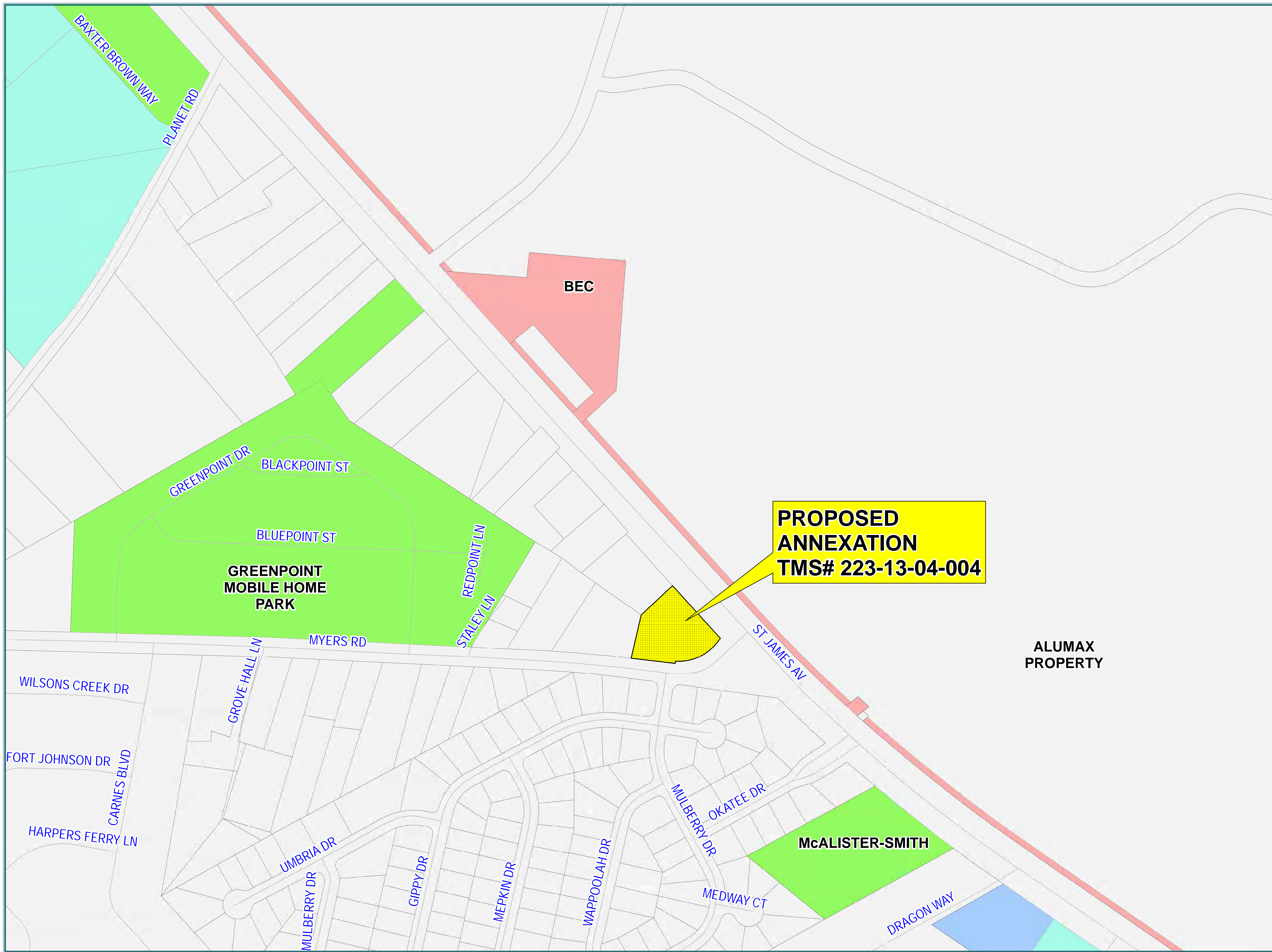
Address: 5429 Rivers Ave
N-Charleston, S.C. 29406

Signature of Owner/Applicant* Prentiss Parks Secretary

*Proper documentation of the identity of an applicant who is not the owner of the property must be provided. If the property is owned by a company, please provide documentation of the applicant's position within the company represented. If the annexation is being proposed on behalf of a property owner, complete documentation of both the applicant's identity, and a certified, filed copy of a Power of Attorney granting permission to apply, must be provided. Proper documentation is subject to the approval of the City Clerk.

Please return this form and supporting documents to:
 Frank Johnson, Annexation Coordinator
 City of Goose Creek
 PO Drawer 1768
 Goose Creek, SC 29445

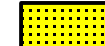


For more information please call (843) 797-6220 Ext. 1117



**PROPOSED
ANNEXATION
TMS# 223-13-04-004**

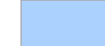

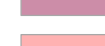









**ALUMAX
PROPERTY**

Legend


-  Proposed Annexation
-  STREETS
-  Parcel lines

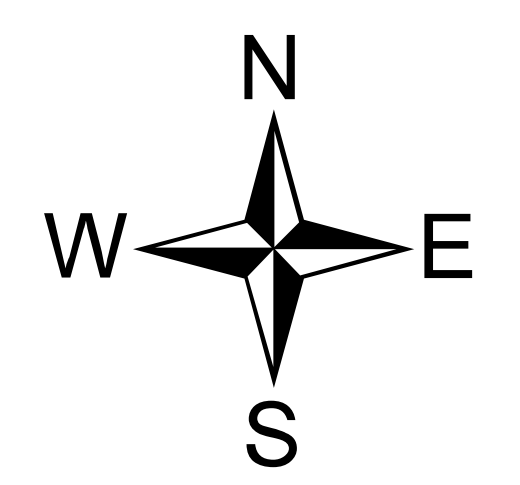
GOOSE CREEK

Zoning Classifications

-  CO
-  GC
-  GI
-  LI
-  NC
-  PD
-  PD-MH
-  R-1
-  R-2
-  R-3
-  RC
-  Naval Weapons Station

BERKELEY COUNTY

-  Berkeley



**PROPOSED
ANNEXATION
MAP
TMS#223-13-04-004
915 ST JAMES AV
GOOSE CREEK, SC**

Prentiss Parks

Parks Auto Parts
5429 Rivers Ave.
N Charleston, SC 29406

(843) 747-6656

Site Narrative

**Proposed Convenience Store with Fuel
US Hwy 176 and Myers Rd.
Berkeley County, SC 29708
(To be Annexed into the City of Goose Creek)**

Prepared For
Encore Real Estate
1646 W. Snow Ave.
Tampa, FL 33606

06/24/2020

Prepared By:



SITE NARRATIVE
915 St. James Ave.
Berkeley County, SC 29708
(To be Annexed into the City of Goose Creek)

1.0 Existing Site Conditions:

The site is located on the northwest corner of the intersection of US Hwy 176 and Myers Rd. in Berkeley County SC. The Berkeley County GIS identifies this parcel using the parcel ID #223-13-04-004. The parcel is currently undeveloped with the exception of existing driveways located on Hwy 176 and Myers Rd. The total area is approximately 1.10 Acres, consisting of generally flat topography and roadside ditches along the site frontages. The site is immediately adjacent to public right-of-way to the north, east, and south property. The property to the west is zoned GC and currently developed as a church. The property across Hwy 176 is zoned HI and currently undeveloped, while the properties across Myers Rd. are zoned R1 as part of a single family subdivision.



2.0 Proposed Site Conditions:

The proposed development will include the construction of a new 24-hour convenience store with alcohol and fuel sales. The site will be need to be annexed from Berkeley County into the City of Goose Creek. As part of this annexation the site will need to be rezoned to the City of Goose Creek zoning classification of General Commercial (GC).

Business Entities Online

File, Search, and Retrieve Documents Electronically

PKT PROPERTIES, LLC

Corporate Information

Entity Type: Limited Liability Company

Status: Good Standing

Domestic/Foreign: Domestic

Incorporated State: South Carolina

Important Dates

Effective Date: 03/08/2012

Expiration Date: N/A

Term End Date: N/A

Dissolved Date: N/A

Registered Agent

Agent: PRENTISS O. PARKS

Address: 5429 RIVERS AVE.
NORTH CHARLESTON, South Carolina 29406

Official Documents On File

Filing Type	Filing Date
Organization	03/08/2012

9901 / 38

Berkeley County
Cynthia B. Forte
Register of Deeds
Moncks Corner 294616120

00001365 Vol: 9901 Pg: 38



Instrument Number: 2013- 00001365

As
Deed

Recorded On: January 16, 2013

Parties: SON RISE CHRISTIAN CHURCH
To
PKT PROPERTIES LLC

Num Of Pages: 5

Recorded By: KERRY W KOON

Comment:

**** Examined and Charged as Follows: ****

Deed	10.00					
Recording Charge:	10.00					
		Consideration	RS#/CS#		Deed County Tax	0.00
Deed Tax	0.00	Amount	D 13264	Deed State Tax:	0.00	
EXEMPT						
Tax Charge:	0.00					

RECEIVED

Jan 16, 2013

ASSESSOR
BERKELEY COUNTY SC
JANET B. JURSKO
AUDITOR BERKELEY COUNTY SC

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: Berkeley County, SC

File Information:

Document Number: 2013- 00001365
Receipt Number: 410344
Recorded Date/Time: January 16, 2013 10:43:50A
Book-Vol/Pg: Bk-R VI-9901 Pg-38
Cashier / Station: J Pearson / Cash Station 8

Record and Return To:

KERRY W KOON
147 WAPPOO CREEK DR STE 203
CHARLESTON SC 29412



Cynthia B. Forte

Cynthia B Forte - Register of Deeds

13

RETURN TO:

KERRY W. KOON
ATTORNEY AT LAW
147 WAPPOO CREEK DR.
SUITE 203
CHARLESTON, SC 29412

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

QUIT CLAIM DEED
(Title not Examined)

00001365 Vol: 9901 Pg: 39

KNOW ALL MEN BY THESE PRESENTS, THAT I, **SON RISE CHRISTIAN CHURCH**, in the State aforesaid, for and in consideration of the sum of **TEN and 00/100 (\$10.00) DOLLARS AND ADJUSTMENT OF PROPERTY LINES**, to it in hand paid at and before the sealing of these presents by **PKT PROPERTIES, LLC**, in the State aforesaid and the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said **PKT PROPERTIES, LLC**, its Successors and Assigns forever all of its right title and interest in the hereinafter described real property to wit:

SEE EXHIBIT "A" HERETO.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said **PKT PROPERTIES, LLC**, its Successors and Assigns forever.

WITNESS its Hand and Seal, this 10th day of January, 2012.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Paula Boyette
[Signature]

SON RISE CHRISTIAN CHURCH

By: James M. Herrett
Title: Minister



Request for City Council Agenda Item

To: City Administrator, Mayor and City Council

From: Matt Brady

Please check one box

Regular Meeting

Special Meeting

Work Session

Proclamation

Please check one box, if applicable

Ordinance

Resolution

Ordinance/Resolution Title

RESOLUTION COMMITTING THE CITY OF GOOSE CREEK TO PROVIDING A LOCAL MATCH FOR A MUNICIPAL ASSOCIATION OF SOUTH CAROLINA HOMETOWN ECONOMIC DEVELOPMENT GRANT AND FOLLOWING ITS PROCUREMENT POLICY WHEN SECURING SERVICES AND PRODUCTS WITH GRANT FUNDS

Background Summary

The City intends to apply for an economic development grant of \$25,000 from MASC. A 15% match is required. The grant will help off-set the cost of a city-branded wayfinding system. The funds have been set aside for the overall project in the FY 21 budget.

Financial Impact

Council will commit to \$3,750 matching funds. However, the money is set aside in hospitality tax to fund the entire project, so this will come out of that.

Impact if denied

We will not be allowed to apply for the MASC grant.

Impact if approved

We may get \$25,000 to help off-set the cost of installing a wayfinding system in the City.

Department Head:

Matthew
Brady

Signature & Date

Digitally signed by
Matthew Brady
Date: 2020.08.28
09:33:39 -04'00'

City Administrator:

Natalie Mzejn 9/3/20
Signature & Date

RESOLUTION COMMITTING THE CITY OF GOOSE CREEK TO PROVIDING A LOCAL MATCH FOR A MUNICIPAL ASSOCIATION OF SOUTH CAROLINA HOMETOWN ECONOMIC DEVELOPMENT GRANT AND FOLLOWING ITS PROCUREMENT POLICY WHEN SECURING SERVICES AND PRODUCTS WITH GRANT FUNDS

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GOOSE CREEK,

here assembled on this 8th day of September 2020, that the Goose Creek City Council hereby commits to provide a local cash match of at least \$3,750, which equals the minimum 15-percent local match required by the Municipal Association of South Carolina, to support the City of Goose Creek application for a \$25,000 Hometown Economic Development Grant. These grant and local matching funds will be used for a City-branded wayfinding system.

BE IT FURTHER RESOLVED that the Council will follow its procurement policy adopted in accordance with SC Code of Laws Section 11-35-50 when securing all services and products purchased with funds awarded from a Hometown Economic Development Grant.

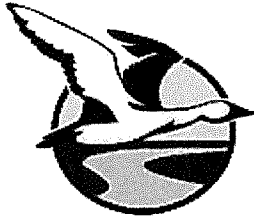
This resolution is made in regard to the submission of an application for Hometown Economic Development Grants funds to the Municipal Association of South Carolina on or before September 25, 2020.

Gregory Habib
Mayor, City Goose Creek, SC

ATTEST:

Kelly Lovette, Clerk to Council
City of Goose Creek, South Carolina

CITY ADMINISTRATOR'S REPORT



THE CITY OF
GOOSE CREEK
 BERKELEY CO. EST. 1961 SO. CAROLINA

Request for City Council Agenda Item

To: City Administrator, Mayor and City Council

From: Natalie Zeigler

Please check one box

Regular Meeting

Special Meeting

Work Session

Proclamation

Please check one box, if applicable

Ordinance

Resolution *Admin Report*

Ordinance/Resolution Title

To approve hiring Michael Nixon as the Goose Creek Fire Chief

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

 Signature & Date

Natalie
 Zeigler

 Signature & Date

Digitally signed by Natalie
 Zeigler
 Date: 2020.08.31
 09:32:58 -04'00'



THE CITY OF
GOOSE CREEK
DEVELOPED 1961 EST. 1961 SO. CAROLINA

Request for City Council Agenda Item

To: City Administrator, Mayor and City Council

From: Chief LJ Roscoe

Please check one box

Regular Meeting

Special Meeting

Work Session

Proclamation

Please check one box, if applicable

Ordinance

Resolution

Ordinance/Resolution Title

Background Summary

Our phone lines into our dispatch center are outdated and have reached their end of life. As a result we have had our phone lines "dropped" to the point AT&T had to re-route calls which has caused time delays. We have had to initiate 5 service calls since June in order to keep the lines up and active.

Financial Impact

Upfront cost is \$216,752 which will come from E911 funds. Of that total cost, \$173,401.60 is reimbursable by the state, leaving a total cost of \$43,350.40

Impact if denied


disruption in 911 call service

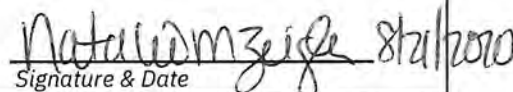
Impact if approved

updated systems, no 911 disruption

Department Head:

City Administrator:


 Signature & Date 8-20-2020


 Signature & Date 8/20/20



**Goose Creek
Police Department**

GOOSE CREEK, SC

519 N. GOOSE CREEK BOULEVARD

PO DRAWER 176R

GOOSE CREEK, SC 29449-176R

TEL (843) 848-5200

GCPD@cityofgoosecreek.com

To: Chief LJ Roscoe
From: Chimère T. Myers *CTM*
Via: Captain James Brown *JTB*
Date: August 19, 2020

Ref: 911 Equipment Upgrade

The Positron Viper and Power 911 will be an upgrade to our current outdated Viper system. It will include 5 upgraded stationary positions and 2 New Laptops. The new system is similar to our current system in functionality; however, it includes updated mapping and a fully integrated text to 911 feature to provide services to customers who prefer or are only able to text versus calling 911. It was also be Next Generation 911 capable when it is implemented by the state in 2021.

The MIS software provides analytical and statistical data that is used to run historical reports. These reports are used for the Fire Department's ISO audits, the Police Department's CALEA Accreditation, and quarterly wireless cost recovery reports for the state to receive reimbursement for cellular 911 calls. The laptops will ensure continuity of service in the event communications specialists are required to evacuate the Communications Center during an emergency. They can also be utilized in the event of a large-scale incident where more telephone positions are needed.

Our current system has exceeded its end of life and parts are no longer manufactured. There have been 5 service calls since June where the phone lines were down. The latest issue is a loud buzzing on the line making it difficult for call takers and callers to hear one another. This resulted in 2 lines to be taken down for the entire weekend. Only one of the lines were able to be brought back up and AT&T is still attempting to find a solution. This entire system including all licenses are 80% reimbursable by the state from 911 funds.

Upfront Cost	\$216,752.00
Reimbursed	\$173,401.60
After Reimbursement	\$ 43,350.40

Request to Purchase



THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Requesting Department: 216-680 E911

Item(s)/Service Requested: Positron Viper

Cost of Recommended Bid: \$ 216,752.00

Recommended Vendor: AT&T Intrado

Budgeted Item(s): Yes

Account Number: _____

Budgeted Amount: _____

No

Funding Source: E-911 Funds

Account Number: 216-110-021

Available Budget: \$ 808,890.13

Method Used to Solicit Bids: Sole Source

Was this a formal (sealed) bid process? Yes No Number of Bids: _____

Listing of Bids

Vendor Name	Base Bid	Bid Alternative	Total Bid
AT&T Intrado	\$ 216,752.00		\$ 216,752.00
			\$ 0.00
			\$ 0.00

Summarize Scope of Work:

The phones will be utilized to answer 911 calls and text messages. The MIS software provides analytical and statistical data that is used to run historical reports. These reports are used for the Fire Department's ISO audits, Police Department's CALEA Accreditation, and quarterly wireless cost recovery reports for the state for reimbursement of cellular 911 calls. Our current system has exceeded its end of life and is non-repairable. There have been five service calls since June for the lines not working properly resulting in two being taken down.

Recommendation / Suggested Action: (if lowest bid is not selected, please indicate why)


All 911 calls are processed through AT&T.

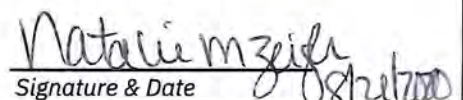
Attachments: (please list)

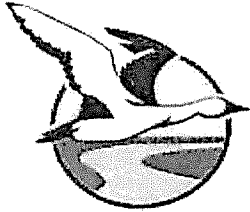
AT&T Intrado - 80% reimbursable from the state 911 funds.

Department Head:

City Administrator:

 8-20-2020
Signature & Date


Signature & Date



THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 20. CAROLINA

Request for City Council Agenda Item

To: City Administrator, Mayor and City Council

From: Troy Sanders- Golf Department

Please check one box

Regular Meeting

Special Meeting

Work Session

Proclamation

Please check one box, if applicable

Ordinance

Resolution

Ordinance/Resolution Title

Background Summary

Respectfully requesting approval to contract with 2 vendors in order to complete the budgeted 2020 section of cart path replacements. \$250,000.00 was budgeted in the Hospitality tax fund, the two requests are \$197,482.60 and \$49,654.00 for a total of \$247,136.60

Financial Impact

The budgeted money would be taken from the Hospitality fund.

Impact if denied

The section of planned cart path replacement will remain in need of repair.

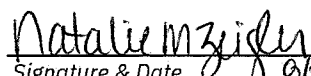
Impact if approved

The section of paths would be replaced causing Crowfield Golf Club to be one year away from completing the golf course portion of the phased cart path repairs.

Department Head:

City Administrator:


 Signature & Date 8-27-20


 Signature & Date 8/31/2020



Request to Purchase

Requesting Department: 600-625 Course & Grounds

Item(s)/Service Requested: Sod, back-fill and shaping

Cost of Recommended Bid: \$ 49,654.00

Recommended Vendor: Environmental Landscaping Inc.

Budgeted Item(s): Yes

Account Number:

350-Hospitality fund

Budgeted Amount:

\$ 250,000.00

No

Funding Source:

Account Number:

Available Budget:

Method Used to Solicit Bids: Called 3 vendors and had bids emailed

Was this a formal (sealed) bid process? Yes No Number of Bids: 3

Listing of Bids

<i>Vendor Name</i>	<i>Base Bid</i>	<i>Bid Alternative</i>	<i>Total Bid</i>
Environmental Landscaping Inc.	\$ 49,654.00		\$ 49,654.00
Southeastern Golf	\$ 49,750.00		\$ 49,750.00
Shapemasters Inc.	\$ 58,488.00		\$ 58,488.00

Summarize Scope of Work:

In conjunction with the 2020 cart path renovations there are areas to be shaped, back-filled and sodded after the new curbing and paths are in place.

Recommendation / Suggested Action: (if lowest bid is not selected, please indicate why)

Recommend low bid of \$49,654.00 with Environmental Landscaping Inc.

Attachments: (please list)

Bids are attached.

Department Head:

City Administrator:

Tracy Anderson 8-27-20
Signature & Date

Natalie Mziuku 8/31/2020
Signature & Date

Southeastern Golf

INCORPORATED

Post Office Box 7667
Tifton, Ga 31793

July 24, 2020

Crowfield Golf Club
Attention: Todd Biegger
300 Hamlet Circle
Goose Creek, SC 29445
tbiegger@cityofgoosecreek.com

RE: 2020 Construction Project

QUOTE

- | | | |
|---|-------|-------------|
| ➤ HOLE 14 CURB: | TOTAL | \$3,600.00 |
| • Back fill and install sod behind curb | | |
| • Approximately 1,200 SQ FT | | |
| • All fill material and sod provided by contractor | | |
| ➤ HOLE 17 CURB: | TOTAL | \$4,910.00 |
| • Back fill and install sod behind curb | | |
| • Approximately 720 SQ FT | | |
| • All curbing backfilled to grade but only 90 FT long sodded 8 FT wide | | |
| • All fill material and sod provided by contractor | | |
| ➤ HOLE 18 CURB: | TOTAL | \$3,900.00 |
| • Back fill and install sod behind curb | | |
| • Approximately 1,300 SQ FT | | |
| • All fill material and sod provided by contractor | | |
| ➤ HOLE 11 GREEN MOUND WORK: | TOTAL | \$10,700.00 |
| • Grade/Remove dirt for use on #17 new tee & back fill behind curbing project | | |
| • Relocate irrigation line if needed | | |
| • Install 5,200 SQ FT sod | | |



Telephone (229) 382-7107 • Fax (229) 382-9876

➤ HOLE 17 TEE CONSTRUCTION: TOTAL \$12,140.00

- Shape/Import dirt for Hole #11
- Relocate irrigation line and replace hand valve to new location
- Laser level tee top
- Remove small patch of asphalt next to path
- Install approximately 7,500 SQ FT sod

➤ HOLE 18 OLD CART PATH TOTAL \$6,000.00

- Level with fill dirt (may require some fill purchased)
- Sod approximately 4,000 SQ FT sod

➤ MOBILIZATION TOTAL \$8,500.00

PROJECT GRAND TOTAL \$49,750.00

Southeastern Golf, Inc. is not responsible for permits, utility locations or fertilizer. We appreciate this opportunity to bid your upcoming project. For further questions, you can call (828) 699-0057.

Thanks,

Jim Sparks

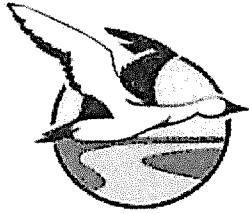
Jim Sparks,
Southeastern Golf, Inc.

Shapemasters, Inc.
Proposal No.: 38 - 2020
Proposal Name: Crowfield Golf Club
Proposal Date: July 24, 2020
Scope of Work: Holes 11, 14, 15, 17, 18
Refer to Three Sketches Attached

<u>Item</u>	<u>Description</u>	<u>Amount</u>
1)	Materials - Irrigation - Relocate 2-1/2" or 3" Valve Move About 60', Lower Existing Head, Includes 80' Pipe, New Swing Joint, Wire and Fittings	\$ 880.00
2)	Materials - Sod - 23,000 SF 419 Bermuda	\$ 7,590.00
3)	Materials - Truck Sandy Clay Fill Dirt In - 15 CY	\$ 330.00
4)	Labor	\$ 22,295.00
5)	Equipment Utility	\$ 6,075.00
6)	Labor and Equipment Mobilization	\$ 5,080.00
7)	Temporary Lodging	\$ 6,300.00
8)	Temporary Facilities/Necessary Expenses	\$ 1,240.00
9)	Supervision and Overhead	\$ 8,698.00
Plan to Spend:		<u>\$ 58,488.00</u>

Note: This Proposal has been updated to add hole 18 backfill, grade, sod old cart path and revised sod quantity calculation for holes 11 and 12.

The proposal is dependent on Shapemasters, Inc. being able to provide safe lodging during the timeframe of the project. As you know, the virus pandemic is a concern for everyone these days. We do not anticipate any problems, however the dynamics are changing daily and we need to be aware. Employee safety and health is Shapemasters, Inc.'s number one priority.



THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1981 20, CALIFORNIA

Request to Purchase

Requesting Department: 600-625 Course & Grounds

Item(s)/Service Requested: Cart path renovations

Cost of Recommended Bid: \$ 197,482.60

Recommended Vendor: Campbell Pavement Solutions

Budgeted Item(s): Yes

Account Number: 350-Hospitality fund

Budgeted Amount: \$ 250,000.00

No

Funding Source: _____

Account Number: _____

Available Budget: _____

Method Used to Solicit Bids: Called 3 vendors and had bids emailed

Was this a formal (sealed) bid process? Yes No **Number of Bids:** 3

Listing of Bids

<u>Vendor Name</u>	<u>Base Bid</u>	<u>Bid Alternative</u>	<u>Total Bid</u>
Campbell Pavement Specialties	\$ 197,482.60		\$ 197,482.60
First Construction Mgmt. LLC	\$ 197,812.90		\$ 197,812.90
Maccurrach Golf Construction	\$ 210,676.30		\$ 210,676.30

Summarize Scope of Work:

Remove 30 year old sections of asphalt path, replace with new asphalt and curbing.

Recommendation / Suggested Action: (if lowest bid is not selected, please indicate why)

Recommend low bid of \$197,482.60 to contract with Campbell Pavement Solutions.

Attachments: (please list)

Bids are attached.

Department Head:

City Administrator:

Tracy Handlow 8-27-20
Signature & Date

Natalie Mzieln 8/31/20
Signature & Date



Campbell Pavement Specialties, Inc.

PO Box 3417

Sumter, SC 29151-3417

(803) 436-9900

www.campbellpavement.com

Proposal

Proposal# 200-7822D

Date: Aug, 20,20

Attn: Todd Biegger

Name: Crowfield Golf Club

Address: 300 Hamlet Circle

Goose Creek, SC

We hereby propose to furnish all the material and perform all the labor necessary for the completion of the following items:

1. Hole 14:

Existing cart path: 1109 linear ft. by 8' wide

- Saw cut and remove damaged asphalt and tree roots and dispose of
- Prepare base material and add where needed
- apply tack coat to existing asphalt for proper adhesion of new asphalt to old
- provide and install new asphalt overlay 1.5" thick

New Cart Path 480 linear ft. by 8' wide

- Remove grass and top soil to a depth of 6" and use for back fill
- Provide and install base material 4" thick
- Apply Primotal for grass control
- Provide and install new asphalt 2" thick
- Demo asphalt of existing cart path and dispose of
- Saw cut and removed damaged asphalt and tree roots and dispose of
- Prepare base material and add where needed
- Apply tack coat to existing asphalt for proper adhesion of new asphalt to old
- Provide and install new asphalt 1.5" thick

Job Total: \$53,260.60

2. Holes 17 and 18:

Existing cart path: 2820 linear ft. by 8' wide

- Saw cut and remove damaged asphalt and tree roots and dispose of
- Prepare base material and add where needed
- Apply tack coat to existing asphalt for proper adhesion of new asphalt to old
- Provide and install ne asphalt overlay 1.5" thick

New Cart Path: 480 linear ft. by 8' wide

- Remove grass and top soil to a depth of 6" and use for back fill and in area of old cart path to be removed
- Provide and install base material 4" thick

- Apply Primotal for grass control
 - Provide and install asphalt 2" thick
 - Remove 450 linear ft. of existing cart path**
 - Demo asphalt and dispose of
 - Place top soil and grass from new cart path in area
 - Job Total: \$92,578.00**
3. Asphalt repairs from practice putting green to hole #1
- Job Total: \$9122.00**
 - Saw cut and remove damaged asphalt
 - Prepare base material and add if needed
 - Provide and install new asphalt 2" thick
4. Concrete curbing
- Hole 14 – 137lf
 - Hole 18 – 153lf
 - Hole 17 – 165lf
 - Job Total: \$12,575.00**

Hole #4

1. New drainage system
- Excavate approximately 550 linear ft of ditch 1' wide and averaging 4' deep and remove 1 tree
 - Provide and install 550' of 4" perforated pipe wrapped with filter fabric and with 3" of coarse sand below pipe and to top of trench
 - Cover sand layer with topsoil
 - Also install 3 – 12"x12" catch basins
 - Tie in new drain into storm sewer @ #4 green
 - Job Total: \$15,075.00**
2. Cart Path- approximately 530 lf
- Saw cut and remove damaged asphalt
 - Provide and install base material
 - Apply tack coat to existing path
 - Provide and install new asphalt 1.5" thick
 - Job Total: \$14,872.00**

Total Job Total: \$ 197,482.60

Payment is due and payable within (10) days of the completion of the work unless otherwise specified. Interest accrues on past due payments at one and one half percent (1 ½ %) per month. Default by either party shall entitle the successful party to recover all attorney's fees and costs incurred. Any alteration from the above specification involving extra costs will be accepted only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

Respectfully Submitted,

Johnny Campbell

C.P.S., Inc.

Note: This proposal may be withdrawn if not accepted in ninety (90) days.

Acceptance of Proposal 200-7822D

The above price, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work.

Date Accepted: _____

PO#

Sign: _____

FIRST CONSTRUCTION MANAGEMENT, LLC

1003 E Recess Rd.
HANAHAN, SC 29410
www.1stmgmt.org

866-929-6916 FAX

843-647-7434 PH

JOB CONTACT:

Todd Bieggars

CELL

DATE:

7/23/2020

PROPOSAL SUBMITTED TO:

Crowfield Golf Course

ADDRESS:

JOB LOCATION:

Holes 14, 17, 18

and 4

We hereby submit specifications and estimates:

	<u>Qty in SY</u>	<u>Unit Price</u>	
1. New Pathways, 4" rock and 2" surface asphalt	832	\$58.25	\$48,464.00
2. Overlay old pathway with 1.5" surface asphalt	3996.5	\$21.00	\$83,926.50
3. Demo existing pathway	455	\$26.00	\$11,830.00
4. Install concrete curb	466	\$26.00	\$12,116.00
5. Install 4" drain pipe with sock, fill trench with sand	540	\$21.70	\$11,718.00
6. Demo and repair base (#4)	472	\$26.00	\$12,272.00
7. Pave with 2" surface asphalt (#4)	472	\$23.70	\$11,186.40
8. Install 2' x 2' drain inlets	3	\$2,100.00	\$6,300.00

TOTAL

\$197,812.90

NOTE: FINAL MEASUREMENT WILL BE MADE AND INVOICE AT UNITS PRICE ABOVE

We propose, hereby, to furnish material and labor, complete in accordance with required specifications.

PAYMENT TO BE MADE AS FOLLOWS: **Monthly Progress Payments**

ACCOUNT BALANCE OVER 30 DAYS WILL BE CHARGED A LATE PENALTY OF 1.5% PER MONTH.

AUTHORIZED SIGNATURE:

Roger Holcombe

DATE:

7/23/2020

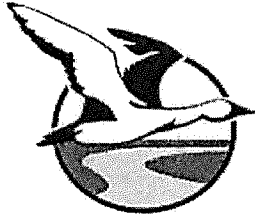
THIS PROPOSAL MAY BE WITHDRAWN, IF NOT ACCEPTED WITHIN 15 DAYS.

YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

AUTHORIZED SIGNATURE:

DATE:

MAYOR'S REPORT



THE CITY OF
GOOSE CREEK
 BERKELEY CO. EST. 1961 S.C. CAROLINA

Request for City Council Agenda Item

To: City Administrator, Mayor and City Council

From:

Please check one box

Regular Meeting

Special Meeting

Work Session

Proclamation

Please check one box, if applicable

Ordinance

Resolution

Ordinance/Resolution Title

A RESOLUTION FOR THE ADOPTION OF THE 2019 BERKELEY COUNTY HAZARD MITIGATION PLAN UPDATE BY THE CITY OF GOOSE CREEK.

Background Summary

A Hazard Mitigation Plan is federally required to be reviewed and approved every five (5) years. Prior to being approved by the State of South Carolina and submission to FEMA, each jurisdiction must pass its own Resolution and adoption.

Financial Impact

Impact if denied

Impact if approved

Department Head:

Kelly Lovette

Signature & Date

Digitally signed by Kelly
 Lovette
 Date: 2020.09.03
 11:04:42 -04'00'

City Administrator:

Natalie Mzuzi 9/3/20
 Signature & Date



BERKELEY-CHARLESTON-DORCHESTER
COUNCIL OF GOVERNMENTS

www.bcdco.com



CHAIRMAN • Charles Ackerman VICE CHAIRMAN • Calowell Pinckney SECRETARY • John Tecklenburg TREASURER • George Bailey EXECUTIVE DIRECTOR • Ronald E. Mitchum

TO: Town of Bonneau, City of Goose Creek, City of Hanahan, Town of Moncks
Corner, Town of St. Stephens

FROM: Madelyne Adams, Planner BCDCOG

SUBJECT: Resolution to adopt the Berkeley County 2020 Hazard Mitigation Plan

Date: August 5, 2020

Enclosed is a copy of the final draft 2020 Berkeley County Hazard Mitigation Plan. Prior to approval by the State of South Carolina and submission to FEMA, each jurisdiction must pass its own resolution of adoption.

Attached for your convenience is a resolution that has been prepared for your jurisdiction to adopt the 2020 Berkeley County Hazard Mitigation Plan contingent on approval by the State of South Carolina and FEMA.

Please add this resolution to the agenda for your next duly advertised council meeting. The signed resolution should then be returned to our office as soon as possible.

A representative of the BCDCOG can be available to attend the meeting in-person or virtually to answer any questions you may have.

Should you have any questions, I can be reached at 843-529-2699 or at Madelynea@bcdco.com

cc: Berkeley County Council

PLANNING, PARTNERSHIP & PROSPERITY

5790 CASPER PADGETT WAY • NORTH CHARLESTON, SC 29406 • TEL 843.529.0400

Resolution for Adoption

**A RESOLUTION FOR THE ADOPTION OF THE 2019 BERKELEY COUNTY HAZARD
MITIGATION PLAN UPDATE BY THE CITY OF GOOSE CREEK**

Resolution No. _____

WHEREAS the City of Goose Creek has experienced the effects of natural and man-made hazard events; and

WHEREAS the Berkeley-Charleston-Dorchester Council of Governments has overseen a federally required update to the previously adopted *2015 Berkeley County Hazard Mitigation Plan Update*; and

WHEREAS the *2019 Berkeley County Hazard Mitigation Plan Update* has been widely circulated for review by residents; federal, regional and local government agencies; and business organizations of the unincorporated and incorporated areas of Berkeley County through public meetings, newspapers, and online advertising; and

WHEREAS the Plan has been approved by these reviewers

NOW THEREFORE be it resolved that:

1. The *2019 Berkeley County Hazard Mitigation Plan* is hereby adopted as an official plan of the City of Goose Creek contingent on approval by the South Carolina EMD and FEMA, and
2. The Berkeley County Hazard Mitigation Project Committee is recognized as a continuing entity charged with reviewing, maintaining the plan in accordance with Community Rating System requirements and periodically reporting on the progress towards and revisions of the plan to the Goose Creek City Council

Effective this __ day of _____, 2020.

Mayor Gregory Habib

Attest:

Kelly J. Lovette, MMC
City Clerk

MONTHLY DEPARTMENT REPORT

City of Goose Creek Administration Department
Monthly Report
August 2020

Business Licenses Issued

License Type	Issued	Fee	Gross Sales Reported	YTD Issued	YTD Fees	YTD Gross Sales Reported
Inside City	37	\$ 59,700	\$ 42,151,964	1,109	\$ 1,822,006	\$ 1,320,266,937
Outside City	90	79,237	12,572,760	1,499	1,593,342	313,582,963
NWS Contracts	1	284	185,675	21	92,066	46,997,722
MASC Ins & Telecom	93	273,120	13,646,766	909	3,862,718	196,650,246
Prior Yrs.	6	1,423	213,605	141	46,231	20,739,968
Totals	227	\$ 413,764	\$ 68,770,770	3,679	\$ 7,416,363	\$ 1,898,237,836

Licenses Issued to New Commercial Businesses Inside the City

Name	Address	Type
Lotus and Lavender	221 St James Avenue Unit 3	2(retail sales gems and handmade items)
Sula Counseling	100A Central Avenue Unit 206	5(therapist)
JW Aluminum Company	1141 Thurgood Road	1(manufacturer rolled aluminum)
Ocean Eye	2007 2nd Avenue Unit A	5(optometrist/optical sales)
DWB Business Capital LLC	221 St James Avenue Unit 4	5(commercial loan broker)

Building Permits Issued

	Issued	Fees	Construction Costs	YTD Issued	YTD Fees	YTD Construction Costs
Express	24	\$ 30,606	\$ 4,378,201	244	\$ 301,772	\$ 43,668,631
Building	84	19,166	4,080,830	534	125,621	17,227,639
Misc Permits	40	2,345	324,910	352	25,634	5,851,967
Plan Review	74	18,542	-	538	148,800	-
Totals	222	\$ 70,659	\$ 8,783,941	1,668	\$ 601,827	\$ 66,748,237

Commercial Construction in Progress

Contractor Name	Address	Project
Linden Construction	2006 N Main Street	Shopping Plaza
O'Brien & Gere Inc. of North America	1141 Thurgood Road	Manufacturing Plant
Carolina Contracting Services	117-129 Plantation North Blvd.	Shopping Complex
Carolina Multifamily Construction Inc	1000 Conway Circle	Apartment Complex
Paric Corporation	2 Spring Hall Drive	Business Office Addition
Hawk Construction of Charleston	111 Spring Hall Drive	Business Office Addition
Schaffer Group Inc.	105 Commerce Place	Office Building w/Storage
Cowarrd-Hund Construction	121 Carolina Avenue	Commercial Building
Trident Construction	300 Callen Blvd	Oncology Addition
Hill Construction Services of Chasn Inc	2507 & 2509 N Main Street	Shopping Plaza

**City of Goose Creek Administration Department
Monthly Report
August 2020**

Single Family Housing Starts (By Sub-Division)

	<u>Current</u>	<u>YTD</u>
Montague Point	0	0
Lakeview Commons	0	0
Liberty Village (Brickhope)	6	62
Mackey Farms	0	32
Marrington Villas (Cobblestone)	0	0
Medway Landing	2	31
Miscellaneous	5	28
Sophia Landing	5	31
Carnes Crossroads	6	60
TOTALS	<u>24</u>	<u>244</u>

Hospitality Fees Collected

	<u>Current Month</u>	<u>YTD</u>	<u>Fund Balance</u>
Total Fees Collected	\$ 171,994	\$ 1,126,727	\$ 856,166

Berkeley County Water & Sanitation Payments Collected at City Hall

	<u>Current Month</u>	<u>YTD</u>
Number of Payments Collected	1,673	13,707
Total Receipts Collected	\$ 95,578	\$ 784,001

MUNICIPAL COURT MONTHLY REPORT
Report For August 1st, 2020 to August 30th, 2020

Cases Filed

Criminal	190	
Traffic	849	
City Ordinance	12	
Parking	8	
	8	
Total Filed Violations		1059

Bench Trials Scheduled

Criminal	47	
Traffic	731	
City Ordinance	14	
Parking	5	
	5	
Total Scheduled		797

Case Disposition

Guilty	387	
Not Guilty	0	
Continued	939	
Dismissed for Plea Agreement (Ticket Re-Write)	59	
Dismissed by Judge	5	
Dismissed for Deceased	2	
Dismissed for Compliance	275	
Dismissed by Officer	84	
Dismissed - Lack of Prosecution	34	
Entered into the PTI Program	8	
Voided	22	
Nolle Pros	1	
Transferred to Youth Court	0	
Transferred to Magistrate	0	
Transferred to General Sessions	103	
	103	
Disposition Totals		1919

Fines, Fees and Assessments Collected

Fines Retained by the City	\$22,764.78	
Fees and Assessments Forwarded to the State	\$35,487.50	
Victim's Assistance Fund	\$3,742.04	
	\$61,994.32	
Total Fines, Fees, and Assessments Paid		\$61,994.32

Bench Warrants

Issued	0	
Cleared	1	
	1	
Change in Total Warrants		-1

Jury Trials

June		Up / (Down)	(Previous Month)	
Requested	3	(25.0%)	Requested	4
Scheduled	0		Scheduled	0
Continued	0		Continued	0
Disposed	0		Disposed	0
Pending Total	39	8.3%	Previous Pending Total	36

City of Goose Creek
Maintenance Division Monthly Report
August 2020

DESCRIPTION	AUG.	Y.T.D
Vehicle Usage		
Vehicle Mileage.....	2,939	24,410
Fuel Consumption (Diesel).....	0	0
Fuel Consumption (Unleaded).....	372	2,290
Ground Maintenance		
Drainage/Maintenance Activities (Approximate Hours).....	696	5,096
Solid Waste Collection (Hours).....	80	280
Drainage Maintenance (Hours).....	0	280
Building, Grounds, Special Projects (Hours).....	616	4,536
Road and Bike Trail Maintenance (Hours).....	0	0
Road Maintenance		
Road Maintenance Request (Total).....	2	71
SCDOT (new request).....	2	36
County (new request).....	0	35
Road Maintenance Requests Corrected.....	0	77
Street Signs Replaced/Erected/Repaired.....	6	45
Ditch Maintenance		
Ditch Maintenance Request.....	0	19
SCDOT.....	0	8
County.....	0	11
Ditch Maintenance Corrected.....	0	22

City of Goose Creek
Sanitation and Code Enforcement Divisions Monthly Report
August 2020

DESCRIPTION	AUG.	Y.T.D
Sanitation:		
Vehicle Usage:		
Vehicle Mileage.....	7,442	69,195
Fuel Consumption (Diesel).....	3,649	21,647
Garbage Removal:		
Household Garbage (Tons).....	1,181	9,433
Yard Debris (Tons).....	279	2,766
Construction Debris (Tons).....	137	1,139
Side Door Collections.....	3	42
Dead Animal Removed From Streets.....	8	67
Code Enforcement:		
Vehicle Usage:		
Vehicle Mileage.....	1,760	9,652
Fuel Consumption (Unleaded).....	157	776
Inspection/Violations:		
Code Inspections (Complaints)	2	29
Code Inspections.....	656	4,191
Code Violations Corrected	248	1,326
Code Violations Pending.....	93	N/A
Inoperable/Unlicensed Vehicles Cited.....	30	306
Inoperable/Unlicensed Vehicles Cleared.....	50	268
Summons Issued.....	6	40

City of Goose Creek
Water Division Monthly Report
August 2020

DESCRIPTION	AUG.	Y.T.D
Water Usage:		
Total Consumption (M.G.).....	85.08	644.81
Max Daily Flow (M.G.D.).....	3.17	3.85
Min Daily Flow (M.G.D.).....	2.11	1.69
Daily Average (M.G.D.).....	2.66	2.65
Account Services:		
New Customers.....	92	553
Close Outs.....	64	506
Adjustments:.....	9	53
Account Arrangements.....	40	269
Clerical Errors.....	11	67
Temporary Services.....	15	94
Turn-Offs...(Sewer).....	0	325
Turn-Offs... (Non-Payment, Bad Checks, No Deposit).....	391	1620
Maintenance Services:		
Repair Broken Water Mains.....	0	6
Investigate Service Leaks.....	51	306
Repair Service Leaks.....	8	61
Locate Lines	150	1707
Change Meters.....	47	371
Service Line Replacement	0	1
Meter Box Maintenance and Repair.....	5	46
Valve Replacement	0	0
Fire Hydrant Replacement/Installs/Repairs.....	0	11
Install Taps.....	29	213
Site Restorations	2	11
Vehicle Usage:		
Vehicle Mileage.....	7,631	53,362
Fuel Consumption (Gallons).....	922	4,438

**City of Goose Creek Fire Department
Monthly Report
August
2020**

	TOTAL	YTD
Fire		
FIRST RESPONDER	218	1350
HAZMAT	7	30
CANCELLED ENROUTE	47	250
FALSE ALARM	28	129
SERVICE CALL	21	156
FIRE	9	75
SPECIAL INCIDENT	0	7
NATURAL DISASTER	3	7
Total Fire Calls	333	2004
EMS		
Patients Seen	198	1231
Patients Transported	166	1054
No Transports	32	177
Cancel/False	35	178
Assist	2	5
Standby	4	6
TOTAL EMS CALLS	239	2651
Average Response Time	7:21	
Man Hours	444	
TRAINING HOURS - Daily and Specialized	218	2044
PUBLIC EDUCATION	0	9
SMOKE DETECTOR DISTRIBUTION/INSTALLATION	0	4
BUILDING INSPECTIONS		
Slab Plumbing	20	201
Slab/Mono Slab/Footings	15	223
Sheathing	18	246
Mech/Elect/Plumb/Gas Roughs/Finals	223	1395
Framing	63	405
Insulation	46	239
Electrical Final/Release	66	319
Gas Final/Release	28	202
Building Final/CO	54	328
Courtesy/Misc (Sunroom, Windows, Roofs)	25	190
Building Safety	3	36
TOTAL	561	3784

Goose Creek Police Department
 Monthly Report
 August 2020

Offenses / Incidents Investigated
--

Crimes Against Persons	Inc. Month	Inc. YTD	Vs. Last Y.T.D.	Change %
Homicide / Manslaughter	0	4	0	400.0%
Aggravated Assault	4	32	31	3.2%
Simple Assault	22	194	214	-9.3%
Intimidation	3	38	62	-38.7%
Criminal Domestic Violence	24	197	147	34.0%
Criminal Sexual Conduct	3	29	33	-12.1%
Armed Robbery	3	11	7	57.1%
Strong Arm Robbery	0	4	2	100.0%
Fraud / Forgery-Financial	23	182	219	-16.9%
Kidnapping / Abduction	2	4	4	0.0%
Drug Related Violations	47	372	331	12.4%
Disorderly / Disturbing School	0	5	30	-83.3%
Unlawful Use of Telephone	3	21	24	-12.5%
Resisting Arrest	8	24	11	118.2%
Indecent Exposure	0	1	5	-80.0%
Crimes Against Property	Inc. Month	Inc. YTD	Vs. Last Y.T.D.	Change %
Burglary / B & E	11	72	97	-25.8%
Grand Larceny (Vehicles)	10	60	45	33.3%
Petit / Grand Larceny	32	264	268	-1.5%
Theft from Motor Vehicles	31	212	163	30.1%
Shoplifting	56	285	162	75.9%
Vandalism	42	178	170	4.7%
Trespassing	4	44	46	-4.3%
Receiving Stolen Goods	2	10	19	-47.4%
Possession of Stolen Auto	1	5	10	-50.0%
Arson	2	5	1	400.0%
Traffic	Inc. Month	Inc. YTD	Vs. Last Y.T.D.	Change %
Driving Under the Influence (DUI)	11	102	102	0.0%
Failure to Stop for Blue Lights	0	7	15	-53.3%
Other	Inc. Month	Inc. YTD	Vs. Last Y.T.D.	Change %
Bench Warrant Cases	1	6	11	-45.5%
Alcohol Violations	3	48	58	-17.2%
Weapons Violations	7	77	44	75.0%
Totals	355	2,493	2,331	6.9%

Goose Creek Police Department
 Monthly Report
 August 2020

General Service Delivery

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Total Calls for Police Service	4,670	35,734	41,905	-14.7%
Miles Patrolled	67,518	541,411	552,637	-2.0%
Total Request for House Watch	38	161	798	-79.8%
Service Response Time Average				
Emergency	3:13	3:12	2:53	11.0%
Non-emergency	5:50	4:28	7:04	-36.8%

Traffic Collisions

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Traffic Collisions	132	988	1,146	-13.8%
Injured	38	307	422	-27.3%
Killed	0	1	0	0.0%

Traffic Enforcement

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Number of Traffic Stops	804	6,514	8,674	-24.9%
Citations	893	6,768	8,928	-24.2%
Warnings	276	2,609	3,853	-32.3%

Parking Enforcement

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Violations Cited	0	67	52	28.8%

Animal Services

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Total Calls for Service	148	998	1,139	-12.4%
Total Animals Handled	55	284	287	-1.0%

Goose Creek Police Department
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 August 2020

Records Services

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Walk-ins	347	2,448	3,074	-20.4%
External Calls	434	3,047	3,290	-7.4%
Internal Calls	8	1,541	1,659	-7.1%
FOIA Requests	74	1,392	1,408	-1.1%
Brady Motions	17	123	181	-32.0%
Vehicle Title Searches	0	0	15	-100.0%
General Sessions Cases	6	260	212	22.6%
Family Court Cases	21	91	52	75.0%
Records Checks	14	271	267	1.5%
Reports Disseminated	5	302	460	-34.3%
Fingerprinting Services	113	514	257	100.0%

Criminal Investigations

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Cases Assigned	38	290	245	18.4%
Cases Cleared by Arrest	21	69	44	56.8%
Cases Exceptionally Cleared	7	55	57	-3.5%
Cases Administratively Closed	5	73	84	-13.1%
Cases Unfounded	6	44	52	-15.4%
Evidence Items Received	347	2,505	2304	8.7%

Victim Services

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Crime Victims / Witnesses Served	0	406	638	-36.4%

Training Activities

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Formal Training Hours	452	5,909	9,160	-35.5%
In Service / Roll Call Training Hours	1,533	11,525	12,263	-6.0%
Total Monthly Training Hours	1,989	16,790	21,423	-21.6%

Goose Creek Police Department
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Crime Prevention Services

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Neighborhood Crime Watch Meetings	0	1	3	-66.7%
Business Contacts	2	29	57	-49.1%
Tours /Seminars	1	7	20	-65.0%
Telephone Contacts / Emails	19	242	355	-31.8%
E-mail Advisements	1	17	20	-15.0%
Car Seat Checks / Installations	3	17	63	-73.0%
Reading w/ BBE School Children	0	9	22	-59.1%

There are four citywide crime prevention meetings scheduled for 2020 calendar year as well as four women's self-defense classes

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Alarm Activation Notices Issued	208	1,275	1,489	-14.4%
Bicycle Patrol Hours	0	33	126	-73.8%

Communications

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
911 Calls Received	1,331	10,913	10,823	0.8%
Walk-in Customers Served	788	5,986	4,931	21.4%
Total Number of Calls Held	189	1,305	1,314	-0.7%
Administrative Calls Received Internal & External	4,357	34,488	36,571	-5.7%

School Resource Officers

During the Summer months, the SRO's cover Summer School, activities at the recreation center and bicycle patrol.

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Incident Reports	0	14	58	-75.9%
Arrests	0	8	24	-66.7%
Juvenile	0	8	17	-52.9%
Adults	0	0	7	-100.0%

Goose Creek Police Department
 Monthly Report
 August 2020

Professional Standards

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Use of Force Incidents	6	17	58	-70.7%
Vehicle Pursuits	3	12	10	20.0%
IA Cases Initiated	0	5	3	66.7%
SIs Cases Initiated	0	6	19	-68.4%
Polygraphs	11	105	45	133.3%
This report does not include all of August's UOFs or Vehicle Pursuits due to pending review and process of paperwork through the chain-of-command				
CALEA Compliance (Proofs collected for year)	0.50%	59.40%	62.30%	-4.7%
Case File Workups	48	157	234	-32.9%
	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
10-50 (Collisions)	1	14	14	0.0%
10-54A (Disabled Vehicle)	15	98	144	-31.9%
CAD Entries	0	0	7	-100.0%
Council Packets Delivered	0	4	13	-69.2%
Fingerprints	115	470	253	85.8%
Reports	8	58	88	-34.1%
Sig20 Letters Delivered	0	0	230	-100.0%
Sig20 Letters Completed	116	869	1363	-36.2%
Supplemental Reports	0	7	6	16.7%
Telephone Calls	0	11	12	-8.3%
Walk-ins/ No Report	6	45	46	-2.2%
Hours Worked	160	1,346	2147	-37.3%
Training Hours	0	0	0	0.0%
Field Duty Days	20	165	233	-29.2%
Station Days	0	0	55	-100.0%

**Golf Department
Monthly Report
August 2020**

MEMBERSHIP TOTALS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
GOLF Members	129	131	139	136	138	145	146	141					N/A
ROUNDS 2019	2,169	2,802	3,825	3,724	4,020	3,529	3,758	3,398	3,090	3,386	2,705	2,135	38,541
ROUNDS 2020	2,401	2,482	4,037	1,778	3,730	4,485	4,846	4,426					28,185
GOLF REVENUE	72,037	73,380	111,397	37,947	87,225	140,809	125,644	117,840					766,278.00
PRO SHOP REVENUE	4,457	5,892	7,936	3,965	8,013	8,830	11,958	11,319					62,370.19
BAR - GRILL REVENUE	24,620	24,739	25,802	11,136	30,337	37,618	38,970	35,969					229,190.86
TOTAL REVENUE	\$101,114	\$104,010	\$145,135	\$ 53,048	\$125,575	\$187,257	\$176,572	\$165,128	\$ -	\$ -	\$ -	\$0	1,057,839.05

**Crowfield Golf Club
News and Events**

Golf Recap: Crowfield had a rainy August and still hosted almost 4500 rounds. We are receiving very positive feedback from our customers on course condition, quality of food, new golf carts with GPS and customer service.

Upcoming Events: Crowfield will be hosting the Golfweek Amateur Tour on the 12th and the Club Championship the 26th and 27th. Club management is following the proper re-opening procedures carefully and ensuring social distancing and current restrictions are being followed.

Golf Course Condition: The golf course is in great condition, the maintenance staff is now concentrating on keeping up with the mowing and weedeating as they do every Summer.

Crowfield Golf Club is open to the general public, regardless of where you live, for membership or daily play. For more information please go to: <http://www.crowfieldgolf.com> or you may call 843-764-4618.

Crowfield Metric Chart

	Revenue	Expense	Rounds	E.P.G.	R.P.G.
2016	\$ 1,174,759	\$ 1,226,173	34,505	\$ 35.54	\$ 34.05
2017	\$ 1,197,591	\$ 1,238,459	33,751	\$ 36.69	\$ 35.48
2018	\$ 1,316,535	\$ 1,376,041	35,352	\$ 38.92	\$ 37.24
2019	\$ 1,507,839	\$ 1,527,663	38,541	\$ 39.64	\$ 39.12
2020	\$ 1,057,839	\$ 1,085,812	28,185	\$ 38.52	\$ 37.53

E.P.G. = Expense per golfer

R.P.G. = Revenue per golfer

2020

	Revenue	Expense	Rounds	E.P.G.	R.P.G.
January	\$101,114.40	\$ 140,663	2,401	\$ 58.59	\$ 42.11
February	\$104,010.19	\$ 117,273	2,482	\$ 47.25	\$ 41.91
March	\$145,134.81	\$ 126,012	4,037	\$ 31.21	\$ 35.95
April	\$53,048.23	\$ 117,279	1,778	\$ 65.96	\$ 29.84
May	\$125,574.52	\$ 118,732	3,730	\$ 31.83	\$ 33.67
June	\$187,256.80	\$ 135,394	4,485	\$ 30.19	\$ 41.75
July	\$176,571.93	\$ 184,848	4,846	\$ 38.14	\$ 36.44
August	\$165,128.17	\$ 145,611	4,426	\$ 32.90	\$ 37.31
September				#DIV/0!	#DIV/0!
October				#DIV/0!	#DIV/0!
November				#DIV/0!	#DIV/0!
December				#DIV/0!	#DIV/0!
Total	\$1,057,839.05	\$ 1,085,812	28,185		

* 2020 is un-audited

City of Goose Creek
Recreation Department
Monthly Report
August 2020

ACTIVITY CENTER PROGRAMS

- **Aerobics:** 12 classes offered per week, 7 Easy Does it classes offered per week, Zumba classes offered 3 times a week, Ball Fit is offered 2 times a week and Werq is also a good workout. Spin classes have been added to offer a variety to participants. A monthly schedule is out with specific dates and times.
- **Art Classes:** Art classes are offered for adults and kids. Each class has a different theme. Days and times of classes can be found on our website.
- **Dance:** Ages 3 & up learn tap, ballet and jazz and put on a recital in May. Hip Hop classes are also offered on Monday afternoons from 4:30 PM to 5:30 PM.
- **Gymnastics/Tumbling/Cheernastics:** Playnastics is a fun time for ages 6 months to 7 year olds. Classes are held Monday, Tuesday and /wednesdays from 10:00am to 12:00pm. The cost is \$5 per child for residents and \$7 per child for nonresidents. There are several classes for all ages. See our website for all class times and dates.
- **Music:** Piano and Voice lessons are offered for all ages. We have all dates and times on our website.
- **Martial Arts:** Classes are held on Tuesdays, Thursdays and Saturdays for all levels starting at age 4. First class is a free trial class.
- **Preschool:** Preschool will consist of 3-5 year olds in our Half Pints class. This class will be Monday through Friday from 8:30am-11:00a. The school program runs from September to May and follows the Berkeley County School District holiday schedule.
- **Yoga:** Classes are offered on Monday through Thursday for all different levels. The website will show all the levels and times offered.

	July	August	Totals
Total Participants	402	558	Average 441
Resident Participants	259	342	Average 298
Nonresident Participants	143	216	Average 143
Resident Revenue	\$ 12,086.50	\$ 19,028.00	\$ 142,369.40
Nonresident Revenue	\$ 10,934.50	\$ 15,434.25	\$ 81,016.30
Instructors Pay	\$ (702.80)	\$ (1,769.60)	\$ (18,727.81)
Profit/Loss	\$ 22,318.20	\$ 32,692.65	\$ 204,657.89

COMMUNITY CENTER PROGRAMS

- **Fitness Memberships:** Adult and Youth Memberships are available. Residents are \$60 for an adult and \$25 for youth for a year. Nonresidents pay \$325 adult and \$175 for a youth membership per year.
- **Personal Training:** Orientation, Personal Training from 3 certified instructors, and Strength training for teens.
- **Senior Walking Club:** This club is for seniors 60 and older. They receive a colored membership card that does not need to be scanned in. This membership runs a calendar year. Residents pay \$25 for a year and nonresidents pay \$100 for a year. The days and hours that they can walk is Monday – Friday 12:30 PM to 2:30 PM.
- **Special Events:** These include any events or festivals that are scheduled during the month through the Community Center.

	July	August	Totals
Total Participants	3,379	3,467	Average 3,324
Resident Participants	3,271	3,371	Average 3,200
Nonresident Participants	108	96	Average 124
Resident Revenue	\$ 17,405.50	\$ 12,358.50	\$ 111,572.00
Nonresident Revenue	\$ 2,610.00	\$ 1,124.00	\$ 19,695.00
Instructors Pay	\$ 379.30	\$ 284.60	\$ (1,381.50)
Profit/Loss	\$ 19,636.20	\$ 13,197.90	\$ 123,295.73

SPORTS

Baseball/Softball: Fall baseball and fall softball registration will end on August 6, 2020.

AGE GROUPS	# of TEAMS	# of PARTICIPANTS
T-Ball Ages 4-5	3	24
Coach Pitch Ages 6-8	3	32
Minors Ages 9-10	1	12
Youth Ages 11-12	1	15
Boys Ages 13-15	1	14
Softball Coach Pitch Ages 6-8	0	0
Softball Ages 9-10	1	13
Softball Ages 11-12	1	14
Softball Ages 13-16	1	11

Soccer: Fall Soccer registration will end on August 6, 2020.

AGE GROUPS	# of TEAMS	# of PARTICIPANTS
Tiny Tot Ages 4-5	6	48
Pee Wee Ages 6-7	8	62
Small Fry Ages 8-9	5	60
Mite Ages 10-12	5	60
Midget Ages 13-15	1	15

Cheerleading: Registration ended and 35 girls have signed up to cheer for our football teams in September. Practices should be starting in August.

Football: Registration ended and practices will be starting in August. Games will be held at Dogwood Park in September.

AGE GROUPS	# of TEAMS	# of PARTICIPANTS
Midget Ages 6-8	3	41
Pee Wee Ages 9-10	1	30
Small Fry Ages 11-12	1	30
Bantam Ages 13-14	0	0

Basketball: Summer basketball was cancelled due to COVID.

AGE GROUPS	# of TEAMS	# of PARTICIPANTS
Tiny Tot Ages 5-6		
Pee Wee Ages 7-8		
Small Fry Ages 9-10		
Small Fry Girls Ages 9-10		
Mite Ages 11-12		
Mite Girls Ages 11-12		
Midget Ages 13-14		

SPORTS

- **Pickleball:** This sport is a mixture of ping pong, badminton and tennis. There is open play five days a week from 9:00am to 1:00pm. We also offer some select Sunday afternoon from 3pm-5pm for open pickleball play. Members can play for free and nonmembers only pay \$2 to play.
- **Volleyball:** We offer open play on Friday nights from 4:30 PM to 8:00 PM. Members can come in for free and nonresidents pay a \$5 fee. Middle school volleyball registration is also going on until August 6, 2020.

	July	August	Totals
Total Participants	327	867	2,615
Resident Participants	255	386	1,769
Nonresident Participants	72	481	846
Resident Revenue	\$ 8,477.50	\$ 9,470.00	\$ 30,157.50
Nonresident Revenue	\$ 2,270.00	\$ 2,950.00	\$ 11,300.00
Instructors Pay	\$ (0.00)	\$ (0.00)	\$ (0.00)
Profit/Loss	\$ 10,747.50	\$ 12,420.00	\$ 41,457.50

SUMMARY

Athletics	July	August	Totals
Total Resident Participants	255	386	1,769
Total Resident Revenue	\$8,477.50	\$9,470.00	\$30,157.50
Total Nonresident Participants	72	481	846
Total Nonresident Revenue	\$2,270.00	\$2,950.00	\$11,300.00

Activity Center	July	August	Totals
Total Resident Participants	259	342	2,380
Total Resident Revenue	\$12,086.50	\$19,028.00	\$142,369.40
Total Nonresident Participants	143	216	1,148
Total Nonresident Revenue	\$10,934.50	\$15,434.25	\$81,016.30

Community Center	July	August	Totals
Total Resident Participants	3,271	3,371	22,603
Total Resident Revenue	\$17,405.50	\$12,358.50	\$111,572.00
Total Nonresident Participants	108	96	987
Total Nonresident Revenue	\$2,610.00	\$1,124.00	\$19,695.00

UPCOMING EVENTS

SEPTEMBER

26th – Wheels & Reels Drive-In – This event will take place at the Carnes Crossroads Village Green. The special event will start at 6:30pm and the movie will start at 7:30pm. This is an event for the whole family.

OCTOBER

3rd – Fall Festival – This annual event will take place at the Municipal Center from 10am-3pm. This event will have something for the whole family to enjoy.

16th – Concert Series – This is a rescheduled event from the Spring. It will take place at the Crowfield Golf Course from 4pm-7pm. Bring a blanket and a friend to enjoy some great music.

24th – Halloween Carnival – This is great annual event for kids. It will take place in the gyms of the Community Center from 5p-7pm. There will be lots and games and candy and a costume contest.

30th – No Limits Halloween Dance – This is a new event for our therapeutic participants. It will take place at Metro North Church from 6pm-8pm. It should be a fun time for all.

Goose Creek Recreation Parks and Addresses

- Dennis Park – 300 Anita Dr. – baseball/softball diamond, picnic tables, playground
- Dogwood Park – 460 Liberty Hall Rd. – soccer field, football field, covered picnic area, grill, playground
- Etling Park – 100 Ellen Dr. - basketball court, covered picnic area, playground
- Eubanks Park – Old Moncks Corner Rd. – basketball courts, sand volleyball court, tennis courts, covered picnic area, grill, playground – available for rentals
- Fairfax Park – 100 Fairfax Blvd. – grill, picnic area, playground
- Felkel Field Complex – 100 Lucy Dr. – baseball/softball fields, concession stand, restrooms, playground
- Forest Lawn Park – 100 Giles Dr. – grill, picnic tables, playground
- Foster Creek Park – 100 Foster Creek Rd. – soccer fields, concession stand, restrooms, Playground
- Lake Greenview Park – 1 Pandora Dr. – trails, covered picnic area, picnic tables, grill, Playground
- Oak Creek Park – 100 Persimmon Circle – covered picnic area, grill, playground
- Ryan Creek Park – 229 Janice St. – benches, playground
- Shannon Park – Old Moncks Corner Road - picnic tables, playground
- St. James III Park – 1007 Willowood Ave. – covered picnic area, grill, playground
- St. James Park – 107 Westminster Blvd. – covered picnic area, playground, tennis court