

City Council Meeting
February 11, 2020
7:00 P.M.
City Hall

Council Members Present:

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

Council Members Absent:

Staff Present:

City Administrator Jake Broom; Assistant City Administrator Daniel Moore; City Clerk Kelly J. Lovette; Police Chief LJ Roscoe; Director of Economic Development Matt Brady; Public Information Officer Frank Johnson; Assistant Fire Chief Norm Cutshall; finance director Tyler Howanyk; director of Public Works Chuck Denson; Director of Recreation TJ Rostin; Director of Planning & Zoning Mark Brodeur

Staff Absent:

Invocation/Pledge of Allegiance:

Councilmember Corey McClary

Press Present:

None

Guests Present:

None

I. Regular Meeting – Invocation / Pledge of Allegiance:

Mayor Habib called the meeting to order at 7:00 pm. Councilmember McClary said the invocation.

II. General Public Comments:

Mayor Habib recognized Mr. William Hillig who commented on Shannon Park and stated he sent an email to Mayor Habib and Councilman McClary that he received an email from the South Carolina Parks Department, which it appears the City has received permission to sell Shannon Park. However, it would appear the City needs the approval of the National Park Service and can only be converted for a land for land conversion, and the land the City could serve must be new conservative land, the City can't take land they promised to be conserved and sell it for cash and use it for somewhere else.

Mayor Habib recognized Mr. Wayne Reader who stated approximately eighteen months ago the South Carolina Department of Transportation, the City and possibly some other agencies came together to perform a traffic study from Old Moncks Corner Road, down along on St. James Avenue (US Highway 176) to S Goose Creek Boulevard (US Highway 52) and he suggested jersey barricades be installed now to get people used to the idea of having them in place. Mayor Habib thanked him for his comments.

III. Approval of Minutes:

- a) **City Council Meeting – January 14, 2020**
- b) **City Council Workshop – January 28, 2020**

Councilmember Harmon made a motion to approve the minutes as presented. Councilmember Green-Fletcher seconded the motion. Councilmember McSwain stated Councilmember Tekac was present at the Special City Council Meeting on January 28, 2020. Ms. Lovette thanked Councilmember McSwain and stated the error has been noted and she was aware he was present. Hearing no further discussion Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

IV. Public Hearings, Presentations & Proclamations:

a) PROCLAMATION – BLACK HISTORY MONTH

Mayor Habib thanked Mr. Ken Harris, a member of the National Association Advancement of Colored People (NAACP), for accepting the proclamation recognizing February as Black History Month on behalf of Ms. Veronica Dukes who could not be there that evening.

b) AN ORDINANCE AMENDING AND SUPPLEMENTING THE CITY’S BUDGET FOR THE FISCAL YEAR ENDING DECEMBER 31, 2020; AND OTHER MATTERS RELATED THERETO (Public Hearing & Final Reading)

Mayor Habib stated before City Council was a proposed Ordinance to amend and supplement the City’s budget, up for public hearing and second/final reading. He stated the introduction and first reading took place at the Special City Council Meeting on January 28, 2020. Mayor Habib explained what the proposed Ordinance was for and how it related to the City establishing an electric utility to provide electric service to the Century Aluminum property and that it was not an adjustment that would be utilizing taxpayer dollars. Mayor Pro Tem Condon made a motion to approve the proposed Ordinance as stated by Mayor Habib. Councilmember Green-Fletcher seconded the motion. All in favor, none opposed. Motion carried.

c) AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA , TO PROVIDE FOR CHANGES TO THE ZONING ORDINANCE BY ADDING A NEW SECTION 151.089 MURALS ON PRIVATE PROPERTY (Public Hearing & First Reading)

Mayor Habib read the title to the proposed Ordinance and provided a brief background on what was being presented. Councilmember McClary made a motion to approve the proposed Ordinance as stated by Mayor Habib. Councilmember McSwain seconded the motion. All in favor, none opposed. Motion carried.

VI. Old Business:

a) 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 LINDY CREEK ROAD, DESIGNATED AS TMS# 244-05-01-032. FROM CONSERVATION OPEN SPACE (CO) TO MEDIUM DENSITY RESIDENTIAL (R-2) (Second & Final Reading)

Mayor Habib read the title to the proposed Ordinance and provided a brief background on what was being presented. Mayor Pro Tem Condon made a motion to approve the proposed Ordinance as presented. Councilmember Tekac seconded the motion. All in favor, none opposed. Motion carried.

b) AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX AN AREA IDENTIFIED AS TMS 243-03-06-007 (112 CHURCH PLACE) INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second & Final Reading)

Mayor Habib read the title to the proposed Ordinance and provided a brief background on what was being presented. Councilmember McSwain made a motion to approve the proposed Ordinance as presented. Mayor Pro Tem Condon seconded the motion. All in favor, none opposed. Motion carried.

VII. New Business:

a) AN ORDINANCE AMENDING THE PROVISIONS OF ORDINANCE NO. 18-012.5 DATED MAY 8, 2018; AUTHORIZING THE SALE OF THE PROPERTY LOCATED AT 101 BUTTON HALL AVENUE IN THE CITY OF GOOSE CREEK (TMS NUMBER 243-04-00-008); AND OTHER MATTERS RELATING THERETO (Introduction & First Reading – Tabled During January Meeting)

Mayor Habib read the title to the proposed Ordinance and stated it was regarding the sale of the City’s old fire station. Councilmember Harmon made a motion to approve the proposed Ordinance as presented. Mayor Pro Tem Condon seconded the motion. All in favor, none opposed. Motion carried.

- b) **AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY REPEALING IN ITS ENTIRETY THE CURRENT CHAPTER 150 BUILDINGS; CONSTRUCTION AND RELATED ACTIVITIES OF TITLE XV: LAND USE AND ADOPTING IN LIEU THEREOF A NEW CHAPTER 150 BUILDINGS; CONSTRUCTION AND RELATED ACTIVITIES OF TITLE XV: LAND USE, WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY SET OUT HEREIN (Introduction and First Reading)**

Mayor Habib read the title to the proposed Ordinance and provided a brief background on what was being presented. Councilmember McSwain made a motion to approve the proposed Ordinance as presented. Councilmember McClary seconded the motion. All in favor, none opposed. Motion carried.

- c) **AN ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA AMENDING AND MODIFYING"TITLE III, CHAPTER 34: PURCHASING POLICIES AND PROCEDURES" OF THE CODE OF ORDINANCES; AND OTHER MATTERS RELATED THERETO (Introduction & First Reading)**

Mayor Habib read the title to the proposed Ordinance and provided a brief background on what was being presented. Councilmember Tekac made a motion to approve the proposed Ordinance as presented. Mayor Pro Tem Condon seconded the motion. All in favor, none opposed. Motion carried.

- d) **AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A NON-EXCLUSIVE FRANCHISE AGREEMENT WITH BERKELEY ELECTRIC COOPERATIVE, INC.; AND OTHER MATTERS RELATING THERETO (Introduction & First Reading)**

Mayor Habib read the title to the proposed Ordinance and provided a brief background on what was being presented. Councilmember McSwain made a motion to approve the proposed Ordinance as presented. Councilmember Green-Fletcher seconded the motion. All in favor, none opposed. Motion carried.

- e) **A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDEMNITY AGREEMENT; AUTHORIZING THE EXECUTION AND DELIVERY OF A GUARANTEE AGREEMENT; RATFYING AND CONFIRMING THE ORIGINAL INDUCEMENT AND INDEMNITY AGREEMENT; AUTHORIZING THE EXECUTION AND DELIVERY OF THE MASTER ANNEXATION AGREEMENT; AND OTHER MATTERS RELATING THERETO (First & Final Reading)**

Mayor Habib read the title to the proposed Resolution and provided a brief background on what was being presented. Councilmember Tekac made a motion to approve the proposed Ordinance as presented. Councilmember Harmon seconded the motion. At the request of Councilmember McClary, the parcels that will be annexed into the City during a certain point in the future were shown on the screen. Hearing no further discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

- f) **A RESOLUTION TO DECLARE THE RESULT OF A REFERENDUM HELD IN THE CITY OF GOOSE CREEK, SOUTH CAROLINA ON DECEMBER 3, 2019; AND MATTERS RELATED THERETO (First & Final Reading)**

Mayor Habib read the title to the proposed Resolution and provided a brief background on what was being presented. Councilmember Harmon made a motion to approve the proposed Ordinance as presented. Mayor Pro Tem Condon seconded the motion. All in favor, none opposed. Motion carried.

Councilmember McSwain stated to Mayor Habib she would like to deviate from the Agenda for a moment to personally thank Mr. Broom who has put up with a million questions from her and City Council regarding the project for the City to create an electric utility company. During this time she gave Mr. Broom a humorous memento in honor of the project and a personal thank you. Mayor Habib stated Mr. Broom has been extremely valuable to this process and the City and will continue to be so until he leaves.

VIII. Department Report:

Chief Steve Chapman, Fire Department: Mayor Habib stated the Fire Department's report would be heard at the March 11, 2020 regular City Council Meeting.

IX. City Administrator's Report:

a) Request to Hire Contractor – Recreation Department – Crowfield Pool Renovations

Mr. Broom presented City Council with a request and supporting documentation from Mr. TJ Rostin, Director of Recreation, to renovate the Crowfield swimming pool. Mr. Broom provided a brief description of the work proposing be performed, along with warranty information and requested City Council's approval to hire Liquid Renovations, LLC in the total amount of \$57,313.20, and it is included in the Recreation Department's 2020 FY Budget.

Mayor Habib made a motion to approve the contract as stated by Mr. Broom. Councilmember Green-Fletcher seconded the motion. All in favor, none opposed. Motion carried.

b) Request to Purchase – Police Department – Dodge Charger Vehicles (x10)

Mr. Broom presented City Council with a request and supporting documentation from Chief Roscoe to purchase under South Carolina State Contract ten (10) Dodge Chargers for the Police Department and associated equipment to upfit each of the vehicles. Mr. Broom requested the vehicle purchase come from Santee Automotive, LLC in the total amount of \$265,680.00, and the associated equipment come from Global Public Safety, LLC in the total amount of \$87,646.36. and both purchases are included in the Police Department's 2020 FY Budget.

Mayor Pro Tem Condon made a motion to approve the contract as stated by Mr. Broom. Councilmember McClary seconded the motion. All in favor, none opposed. Motion carried.

c) Request to Purchase - Police Department – Vehicle Radios (x12)

Mr. Broom presented City Council with a request and supporting documentation from Chief Roscoe to purchase under South Carolina State Contract twelve (12) APX 4500 radios to be installed in the new police vehicles purchased this year, which include the ten (10) Dodge Chargers and two (2) K-9 vehicles which have not come to City Council as of yet. Mr. Broom requested the radios be purchased from Motorola Solutions (Radio Communications of Charleston, Goose Creek, SC) in the total amount of \$38,122.56, and the purchase is included in the Police Department's 2020 FY Budget.

Councilmember Harmon made a motion to approve the contract as stated by Mr. Broom. Councilmember McClary seconded the motion. Councilmember Tekac recused himself from voting and stated he works closely with Mr. Rick Buckner, owner of RCC, on the City's Economic Development Advisory Committee. Hearing nothing further, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

d) Request to Purchase – Fire Department – Nissan Rogue Vehicles (x2)

Mr. Broom presented City Council with a request and supporting documentation from Chief Chapman to purchase under Sate Contract two (2) 2020 Nissan Rogue, midsize SUV's, to be utilized by the Fire Department's building inspectors, they currently drive 2003 Ford Ranger Pickup Trucks. Mr. Broom requested the vehicles be purchased from Hudson Nissan in the total amount of \$38,704.00, and the purchase is included in the Fire Department's 2020 FY Budget.

Councilmember Tekac made a motion to approve the contract as stated by Mr. Broom. Mayor Pro Tem Condon seconded the motion. All in favor, none opposed. Motion carried.

e) Request to Purchase – Fire Department – Ford F-250 Truck (x1)

Mr. Broom presented City Council with a request and supporting documentation from Chief Chapman to purchase under Sate Contract one (1) 2020 Ford F-250 Truck, to be utilized by the Fire Department's newly created position

of Battalion Chief of Training, and used to transport large training equipment from station to station for onsite training. Mr. Broom requested the vehicle be purchased from Vic Bailey Ford of Lexington, SC in the total amount of \$37,979.00, and the purchase is included in the Fire Department's 2020 FY Budget.

Mayor Habib made a motion to approve the contract as stated by Mr. Broom. Mayor Pro Tem Condon seconded the motion. Mayor Habib stated the City's Fire Department is growing and City Council and City staff were continuing to work to add the positions to meet the needs of our community. Mr. Broom thoroughly answered a couple of questions from City Council. All in favor, none opposed. Motion carried.

f) Request to Purchase – Department of Public Works – Sanitation Trucks (x3)

Mr. Broom presented City Council with a request and supporting documentation from Mr. Chuck Denson, Director of the Department of Public Works, with the received bids to purchase three (3) sanitation trucks, Loadmaster Excel S 31 Cubic yard / 2021 International HV607 SBA Rear-Loading Sanitation Collection Vehicles. Mr. Broom requested the vehicles be purchased from the low bidder, Carolina International Trucks (Charleston, SC) in the total amount of \$474,804.57. He stated City staff also solicited bids to finance the trucks for five (5) years with the low bidder, BB&T, soon to be Truist Bank, at a rate of 2.05%. Mr. Broom stated both the purchase, including the debt retirement and the insurance are included in the Department of Public Works 2020 FY Budget

Mayor Pro Tem Condon made a motion to approve the purchase as stated by Mr. Broom. Councilmember Tekac seconded the motion. Mayor Habib stated he and City Council were committed to continue to upgrade, as well as continue to replace equipment so it stays on the road and we are always able to meet the needs of our community. Councilmember Harmon inquired as to the lifespan of a sanitation truck. Mr. Denson stated the ones he is replacing are 2003/2004, and that's three (3) to five (5) years longer than typical, and you can get more life out of them with a good maintenance program. Mr. Denson stated the newer and better trucks are used to collect household debris and after many years of doing that, they switch over to yard debris collection. Hearing nothing further, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

g) Request to Enter Into Contract – Landscape Architect – John McCants Veterans Memorial Park

Mr. Broom presented City Council with a request and supporting documentation with a proposal from Landplan Group South (Columbia, SC), a landscape architecture firm that has designed many of the City's parks and projects, most recently the landscape medians proposed for St. James Avenue. He stated they have completed the base mapping and design development drawings, which are the high-level conceptual drawings for the recently named John McCants Veterans Memorial Park, to be located in Boulder Bluff. He stated in order to continue moving forward in the design process, the City needs to engage a firm to complete construction documents, which are very detailed; acquire permits, negotiate with contractors and visit the site during construction to monitor the work. Mr. Broom stated City staff was requesting to engage Landplan Group South to see the project through to completion for \$63,450. He stated discussed and decided in a previous City Council Workshop was the decision to pay for the project out of unassigned General Fund Fund Balance, which is essentially the City's savings account. He reminded City Council the Fund Balance Policy basically states approximately \$6,000,000 to \$6,300,000 needs to be kept in the Fund Balance; and, as of December 31, 2019 there was a Fund Balance of \$8,600,000, so City Council has the money to spend on things such as this project. Mr. Broom stated there needs to be a record made wherein City Council is transitioning from an unassigned Fund Balance to an assigned Fund Balance, and he would request that be incorporated in their motion.

Councilmember Green-Fletcher made a motion to approve the contract with LandPlan Group South to complete the design; and, that Mr. Broom assign the amount in the General Fund Fund Balance to the unassigned Fund Balance to pay for the project, as stated by Mr. Broom. Councilmember McClary seconded the motion. All in favor, none opposed. Motion carried.

h) Request to Enter Into Contract – Comprehensive Plan Baseline Report – BCD COG

Mr. Moore presented City Council with a request and supporting documentation to contract with the Berkeley Charleston Dorchester Council of Governments to conduct an educational outreach and background report study for the 2020 Comprehensive Plan. He reminded him the State of South Carolina requires a municipality to update their plan every ten (10) years and the City performed the update five (5) years ago. Mr. Moore stated there are

things needed for a baseline study, in order to collect the necessary data and to complete the full Comprehensive Plan in 2020 later this year. He stated City staff was requesting to enter into a contract with the BCDCOG in the total amount of \$49,270, which would include social media advertising, planned video, the City's signage for the public meeting. Mr. Broom stated once BCDCOG is under contract, they will put out a Request for Proposal to different firms to complete the Comprehensive Plan utilizing that data later this year and it is included in the Planning Department 2020 FY Budget under Other Professional Services.

Councilmember McSwain made a motion to approve the contract as stated by Mr. Broom. Councilmember Green-Fletcher seconded the motion. All in favor, none opposed. Motion carried.

X. Mayor's Report:

For his Mayor's Report, Mayor Habib stated in forty-seven (47) minutes that may be the most he has ever seen accomplished at a City Council Meeting in his nearly four (4) years in serving the City of Goose Creek. He stated there was a lot of work that went in to what City Council just reviewed and approved, by City staff and all the Councilmembers; and, he is really proud of the support the residents have given City staff and City Council in the process and the direction the City is heading. He stated in order to provide the highest level of service, it costs money and he is proud they have the additional funding to be able to build a park to benefit the community and to honor former Councilmember and retired veteran, Mr. John McCants and all the other Veterans who live in our community. He stated he's proud they have instituted an equipment replacement program that is going to keep their equipment as top notch as a City like the City of Goose Creek deserves; and he's proud of the work people in and around this organization have done and everyone else should be proud of the work they've done as well.

XI. Adjourn:

Mayor Pro Tem Condon made a motion to adjourn. Councilmember Harmon seconded the motion. All in favor, none opposed. Meeting adjourned at 7:49 p.m.

Date: March 10, 2020

Kelly J. Lovette, MMC
City Clerk

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