



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

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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 25<sup>th</sup>, 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 2<sup>nd</sup> 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 25<sup>th</sup>, 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 8<sup>th</sup>. 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 11<sup>th</sup>.

**Adjourn:**

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

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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.***