

**City Council Meeting**  
**July 10, 2018**  
**7:00 P.M.**  
**City Hall**

**Council Members Present:**

---

Mayor Gregory S. Habib; Mayor Pro Tem Kevin Condon; Councilmember Debra Green-Fletcher; Councilmember Brandon L. Cox; Councilmember Jerry Tekac; Councilmember Corey McClary

**Council Members Absent:**

---

None

**Staff Present:**

---

City Administrator Jake Broom; Assistant City Administrator Daniel Moore; City Clerk Kelly J. Lovette; Director of Economic Development Matt Brady; Police Chief Harvey Becker; Major John Grainger; Public Information Officer Frank Johnson; Director of Planning and Zoning Kara Browder

**Staff Absent:**

---

**Invocation:**

---

Police Chief Harvey Becker

**Pledge of Allegiance:**

---

Mayor Habib

**Press Present:**

---

Ricky Dennis - Goose Creek Gazette

**Guests Present:**

---

**I. Call to Order:**

Mayor Habib called the meeting to order at 7:00 p.m.

**II. General Public Comments:**

Mayor Habib recognized Ms. Judy Edwards, a resident of Carnes Crossroads, who requested City Council appoint former Mayor Michael Heitzler as the historian for the City, and to allow him the use of the City Council Chambers for one (1) evening per week in the fall for history lectures. Ms. Joyce Ex, Ms. Gayla McSwain, Ms. April Lipps, Ms. Mary Kennedy and Mr. Alan Chambers shared their concerns regarding the proposed small wireless facilities Ordinance. Ms. Judy Stafford shared her concerns regarding the proposed Ordinance to rezone 117 Wallace Road (TMS# 234-12-03-034). Mr. Jeff Whitehead shared his approval for a pilot test of small wireless facilities. Mr. Agostinelli thanked City Council for allowing the Coastal Carolina Aquatic Association (CCAA) to hold their swim meet at the City's swimming pool.

Mayor Habib stated the Federal Communications Commission (FCC) and Congress have given wireless corporations utilities status, hence the Municipal Association of South Carolina (MASC) negotiated an agreement with AT&T, Verizon and Sprint to regulate the placement of wireless facilities. He stated this agreement was written by the lawyers of the Municipal Association of South Carolina (MASC). He stated the City's attorney, Mr. Tim Domin, also reviewed the agreement and with the assistance of Mr. Broom created the proposed Ordinance. Mr. Jack Mitchell, the Legislative and External Affairs Representative for AT&T, addressed the audience regarding their concerns.

### III. Approval of Minutes:

City Council Meeting – June 12, 2018

A motion was made by Councilmember Cox to approve the minutes, as stated by Mayor Habib. Councilmember Tekac seconded the motion. All in favor, none opposed. Motion carried.

### IV. Public Hearings, Presentations & Proclamations:

- a) **AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY REPEALING IN ITS ENTIRETY THE CURRENT SECTION 151.087 MUNICIPAL IMPACT FEE UNDER CHAPTER 151: ZONING OF TITLE XV: LAND USAGE AND ADOPTING IN LIEU THEREOF A NEW SECTION 151.087 DEVELOPMENT IMPACT FEE UNDER CHAPTER 151: ZONING OF TITLE XV: LAND USAGE, WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IS FULLY SET OUT HEREIN (Introduction and First Reading)**

Mayor Habib shared the history and the process the City went through to evaluate Impact Fees. Hearing no comments from the public, Councilmember Tekac made a motion to adopt the proposed Ordinance, as stated by Mayor Habib. Mayor Pro Tem Condon seconded the motion. Following a brief discussion regarding the Capital Improvements Plan and the estimated increase of Impact Fees for future developments, Mayor Habib called for the vote. 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 99 BEVERLY DRIVE (TMS#: 235-13-02-018), INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION (Introduction and First Reading)**

Hearing no comments from the public, a motion was made by Mayor Pro Tem Condon to adopt the proposed Ordinance, as stated by Mayor Habib. Councilmember Green-Fletcher seconded the motion. Hearing no discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

- c) **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 349 PRICE STREET (TMS# 252-01-03-030), INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION (Introduction and First Reading)**

Hearing no comments from the public, a motion was made by Councilmember Tekac to adopt the proposed Ordinance, as stated by Mayor Habib. Councilmember Green-Fletcher seconded the motion. Following no discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

- d) **AN ORDINANCE TO AMEND SECTION 151.028 DEFINITIONS OF WORDS AND TERMS AND SECTION 151.084 SIGN REGULATIONS OF THE ZONING ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PERMIT PORTABLE SIGNS (Introduction and First Reading)**

Mayor Habib stated this proposed amendment applies to A-Frame or Sandwich Board temporary signs. Hearing no comments from the public, a motion was made by Councilmember Green-Fletcher to adopt the proposed Ordinance, as stated by Mayor Habib. Mayor Pro Tem Condon seconded the motion. Hearing no discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

- e) **AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED AT 117 WALLACE ROAD (TMS # 234-12-03-034) FROM CONSERVATION/OPEN SPACE (CO) TO LOW DENSITY RESIDENTIAL DISTRICT (R-1) (Introduction and First Reading)**

Mr. Douglas Bell, the property owner of 117 Wallace Road, stated the purpose in requesting the rezoning was to move his daughter and her three (3) children next door for medical reasons. Hearing no further comments from the public, a motion was made by Councilmember Cox to adopt the proposed Ordinance, as stated by Mayor Habib. Councilmember Green-Fletcher seconded the motion. Following a brief discussion regarding fire truck access to the location of the property, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

**V. New Business:**

- a) **RESOLUTION - APPROVING THE EXECUTION AND DELIVERY OF A GROSS INCOME AGREEMENT; CONSENTING TO THE CREATION OF A MULTI-COUNTY INDUSTRIAL PARK; AND OTHER MATTERS RELATING THERETO. (JW ALUMINUM EXPANSION) (First and Final Reading)**

Mayor Habib stated the proposed Resolution was related to the JW Aluminum expansion. Mr. Broom explained that an agreement had to be made regarding the calculation of their business license fee as only part of the facility is in City limits. He stated the fee was determined by how much revenue will be produce in the City.

A motion was made by Councilmember Tekac to adopt the proposed Resolution, as stated by Mayor Habib. Councilmember Green-Fletcher seconded the motion. Hearing no discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

**VI. Old Business:**

- a) **AN ORDINANCE TO AMEND CHAPTER 37: ELECTIONS OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA COE OF ORDINANCES BY REVISING AND MAKING CHANGES TO THE FOLLOWING SECTIONS: 37.03 WHEN ELECTIONS TO BE HELD; 37.05 POLLING PLACE, LOCATION AND TIME OPEN AND CLOSED; AND 37.07 DETERMINATION OF ELECTION RESULTS UNDER NON-PARTISAN ELECTION RUNOFF ELECTION METHOD (Second & Final Reading)**

A motion was made by Mayor Pro Tem Condon to adopt the proposed Ordinance, as stated by Mayor Habib. Councilmember Cox seconded the motion. Following a brief discussion regarding the location of future elections, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

- b) **AN ORDINANCE TO ESTBALISH THE STANDARDS FOR THE PLACEMENT OF SMALL WIRELESS FACILITIES IN COVERED AREAS IN THE CITY OF GOOSE CREEK, SOUTH CAROLINA; AND FOR OTHER PURPOSES (Second & Final Reading)**

A motion was made by Councilmember Tekac to adopt the proposed Ordinance, as stated by Mayor Habib. Mayor Pro Tem Condon seconded the motion. Following a brief discussion regarding the current existence of small cell towers located within the City and an explanation in that the proposed Ordinance is a compromise with telecom companies, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

**VII. Monthly Department Report:**

**Chief of Police Harvey Becker and Assistant Chief of Police Major John Grainger:** Chief Becker stated the Police Department has ninety-five (95) employees of which sixty-eight (68) are sworn commissioned police officers. He stated the City is the second lowest in the Lowcountry as far as officer

strength with 1.6 officers per 1,000 citizens. Chief Becker stated in 2017, two (2) new police officer positions were added and in 2018, one (1) investigator supervisor position was added.

Major Grainger presented operational figures regarding the Police Department in a PowerPoint presentation regarding total cost of service, response times, district integrity, citizen complaints, and crime. Chief Becker presented information regarding Mutual Aid Agreements, community placing incentives such as House Watch Program, and stated traffic is the number one concern of citizen to which equipment and man power have been dedicated to assist with this concern. Major Grainger presented an increase in trend regarding traffic accidents and ways of combating this issue.

Chief Becker presented a list of projects the Police Department is working on such as new decals on its vehicles, transitioning from 40-caliber to 9-millimeter hand guns and National Night Out, a crime prevention initiative. Chief Becker shared the Police Department's future plans, such as a Citizen Police Academy and being able to provide Stratford High School with an extra resource officer.

Mayor Habib and Councilmember McClary thanked the Police Officers for a job well done.

#### **VIII. City Administrator's Report:**

Mr. Broom had nothing to provide regarding the City Administrator's Report.

#### **IX. Mayor's Report:**

Mayor Habib shared his preference for City Council procedures. He stated there are three (3) Public Hearings regarding certain Ordinances; the first is a Planning Commission Meeting, the second is a City Council Workshop, and the third is first reading at a City Council Meeting. Mayor Habib stated when the proposed Ordinance has reached second reading, the public has had ample opportunity to share their thoughts with City Council. Mayor Habib discussed the 4th of July and stated he hoped citizens took advantage of this event as he believes these types of gatherings galvanize the community. He encouraged the public to look at the Recreation Department's calendar for future events. Councilmember McClary suggested the candidates in the audience that are running for the vacant seat on City Council introduce themselves. Mrs. Gayla McSwain, Mr. Christopher Harmon, and Mr. Kimo Esarey introduced themselves and provided a little of their background.

#### **X. Adjourn:**

Councilmember Tekac made a motion to adjourn. Mayor Pro Tem Condon second the motion. All in favor, none opposed. Meeting adjourned at 8:20 p.m.

\_\_\_\_\_ Date: August 14, 2018

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.*