

**City Council Workshop**  
**City Hall – Council Chambers**  
**May 22, 2018**  
**6:00 P.M.**

**Council Members Present:**

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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:**

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None (Vacant Seat)

**Staff Present:**

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City Administrator Jake Broom; Assistant City Administrator Daniel Moore; City Clerk Kelly J. Lovette; Director of Economic Development Matt Brady; Director of Finance Tyler Howanyk; Director of Public Works Chuck Denson; Director of Planning and Zoning Kara Browder

**Staff Absent:**

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None

**Press Present:**

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**Guests Present:**

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**I. Call to Order:**

Mayor Habib called the meeting to order at 6:00 p.m.

**II. Public Comments:**

Mayor Habib invited the public to speak. Two (2) ladies from the audience inquired if there were any plans to improve the curb appeal of the fountain in front of City Hall and the roundabout at the recreation complex. They also stated the light poles in the parking lot have been vandalized and are no longer working. A woman from the audience thanked City Council for working with Berkeley County to have them pave Montague Plantation Road. She also stated she loved the City of Goose Creek's new logo.

**III. Old Business:**

- a) AN ORDINANCE TO SELL REAL PROPERTY IDENTIFIED AS 101 BUTTON HALL AVENUE (TMS# 243-04-00-008) 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 (Second & Final Reading)**

Mayor Habib read the title to the proposed Ordinance and stated it is not the standard to vote in a City Council Workshop; however, what was before City Council was time sensitive. He stated the first reading occurred at the last City Council meeting to which it was explained that the second reading and vote would be taking place at the May 22<sup>nd</sup>, City Council workshop. Mayor Habib inquired if City Council wished to act. Mayor Pro Tem Condon made a motion to approve the proposed Ordinance, as stated by Mayor Habib. Councilmember Tekac seconded the motion. Hearing no discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried. Representatives of the development thanked City Council and stated they were excited to be apart of the City.

#### **IV. STAFF PRESENTATIONS & UPDATES**

##### **a) SCDOT ST. JAMES AVENUE SAFETY PROJECT**

Mr. Broom stated the safety project started in early 2016 and was initiated by the South Carolina Department of Transportation (SCDOT) Office of Traffic and Safety. He stated the area studied was the corridor of St. James Avenue, Old Moncks Corner Road and the intersection of Highway 52/St. James Avenue/Red Bank Road. He stated the improvements will be funded by the Federal Highway Administration (FHWA) Highway Safety Improvement Program. Mr. Broom stated SCDOT hired Stantec to conduct a road safety assessment and to design improvements. He stated traffic crash data shows there were 174 crashes in 2014, which averages to three (3) crashes per week. He stated the biggest contributor to the high volume of accidents is due to St. James Avenue being seven (7) lanes. He stated there are fifty (50) driveways on this road and each one presents an opportunity for someone to pull out in front of someone else. Mr. Broom stated SCDOT proposed to install raised medians to create uniform predictable traffic flow. He stated the medians will limit and concentrate the number of left turns; they will reduce points of conflict and crash rates as well as provide pedestrians a point of refuge. He stated this project could also be used to install landscaped medians in portions which would improve the aesthetics of the corridor. He presented samples to City Council.

Mr. Broom stated additional recommendations include updating the traffic light signal timing to reduce the number of times a driver must stop. He stated every time a driver stops at a light there is an increased chance of being rear ended. He stated SCDOT would update the timing of the signals, install pedestrian signal heads that have a countdown, and install confirmation lights to assist law enforcement and curtail red light running. Mr. Broom stated Stantek will develop the conceptual plans and hold a public information meeting. He stated they will design construction plans and at that time we will decide how much landscaping to include as it will be the City's responsibility to maintain the landscape. He stated the project will then go out to bid.

Mayor Pro Tem Condon stated he feels it will be difficult to continually maintain a landscape median and inquired what the extra cost of a stamped or decked concrete would be. Mayor Habib inquired if several curb cuts (driveways) will be closed. The engineer stated yes.

##### **b) CARNES CROSSROADS ZONING CORRECTION**

Mr. Broom stated City staff noticed last month that Carnes Crossroads is improperly zoned on the City's Map. He stated there is a Development Agreement with Carnes in which we agreed to enforce their own zoning on their property. He stated the zoning should be TC (Town Center) instead of GC (General Commercial). Mr. Broom stated according to the City's Attorney we do not have to rezone anything we only need to update the zoning map. Mr. Broom explained the only difference in a TC zoning is that apartments are a permitted use. He stated that May 9, 2006, is the date the Development Agreement was adopted.

##### **c) MAST ARM MAINTENANCE PROJECT**

Mr. Broom stated the City budgeted \$185,000, to paint the mast arms. He stated this is an expensive undertaking as we will have to work at night, insurance is expensive, and the City will have to follow SCDOT instructions as the mast arms are in their right of ways.

Mr. Broom stated Mr. Denson, the Department of Public Works Director, received a quote on August 11, 2017, that was used for budgeting purposes. He stated this quote was roughly \$25,000, per mast arm and it came from a company out of Lexington, SC that recently completed a similar project for Hilton Head.

Mr. Broom stated last month we submitted a request for proposal and received three (3) bids. He stated the price went up substantially. Mr. Broom presented his proposal. He suggested to paint this year only the mast arms located on the Goose Creek Boulevard (Highway 52) corridor. He stated this will keep us out of the St. James Avenue corridor as the safety project may impact those mast arms. He stated City staff can budget the rest of the mast arms on St. James Avenue in 2019. Mr. Broom stated this process will keep us within budget this year. Mayor Pro Tem

Condon inquired what the difference would be in the look of the mast arms if the painting is staggered by a year. Mr. Broom stated he feels it is beneficial for when they are repainted in six (6) or eight (8) years it can be staggered again.

#### **d) GCMFC AUDITOR RECOMMENDATIONS**

Mr. Broom stated the Goose Creek Municipal Finance Corporation (GCMFC) was created to hold the debt associated with Fire Stations I and III. He stated it is a separate entity that holds the debt. He stated the City made lease payments to the GCMFC and the GCMFC used revenue to make bond payments. He stated using that vehicle lets us reserve our capacity for general obligation debt because we are limited as to how much the City can have by the State Constitution. He stated we try to keep that number as low as possible in case of an emergency, such as a hurricane.

Mr. Broom stated the problem is the Governmental Accounting Standards Board (GASB) has issued a statement that stand-alone funds primary source of revenue cannot be transferred from another fund, it needs to have its own revenue. He stated since we are no longer receiving the bond proceeds, there is no other revenue. He stated it is transferred from the General Fund. He stated the auditor pointed this out and that it should be resolved. Mr. Broom stated City staff's proposed solution is to dedicate a portion of the Village to debt service, and that it would only be a paper change. He explained this is General Fund money as it is being transferred from the General Fund to the GCMFC. He stated City staff shared this idea with the auditing firm and they said that would suffice. Mayor Habib inquired if this would be done by Ordinance. Mr. Broom stated it would be done as part of the budgeting process. Mayor Pro Tem Condon inquired if this was something that City Council needed to act on. Mr. Broom stated no, it was simply to inform City Council that if they saw debt service millage, that taxes have not gone up, it was still General Fund money that was going to the GCMFC, and that City staff was just assigning this directly instead of transferring it from the General Fund. He stated there is no financial change other than on paper.

#### **e) SMALL WIRELESS FACILITIES MODEL ORDINANCE**

Mr. Broom presented a model Ordinance from the Municipal Association of South Carolina (MASC) regarding miniature cell towers. He stated the new high-speed wireless service requires smaller antennas, but they must be deployed with greater density and lower to the ground. He stated they are unattractive hence a lot of cities do not want to allow small cell towers. Mr. Broom explained these cannot be prohibited but they can be regulated as the Federal Communications Commission (FCC) has determined this is a necessary utility. He stated MASC went to AT&T, T-Mobile and Verizon and negotiated a model ordinance that both parties could agree on. Mr. Broom presented images of small cell towers. The proposed Ordinance states that a permit must be administered, images of the cell tower provided, location and an explanation as to why the towers cannot co-locate on an existing structure. He stated the companies would have to notify property owners within fifty (50) yards of the proposed facility; pay a small fee of \$100, per antenna and pay a business license fee. He stated in most cases the cell companies do not own the towers as there are companies that will install towers and lease space to the cell companies. Mr. Broom stated the City can require reasonable concealment of the towers.

Councilmember Green-Fletcher inquired as to where these can be located in a residential area. Mr. Broom stated typically they will be located on a wooden pole in the SCDOT right-of-way. He stated they try to co-locate them on light poles, but some utility companies are not allowing them to do that. Mayor Habib inquired if this is going to be the expectation. A representative of AT&T stated his company has no plans to deploy small cells in the City for 2018 or 2019. He stated the only reason they would deploy them is due to the issue of capacity. The representative explained that if someone looks at their smart device and sees that they have five (5) bars but cannot send anything, this is not an issue of coverage, it is an issue of capacity. He stated AT&T is looking to install small cell towers in locations where capacity is an issue. He stated they are looking to install these in high traffic areas such as stadiums and shopping centers; and that most neighborhoods are not high traffic areas. He stated they are creating Master Attachment Agreements with the power companies to use their existing poles. He stated it is the exception, not the rule that a pole would have to be installed.

## **V. CITY COUNCIL DISCUSSION ITEMS:**

### **a) STRATEGIC PLAN**

Mayor Habib stated a new Vision and Mission Statement was devised during City Council's Strategic Planning Session. He stated City Council also came up with five (5) goals that are specific. Mayor Habib read the five (5) goals that City Council devised during the Strategic Planning Session:

- Goal 1- Increase Economic Activity
- Goal 2- Improve the Reputation of the City Regionally
- Goal 3- Improve Public Safety
- Goal 4- Improve Recreational Opportunities
- Goal 5- Provide affordable Family Healthcare for City Employees

### **b) BOARD VACANCIES**

Mr. Broom stated there are two (2) vacancies on the Architectural Review Board (ARB) and one (1) on the Zoning Board of Appeals (ZBA). Mayor Habib stated he would like to see board members reapply when their terms are up. He stated we may want to look at extending terms if they need to reapply. Councilmember Tekac stated he feels asking members to reapply will be problematic to City Council as Councilmembers will have to interview every year due to staggered terms. He also stated we need to monitor attendance. Mayor Habib stated there needed to be a procedure put into place that creates creativity, collaboration and fights against stagnation regarding the City's boards and commissions. He stated there is no reason why the entire City Council must interview every person for every board and suggested City Council establish a committee to interview individual boards. Councilmember Tekac stated he thinks that is a great idea and he stated there needs to be a procedure to quickly fill vacancies. Mayor Pro Tem Condon suggested lowering the number of members required for boards and commissions since there are always vacancies. Mayor Habib stated if the boards and commissions do not feel valued it may be difficult to get members.

### **c) ELECTION DATE CHANGE**

Mayor Habib inquired what needs to be done to change the election date to November. Mr. Broom stated it will need to be done by Ordinance. Mr. Broom stated if a council member's term is up in May it would be extended to November. He stated a referendum is not needed as the City Attorney stated it is acceptable to change the date via Ordinance. Mr. Broom stated pros for changing the election to November is greater participation in the election and having multiple polling places. Discussion occurred regarding having the elections on the primary in June as voters seem to be more involve with the issues during primary elections. City Council decided the election would be moved to November.

### **d) SIGN ORDINANCE REVISIONS**

Mayor Habib stated he would like to see the City as a place where our businesses can be successful. In his opinion there are some things in the Sign Ordinance that may be outdated and inhibit the success of businesses. He stated a simple sandwich board sign near the door in front of businesses is reasonable. Mayor Habib stated the City could benefit by using a sign to communicate to the residents about events and recreational opportunities that currently our Ordinance does not allow. Mayor Pro Tem Condon stated he feels a community message board will be a big benefit to the City. Councilmember Cox agreed sandwich boards should be allowed. Councilmember Tekac agreed the sign ordinance needs to change and stated he felt City staff should be more involved as oppose to having to wait months to go before a board to discuss a color of a sign. Mayor Habib asked City Council to review the sign ordinance and e-mail him with their concerns.

**e) CASEY COMMUNITY CENTER**

Mayor Habib inquired if the City should tear down the Casey Community Center or rehabilitate the building. He stated he prefers not keeping a building vacant. Mayor Pro Tem Condon stated the building floods when it rains, and it would cost more to fix the foundation issues than it would to tear it down. Mr. Denson stated he feels any steel framed metal building should be rehabbed. Mayor Habib suggested having Mr. Denson inspect the Casey Community Center then provide recommendations regarding hiring a structural engineer to evaluate the building. He requested City Council provide recommendations for the Casey Community Center.

**VI. EXECUTIVE SESSION:**

Mayor Habib stated City Council was going into Executive Session to discuss the following:

**a) SECTION 30-4-7 (A) (2) – DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED SALE OF PROPERTY – (TMS 243-04-00-032, OLD MONCKS CORNER ROAD)**

Councilmember Cox made a motion to go into Executive Session. Mayor Pro Tem Condon seconded the motion. All in favor, none opposed. Motion carried. (8:20 p.m.)

Councilmember Tekac made a motion to come out of Executive Session. Councilmember Condon seconded the motion. All in favor, none opposed. Motion carried. (8:38 p.m.) City Council took no action.

**VII. ADJOURN:**

Councilmember Tekac made a motion to adjourn. Councilmember Cox seconded the motion. All in favor, none opposed. Motion carried. Meeting adjourned at 8:39 p.m.

\_\_\_\_\_ Date: August 13, 2019  
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.*