

**City Council Meeting**  
**August 14, 2018**  
**7:00 P.M.**  
**City Hall**

**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

**Staff Present:**

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City Administrator Jake Broom; City Clerk Kelly J. Lovette; Director of Economic Development Matt Brady; Police Chief Harvey Becker; Fire Chief Steve Chapman; Director of Finance Tyler Howanyk; Director of Public Works Chuck Denson; Public Information Officer Frank Johnson; Director of Planning and Zoning Kara Browder

**Staff Absent:**

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**Invocation:**

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Dr. Dexter Easley

**Pledge of Allegiance:**

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Mayor Habib

**Press Present:**

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**Guests Present:**

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**I. Call to Order:**

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

**II. General Public Comments:**

Mayor Habib recognized Mr. Agostinelli who thanked the Mayor and City Council for their support regarding the City's swim meet held by the Coastal Carolina Aquatic Association (CCAA) at the City pool. Mrs. Jennifer Condon, the Vice Chair of the Recreation Commission who coordinated the event, reported positive numbers associated with the swim meet. Mr. Jerry Glass congratulated the winner of the special election and expressed his concerns regarding the proposed raised median on St. James Avenue. Mr. Glass also expressed his concerns regarding the two (2) minutes allotted for the public to speak at City Council meetings. Mayor Habib stated the South Carolina Department of Transportation (SCDOT) Safety Project is something City Council supports due to the significant accident rate on US Highway 176. He stated the City has formulated suggestions to SCDOT regarding this project, to include additional U-turns. Mayor Habib stated regarding the time allotted to speak, City Council would like to have an orderly meeting. Mayor Habib provided his e-mail address and stated Mr. Glass could reach out to him at any time. Ms. Judy Edwards, a resident in Carnes Crossroads subdivision, requested City Council name former Mayor Michael Hietzler, as the Honorary Historian of the City of Goose Creek, and to allow him the use of the City Council Chambers in the fall to present his history lectures. The First Vice Chair of the Republican Party and Darby Development representative spoke regarding affordable housing and the affect raising Impact Fees will have on multi-family developments. Mayor Habib recognized Mr. Teeter, who stated he was in favor of raising Impact Fees to provide the City's Fire and Police Departments with the needed resources to protect the citizens of the City. Mr. Nash expressed his concerns regarding the extra traffic that will accumulate on Pineview Drive due to the SCDOT Safety Project.

### III. Approval of Minutes:

City Council Meeting – July 10, 2018

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

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

#### a) RESOLUTION RECOGNIZING THE CROWFIELD SWIM TEAM

Mayor Habib invited the Crowfield Swim Team to join him as he read the Resolution and took photos.

#### b) PROCLAMATION RECOGNIZING FAMILY WEEK (KNIGHTS OF COLUMBUS)

Mayor Habib invited the representatives from the Knights of Columbus to join him as he read the Proclamation and took photos.

#### c) SPECIAL RECOGNITION – ASHLEY COX, UNITED STATES AIR FORCE

Mayor Habib invited Ashley Cox to join him to be recognized, and take photos, as she is preparing to leave to join the US Air Force.

#### d) AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAORLINA, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY LOCATED AT 349 PRICE STREET (TMS# 252-01-03-030) FROM CONSERVATION OPEN SPACE (CO) TO GENERAL COMMERCIAL (GC) (Public Hearing Only)

Hearing no comments from the public, Mayor Habib moved on to old business. (Note: Hearing only, a motion was made under Old Business.)

### V. Old Business:

#### 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 (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. Councilmember Tekac stated he would like to make an amendment to the proposed Ordinance to discount the multi-family Impact Fees by twenty-five percent (25%). Mayor Pro Tem Condon seconded the motion to amend the Ordinance. Hearing no discussion, 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 (Second & Final Reading)

A motion was made by Councilmember Cox 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 (Second & Final Reading)**

A motion was made by Mayor Pro Tem Condon to adopt the proposed Ordinance, as stated by Mayor Habib. Councilmember McClary seconded the motion. Hearing 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 (Second & Final Reading)**

A motion was made by Councilmember Tekac 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.

- 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) (Second & Final Reading)**

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.

## **VI. New Business:**

- a) **RESOLUTION – AUTHORIZING APPLICATION TO THE SOUTH CAROLINA STATE HEALTH PLAN (First & Final Reading)**

Mayor Habib stated one of the goals in the City's Strategic Plan is to provide affordable family health coverage to all employees of the City of Goose Creek. He stated City Council's commitment, and the hard work by City staff, has identified that joining the State of South Carolina's Health Plan will accomplish this goal. A motion was made by Councilmember Tekac to adopt the proposed Resolution, as stated by Mayor Habib. Councilmember Cox seconded the motion. Mr. Broom stated the employee's contribution will be \$300 instead of the current price of \$800 per month. Hearing no further discussion Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

- b) **RESOLUTION – ECONOMIC DEVELOPMENT ADVISORY COMMITTEE - ADOPTING MISSION, EXPANDING MEMBERSHIP AND SETTING GOALS FOR COMPOSITION (First & Final Reading)**

Mayor Habib stated an emphasis on economic activity is part of the Strategic Plan. He stated this can be done via the City's Economic Development Advisory Committee (EDAC). A motion was made by Councilmember Tekac to adopt the proposed Resolution, as stated by Mayor Habib. Councilmember Green-Fletcher seconded the motion. Following a brief discussion regarding expansion and seeking new

membership from liaison of the newly titled Economic Development Action Committee, Councilmember Tekac, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

- c) **AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY LOCATED AT 349 PRICE STREET (TMS# 252-01-03-030) FROM CONSERVATION OPEN SPACE (CO) TO GENERAL COMMERCIAL (GC) (Introduction & First Reading)**

A motion was made by Councilmember Cox 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.

## **VII. Monthly Department Report:**

**Fire Chief Steve Chapman:** Fire Chief Chapman thanked City Council for passing the Resolution regarding the South Carolina State Health Plan. He stated in July, the City responded to forty-two (42) structure fires which was an increase from seventeen (17) last year. He stated Emergency Medical Service (EMS) calls are down about fifty (50) cases from 2017. He stated Berkeley County EMS has set up a full-time medic unit on the south end of the Berkeley County and three (3) part time medic units that run for twelve (12) hours. Fire Chief Chapman stated the Fire Department is spending time filling positions as they have five (5) Firefighter Paramedic, three (3) Emergency Medical Technician (EMT), and one (1) Building Inspector positions open.

Fire Chief Chapman stated an aggressive budget was submitted to the City Administrator for the Fire Department for 2019. He stated the reason behind the aggressive budget is to purchase apparatus replacements and new fill open positions. He stated the Fire Department is currently creating an apparatus and fleet replacement schedule and was happy to report that the 800-megahertz radio system is up and operating.

Fire Chief Chapman stated because the City is on a different dispatching system from Berkeley County, sending the closest EMS unit is not always possible. He stated currently the City is working to upgrade the Computer Aided Dispatch (CAD) system to the same as Berkeley County, which will help to reduce response times.

Councilmember McClary thanked Chief Chapman for all the hard work his department does and inquired if the Fire Chief has any challenges City Council can assist with in his department. Chief Chapman stated last fall he presented a list to Mr. Broom of what he felt was a priority for the Fire Department, he stated that five (5) out of the seven (7) items he submitted were either checked off or in progress.

Mr. Chapman stated every October during Fire Prevention Week the Fire Department has a Fire Prevention Display in the Walmart parking lot. He stated due to Walmart's volume of business the Fire Department will replace the Fire Prevention Week display with a Fire Prevention Open House at Fire Station One (1) on Saturday, October 6<sup>th</sup>, 2018.

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

- a) **Request to Hire Contractor – Municipal Court Improvements:** Mr. Broom stated these improvements would primarily take place in the area where customer's make payments. He stated City staff's request is to hire the low bidder, Atlanta Artisan Construction Group of Charleston, SC, for \$68,580.05. He stated this was not a budgeted expense, but funds exist in the Fiscal Year (FY) 2018 Capital Projects Fund Budget. He stated these funds are available because the Municipal Center roof repairs, which was completed last month, finished substantially under budget.

A motion was made by Councilmember Cox to hire Atlanta Artisan Construction Group for Municipal Court improvements, as stated by Mr. Broom. Mayor Pro Tem Condon seconded the motion. Hearing no discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

- b) Request to Hire Contractor – Department of Public Works Parking Lot Repairs:** Mr. Broom stated City staff is requesting to hire low bidder, HNI/The Interchange, LLC of Charleston, SC. in the amount of \$16,300. He stated this expenditure is included in the FY2018 Water Enterprise Fund Budget.

A motion was made by Mayor Pro Tem Condon to hire HNI/The Interchange, LLC to perform parking lot repairs as stated by Mr. Broom. Councilmember Green-Fletcher seconded the motion. Hearing no discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

- c) Request to Purchase – Fire Department – Hose:** Mr. Broom stated City staff is requesting to purchase the hose from Tactical Fire Equipment of Sheridan, WY for \$11,919.30. He stated this is a budgeted expenditure in the 2018 Fire Department budget.

A motion was made by Councilmember McClary to purchase the Fire Department’s hose from Tactical Fire Equipment, as stated by Mr. Broom. Councilmember Tekac seconded the motion. Hearing no discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

## **IX. Mayor’s Report:**

Mayor Habib stated City Staff and City Council were hard at work expanding the City’s engagement in the region and beyond. He stated this is important because the City of Goose Creek is the 8<sup>th</sup> largest City in South Carolina (SC). He stated being the 8<sup>th</sup> largest City has a significant influence in the region via population, revenue, and economic contributions.

Mayor Habib stated City Staff and City Council are a part of various organizations which will help plan and manage the City’s growth. He stated Matt Brady, Economic Development Director, is a part of One Region and collaborates with the Charleston Metro Chambers of Commerce. Mayor Habib stated he has a greater role and participation with the Charleston Regional Development Alliance (CRDA). He stated Councilmember Green-Fletcher represents the City on the Charleston Area Transportation Study (CHATS) Committee. He stated Mr. Broom, City Administrator, is a part of the Municipal Insurance Trust (SCMIT) Board of Directors and is involved in the Public Safety Committee. Mayor Habib stated Mr. Broom and himself will be attending the White House Intergovernmental Agency Conference meeting in Washington, D.C. at the White House. He also stated a meeting with Senator Tim Scott has been set to discuss issues that face the City that can use federal help.

Mayor Habib stated the City’s overall engagement with the region and beyond is important. He stated it is a goal on the Strategic Plan, and it is something City staff and City Council are working very hard to improve relationships in the region and beyond.

Mayor Habib concluded by stating the runoff election for the vacant seat on City Council was completed and Gayla McSwain has won. Councilmember Tekac recognized Councilmember McClary as it was his birthday. Mayor Habib invited Ms. McSwain into Executive Session with City Council.

## **X. EXECUTIVE SESSION**

- a) SECTION 30-4-70(A)(2) – Discussion of Negotiations Incident to Proposed Sale of Property (Old Fire Station 1)**
- b) SECTION 30-4-70(A)(1) – Discussion of Employment, Appointment, Compensation, Promotion, Demotion, Discipline, or Release of an Employee (Employee Retirement)**

Mayor Pro Tem Condon made a motion go into Executive Session to discuss negotiations to the proposed sale of the City's Old Fire Station I; and to discuss employee retirement. Councilmember Cox second the motion. All in favor, none opposed. (8:22 p.m.)

Councilmember Cox made a motion come out of Executive Session. Councilmember Condon second the motion. All in favor, none opposed. (8:55 p.m.)

There was no action taken by City Council on either of the two (2) discussions.

**XI. Adjourn:**

Councilmember Tekac made a motion to adjourn. Mayor Pro Tem Condon second the motion. All in favor, none opposed. Meeting adjourned at 8:55 p.m.

\_\_\_\_\_ Date: September 11, 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.*