

**City Council Workshop  
Fire Department Training Room  
October 23, 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 Jerry Tekac; Councilmember Corey McClary; Councilmember Cox; Councilmember McSwain

**Council Members Absent:**

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None

**Staff Present:**

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City Administrator Jake Broom; Assistant City Administrator Daniel Moore; City Clerk Kelly J. Lovette; City Attorney Tim Domin; Director of Economic Development Matt Brady; Director of Finance Tyler Howanyk; Director of Planning and Zoning Kara Browder

**Staff Absent:**

**Press Present:**

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Ricky Dennis – Goose Creek Gazette

**Guests Present:**

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Ms. Erica Wright, Regional Director for Government Relations, Charleston Metro Chamber

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**I. Call to Order:**

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

**II. STAFF PRESENTATIONS AND UPDATES:**

- a) **PRESENTATION – CHARLESTON METRO CHAMBER – AFFORDABLE HOUSING:** Ms. Erica Wright, the Regional Director for Government Relations for the Charleston Metro Chamber spoke on affordable housing. She presented statistics regarding wage growth, increase in home prices, and spending of income on housing and transportation. She stated the Charleston Metro Chamber believes there is a supply and demand issue. She stated trends show that as a region, we are not permitting enough dwelling units and she believes this is also leading to traffic issues in Goose Creek, as living here is so affordable. Ms. Wright stated she wanted to have a conversation with City Council and City staff to inquire how the City is able to keep housing costs so low, and she would also like to assemble municipal partners for a long-term conversation.

Mayor Habib stated the problem with affordable housing in the Charleston area will only be rectified with more housing. He stated affordable housing cannot be artificially created, and the answer is regional, and agrees that as a region, we must have a conversation to move in the right direction.

- b) **NORTHWOOD SCHOOL ZONE / CROSSWALK REQUEST:** Mr. Broom briefed City Council on an issue that City staff has been working on with Northwood Church. He stated the City owns the road Charger Drive. He stated a couple months ago the church installed speed bumps on the road to which the City had removed, as they were not designed or installed to South Carolina Department of Transportation's (SCDOT) design specification. He stated City staff agreed to allow them to install speed bumps if they adhere to the SCDOT design specifications, and if they accept liability. Mr. Broom stated Northwood Church agreed, however, their insurance company would not agree to the installation of the speed bumps. He stated in order to compromise, City staff has been working on the matter to request City Council declare the straight away behind the church and school as a school zone. He stated City staff also recommends installing signage and create a crosswalk. He stated this will force people to stop midblock. Mr. Broom stated in order to designate this area as a school zone, a Resolution is required. City Council agreed to designate the area as a school zone. Mr. Broom stated a Resolution will be presented at the November City Council Meeting.

- c) **REQUEST TO HIRE CONTRACTOR – CASEY CENTER DEMOLITION:** Mr. Broom apologized, as this item was supposed to be on the Agenda for the last City Council Meeting. He stated he would like to ask City Council to vote to allow City staff to hire low bidder Action Abatement to demolish the Casey Center.

Mayor Habib inquired if City Council would like to act. Councilmember Cox made a motion to hire Action Abatement in the amount of \$27,850 to demolish the Casey Center. Mayor Pro Tem Condon seconded. Discussion occurred as to when this will happen. Councilmember Tekac stated he is not a fan of voting in a City Council Workshop and inquired why this cannot wait until the next City Council Meeting. Mayor Habib stated this is delaying the Director of Public Works from starting. Councilmember Cox stated the longer the building stands, the more opportunity for vandalism to occur. Councilmember Tekac stated if this was an emergency, he would feel comfortable voting in a City Council Workshop; however, he does not see this as an emergency. Mayor Habib stated this was advertised as being on the Agenda. Councilmember McSwain inquired if this has been publicized on two (2) Agendas, as that would give the public two (2) opportunities to speak on this item. Mr. Broom stated yes. Hearing no further discussion, Mayor Habib called for the vote. Councilmember McSwain, Councilmember Condon, Councilmember Cox, Councilmember McClary, Councilmember Green-Fletcher and Mayor Habib voted in favor of the motion. Councilmember Tekac voted opposed. Motion carried.

- d) **PURCHASING POLICY:** Mr. Broom stated he sent City Council a copy of the revised draft ordinance for the Purchasing Policy. He explained the changes that were made and stated that Mr. Howanyk was available to answer any questions. Discussion occurred regarding clarification on exemptions. No action was taken.

### III. CITY COUNCIL DISCUSSION ITEMS:

- a) **CANNON TRACT PLANNED DEVELOPMENT REQUEST:** Mr. Broom presented a map showing the Cannon Tract. He stated recently the Planning Commission recommended approval for a proposed plan for the property. Mr. Broom stated the engineer, Mr. TJ Jarvis, and the Director of Planning and Zoning Kara Browder, were present to answer questions. Councilmember McSwain requested clarification regarding why the word retail was removed from the proposed Development Agreement. Mr. Broom stated we wanted to align with the permitted uses in our Zoning Ordinance. Councilmember McSwain inquired if Skeet Road is going to be developed as the access road. Mr. Jarvis stated it would be based on a traffic analysis. Councilmember McSwain stated under State statute, a PUD cannot be approved if it stems beyond five (5) years if it is less than 250 acres; she stated the Development Agreement states seven (7) years. Mr. Jarvis stated that can be changed to five (5) years. Councilmember McSwain stated she did not like this sentence in the Development Agreement, “in the event of a conflict between the provisions in the PUD Master Plan Zoning text and those found in the Zoning Ordinance, the provision of this PUD Master Plan Zoning text shall apply.” Mayor Habib stated the reason for a Development Agreement is for those variances that fall outside the normal Ordinance. Mr. Broom stated this item will be added to the Agenda for the next City Council meeting in November.
- b) **CULTURAL ARTS CENTER ORDINANCE REVISIONS:** Mr. Broom stated he e-mailed the revised Cultural Arts Ordinance to City Council for review. He stated he met with Mayor Habib, Councilmember McSwain, Councilmember McClary and the Director of Recreation TJ Rostin to discuss City Council’s vision for the Commission. He read the revisions to City Council and inquired if City Council would like to include or remove any text. He stated City staff was trying to simplify the vision for the role of the Cultural Arts Commission. Councilmember McClary stated he would like to include diversity in the proposed Ordinance. Mayor Habib stated the Commission is an advisory council to the Recreation Department to promote specific activities and events that help reach these goals. Mr. Broom stated this will be added to next month’s City Council agenda.
- c) **APPOINTMENTS TO BOARDS AND COMMISSIONS:** Mayor Habib stated he would like the liaisons of the boards and commissions to evaluate its members that are currently serving. He stated a number of board members and commissioner’s terms expire on December 31, 2018. He asked City Council to schedule time with him to discuss potential candidates.

**VIII. EXECUTIVE SESSION:**

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

- a) **SECTION 30-4-70 (A) (5) - DISCUSSION OF MATTERS RELATING TO THE PROPOSED LOCATION, EXPANSION, OR THE PROVISION OF SERVICES ENCOURAGING LOCATION OR EXPANSION OF INDUSTRIES OR OTHER BUSINESSES IN THE AREA SERVED BY THE CITY – PROJECT HAMMER**
- b) **SECTION 30-4-70 (A) (2) - RECEIPT OF LEGAL ADVICE WHERE THE LEGAL ADVICE RELATES TO A PENDING, THREATENED, OR POTENTIAL CLAIM OR OTHER MATTERS COVERED BY THE ATTORNEY-CLIENT PRIVILEGE.**

Mayor Pro Tem Condon made a motion to go into Executive Session. Councilmember Cox seconded the motion. All in favor, none opposed. Motion carried. (8:10 p.m.) Councilmember Tekac recused himself for item a. The City Attorney Tim Domin was in attendance to speak on item b.

Mayor Pro Tem Condon made a motion to come out of Executive Session. Councilmember Cox seconded the motion. All in favor, none opposed. Motion carried. (8:34 p.m.) City Council took no action.

**IX. ADJOURN:**

Mayor Pro Tem Condon made a motion to adjourn. All in favor, none opposed. Motion carried. Meeting adjourned at 8:34 p.m.

Date: November 13, 2019

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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.*