

**City Council Meeting  
November 13, 2018  
Executive Session 6:45 P.M.  
Regular Meeting 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; Councilmember Gayla McSwain

**Council Members Absent:**

None

**Staff Present:**

City Administrator Jake Broom; Assistant City Administrator Daniel Moore; City Clerk Kelly J. Lovette; Director of Finance Tyler Howanyk; Public Information Officer Frank Johnson; Economic Development Director Matt Brady; Information Technology Director Ryan Byrd

**Staff Absent:**

**Invocation:**

Police Chaplin Jason Strong

**Pledge of Allegiance:**

Mayor Habib

**Press Present:**

Joy Bonala – Goose Creek Gazette

**Guests Present:**

**I. Call to Order:**

Mayor Habib called the meeting to order at 6:45 p.m.

**II. Executive Session:**

Mayor Pro Tem Condon made a motion to go into Executive Session to discuss the following:

- a) **Section 30-4-70 (A) (1) Discussion of Employment Matter – Police Chief Retirement**
- a) **Section 30-4-70 (A) (5) Discussion of Matters Relating to the Proposed Location or Expansion of Industries or Other Businesses in the Area Serviced by the City – Project Hammer**
- b) **Section 30-4-70 (a) (1) Discussion of Employment Matter – City Employee of the Year**

Councilmember Cox seconded the motion. All in favor, none opposed. (6:45 p.m.) Mayor Pro Tem Condon made a motion to come out of Executive Session. Councilmember Cox second the motion. All in favor, none opposed. (7:16 p.m.) Note: There was no action taken by City Council.

**III. Invocation/Pledge of Allegiance:**

Mayor Habib introduced Goose Creek Police Chaplin Jason Strong who presented the invocation and Pledge of Allegiance.

#### **IV. General Public Comments:**

Mayor Habib invited the public to speak. Mr. Nash inquired as to why the City does not honor its veterans. Mayor Habib thanked Mr. Nash for bringing his comments to City Council's attention and thanked him and all veterans for their service. Mr. Richard Fritz, a representative for the home owners of Marrington Villas in the Cobblestone community, presented the community's comments regarding adding a traffic signal to the intersection and expansion of the roadway. He also inquired about the zoning for the Cannon Tract property and its history with lead.

#### **V. Approval of Minutes**

##### **a) City Council Meeting – October 19, 2018**

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

#### **VI. Public Hearings, Presentations & Proclamations:**

##### **a) Proclamation – Native American Heritage Month**

Mayor Habib read the Native American Heritage Month Proclamation and invited representatives of the Wassamasaw Tribe of Varnertown Indians to join him as he read the Proclamation and took photos.

##### **b) Proclamation – Small Business Saturday**

Mayor Habib read the Small Business Saturday Proclamation.

##### **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 TMS 234-00-00-147 (787 ST. JAMES AVENUE) INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION (Introduction and First Reading)**

Mayor Habib read the title to the proposed Ordinance. Hearing no comments, Mayor Habib inquired if City Council wished to act. A motion was made by Councilmember Cox to annex 787 Saint James Avenue into the City limits, 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.

##### **d) AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE CHANGES TO SECTION 151.028, DEFINITIONS OF WORDS AND TERMS (Introduction and First Reading)**

Mayor Habib read the title to the proposed Ordinance and stated it was so the City can comply with the Federal Emergency Management Agency (FEMA) requirements. Hearing no comments, Mayor Habib inquired if City Council wished to act. A motion was made by Councilmember Green-Fletcher to adopt the proposed Ordinance that will make changes to Section 151.028, as stated by Mayor Habib. Councilmember McClary seconded the motion. Councilmember Tekac inquired if the proposed Ordinance would need two (2) readings. Mr. Broom stated yes. Mayor Habib stated the second and final reading would take place at the next City Council workshop due to FEMA's date requirements. Councilmember McClary inquired as to the consequences of not complying. Mr. Broom stated if this is not implemented by December 7, 2018, the subsidies that the federal government provides to those who are required to purchase flood insurance would be suspended for six (6) months. Hearing no further discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

##### **e) AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE CHANGES TO SECTION 151.081 FLOOD HAZARD CONTROLS (Introduction and First Reading)**

Mayor Habib read the title to the proposed Ordinance and stated it was a mandatory update passed onto the City by FEMA, and the South Carolina Department of Natural Resources. Hearing no comments, Mayor Habib inquired if City Council wished to act. A motion was made by Councilmember Green-Fletcher to adopt the proposed Ordinance to amend the Zoning Ordinance to provide changes to Section 151.081 Flood Hazard Controls, 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.

**f) AN ORDINANCE TO APPROVE A PLANNED UNIT DEVELOPMENT WITH HOYER INVESTMENT COMPANY, FOR AN AREA COMMONLY REFERRED TO AS THE CANNON TRACT (TMS 222-00-00-043), CONSISTING OF APPROXIMATELY 76 ACRES, AN AREA THAT HAS BEEN ANNEXED INTO THE CORPORATE LIMITS OF THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION (Introduction and First Reading)**

Mayor Habib read the title to the proposed Ordinance and recognized Mr. Richard Fritz. Mr. Fritz stated his concern regarding lead and the increasing traffic in the Cannon Tract area. Mayor Habib stated all his concerns would be shared with the South Carolina Department of Transportation (SCDOT). Mayor Habib addressed his concern regarding the lead and stated the abatement standards would be met to the specifications of the South Carolina Department of Health and Environmental Control's (DHEC) requirements, as the City could not provide permits or Certificates of Occupancy before the appropriate agency provides the necessary information.

Hearing no further comments, Mayor Habib inquired if City Council wished to act. A motion was made by Councilmember Tekac to adopt the proposed Ordinance to approve a Planned Unit Development, as stated by Mayor Habib. Mayor Pro Tem Condon seconded the motion. Councilmember McSwain shared her reservations about some of the plans for the development and made several inquiries with Mr. TJ Jarvis, the project engineer, regarding the residential density, the green space and inquiries regarding who would be the builder. After a lengthy discussion, Councilmember Tekac made a motion to end the discussion and call for a vote. Mayor Pro Tem Condon seconded the motion. Mayor Habib called for the vote. Mayor Pro Tem Condon, Councilmember Tekac, Councilmember Cox, Councilmember Green-Fletcher, Councilmember McClary voted in favor to end the discussion. Councilmember McSwain was opposed. Mayor Habib called for the vote regarding the proposed Ordinance as presented. Mayor Pro Tem Condon, Councilmember Tekac, Councilmember Cox, Councilmember Green-Fletcher, Councilmember McClary voted in favor. Councilmember McSwain opposed. Motion carried.

**VII. New Business:**

**a) AN ORDINANCE AUTHORIZING CERTAIN ECONOMIC DEVELOPMENT INCENTIVES, PURSUANT TO TITLE XI, CHAPTER 112 OF THE CITY OF GOOSE CREEK CODE OF ORDINANCES, FOR A PROJECT KNOWN AS C.R. HIPPO CONSTRUCTION; APPROVING AN ECONOMIC DEVELOPMENT INDUCEMENT AND INCENTIVE AGREEMENT; AND OTHER MATTERS RELATED THERETO (Introduction and First Reading)**

Mayor Habib read the title to the proposed Ordinance and inquired if City Council wished to act. A motion was made by Mayor Pro Tem Condon to adopt the proposed Ordinance, as stated by Mayor Habib. Councilmember Cox seconded the motion. Councilmember Tekac recused himself from the vote due a banking relationship with the party involved, through the company in which he works. Councilmember Cox stated the Economic Development Incentives Ordinance was created to incentivize companies to move into the City and it pays dividends. Hearing no further discussion, Mayor Habib called for the vote. Six (6) in favor, one (1) recusal, none opposed. Motion carried.

**b) AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES TO TITLE III: ADMINISTRATION, CHAPTER 33: CITY ORGANIZATIONS, SECTION CULTURAL ARTS COMMISSION, SUBSECTIONS 33.100 PURPOSE; 33.101 RESPONSIBILITIES; AND 32.102 COMPOSITION AND FUNCTIONS (Introduction and First Reading)**

Mayor Habib read the title to the proposed Ordinance and stated it would simplify the formal direction given to the Cultural Arts Commission. Mayor Habib inquired if City Council would like to act. A motion was made by Councilmember McClary to adopt the proposed Ordinance, as stated by Mayor Habib. Councilmember McSwain seconded the motion. Hearing no discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

- c) **AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES TO TITLE III: ADMINISTRATION, CHAPTER 34: FINANCE AND TAXATION, BY REPEALING IN ITS ENTIRETY THE CURRENT SECTION “PURCHASING POLICIES AND PROCEDURES” AND ADOPTING IN LIEU THEREOF A NEW SECTION “PURCHASING POLICIES AND PROCEDURES” MADE A PART HEREOF AND SET OUT HEREIN (Introduction and First Reading)**

Mayor Habib read the title to the proposed Ordinance and inquired if City Council wished to act. A motion was made by Councilmember Tekac to approve the new Purchasing Policy, as stated by Mayor Habib. Councilmember Cox seconded the motion. Following a brief discussion regarding the proposed changes to be made regarding the Purchasing Policy, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

- d) **A RESOLUTION TO DESIGNATE A PORTION OF CHARGER DRIVE AS A SCHOOL ZONE, RUNNING FROM THE INTERSECTION WITH 2ND AVENUE TO ITS TERMINUS NORTH OF NORTHWOOD ACADEMY, AND DESCRIBED AS BEING APPROXIMATELY 1,320 FEET, WITH APPROPRIATE SIGNAGE, AND A 25 MILE PER HOUR SPEED LIMIT, THUS ENSURING THE SAFETY OF THE CHILDREN IN THE AREA (First and Final Reading)**

Mayor Habib read the title to the proposed Resolution and stated Charger Drive was not designated as a school zone; however, it is and should be classified as such. Mayor Habib inquired if City Council wished to act. A motion was made by Councilmember McClary to adopt the proposed Resolution, 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.

#### **VIII. Old Business:**

- a) **AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF GOOSE CREEK, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2019 AND ENDING DECEMBER 31, 2019 (Second & Final Reading)**

Mayor Habib read the title to the proposed Ordinance and inquired if City Council wished to act. A motion was made by Councilmember Green-Fletcher to adopt the proposed 2019 Fiscal Year Budget, as stated by Mayor Habib. Councilmember McClary seconded the motion. Councilmember Cox thanked City Council and City staff for not raising taxes and for a job well done. Hearing no further discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

- b) **AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES TO TITLE III: ADMINISTRATION, CHAPTER 34: FINANCE AND TAXATION, BY REPEALING IN ITS ENTIRETY THE CURRENT SUBSECTIONS (A) (B) (C) AND (D) OF SECTION 34.05 RECOVERY OF COLLECTION COSTS AS A PART OF DELINQUENT DEBTS COLLECTED PURSUANT TO THE SETOFF DEBT COLLECTION ACT AND ADOPTING IN LIEU THEREOF NEW SUBSECTIONS MADE A PART HEREOF AND SET OUT HEREIN (Second and Final Reading)**

Mayor Habib read the title to the proposed Ordinance and stated this will allow the Municipal Association of South Carolina (MASC) to collect debt on behalf of the City. Mayor Habib inquired if City Council wished to act. A motion was made by Councilmember Cox to approve the proposed Debt Setoff Ordinance with MASC, 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.

#### **IX. Monthly Department Report:**

**Matt Brady, Director of Economic Development:** Mr. Brady stated his report to City Council would include highlights of accomplishments in the last six (6) months; changes to the Economic Development Action Committee (EDAC), commercial activities and future for the City.

Mr. Brady stated based on changes brought on by City Council, the Economic Development Action Committee (EDAC) now meets monthly. He stated discussion regarding marketing, recommendation concerning changes to the sign Ordinance, tools to capture data, and recruitment of new members are priorities for the EDAC Committee. Mr. Brady presented a PowerPoint that displayed a dashboard which he explained is a tool being used to collect data that is updated monthly. He stated the dashboard tracks business licenses, commercial permits, hospitality fees, housing starts, and gross sales. Regarding commercial activity, Mr. Brady shared good news and stated due to the adoption of the Incentive Ordinance by City Council, and the approval for the expansion of JW Aluminum, and the approval of Goose Creek Village; there will be growth in new jobs, retail, and full-service restaurants to the City.

Mr. Brady stated Economic Development is a team sport and improving relationships is important. He stated he feels the partnerships with the Charleston Regional Development Alliance (CRDA) and Charleston Metro Chamber of Commerce have improved.

Mr. Brady stated the newly approved budget will allow his position to have a budget in 2019. He thanked City Council for this action and stated the budget would allow him to market the City and to capitalize on the new brand. He stated with growth in the region, the City must continually make sure those who want to invest in the community have the opportunity.

Mr. Brady stated the City needs to manage its growth, and 2019 and 2020 will present an opportunity to reevaluate the City's current Comprehensive Plan to support this objective. He stated the City needs to find ways to engage existing businesses, and he looked forward to implementing innovative systems to connect, discuss, and resolve the needs of current and future businesses. He stated he was working on a few projects that may or may not materialize and he believes this demonstrates there is an interest in the City.

He concluded by stating the City's property on Button Hall (Old Fire Station I) was close to closing. He stated Mr. Broom and himself received positive news on Friday, there was nothing yet to declare, but the City was very close to having a food and beverage business in that location. Mayor Habib stated Mr. Brady has done a great job and thanked him.

**X. City Administrator's Report:**

**a) REQUEST TO PURCHASE – CITY LIMITS SIGNAGE**

Mr. Broom stated the Economic Development Director was requesting to purchase new City limit signage. He stated these signs would be installed on Highways 176 and 17A, in the Carnes Crossroads area, and Highway 52, North of Old Mt. Holly Road. He stated City staff was requesting to hire the low bidder, Carolina Sign Company of Goose Creek, SC, in the total amount of \$24,523.20. Mr. Broom stated this includes the fabrication and installation of all four (4) signs and the Fiscal Year 2018 Non-Departmental Budget included \$40,000 for this project.

Mayor Habib inquired if City Council wished to act. A motion was made by Councilmember Green-Fletcher to approve the request for signs in the total amount of \$24,523.20, to Carolina Sign Company. Councilmember Cox seconded the motion. Mayor Pro Tem Condon inquired as to when the signs would be installed, Mr. Broom stated it would depend on the South Carolina Department of Transportation (SCDOT) encroachment permitting process. Hearing no further discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

**b) REQUEST TO PURCHASE –CARPET/FLOORING FOR PUBLIC WORKS HEADQUARTER**

Mr. Broom stated Director of Public Works was requesting the installation of new carpet and tile flooring in the Department of Public Works (DPW) Headquarters. He stated City staff was requesting to hire the low bidder, Wilson's Carpet Plus of Summerville, SC, in the total amount of \$22,542.58. Mr. Broom stated the Fiscal Year 2018 Water Enterprise Fund Budget included \$38,000 for the project.

Mayor Habib inquired if City Council wished to act. A motion was made by Mayor Pro Tem Condon to approve the purchase of new flooring for the DPW Headquarters. Councilmember Green-Fletcher seconded the motion. Hearing no discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

**c) POSSIBLE ACTION REGARDING ITEMS DISCUSSED IN EXECUTIVE SESSION – POLICE CHIEF RETIREMENT**

Mr. Broom stated Police Chief Harvey Becker is retiring in January of 2019 after thirty-eight (38) years of outstanding service to the City. He stated in the City’s Code of Ordinances, Section 32.04, it states the City Administrator appoints department managers with the approval of Mayor and City Council. He stated in accordance with that section, he was requesting to hire Major LJ Roscoe of the DeKalb County Sheriff’s Office. He stated Major Roscoe has been with the Sheriff’s Office since 1991, currently commands the Field Services Division and oversees a budget of over 12 million dollars with over a hundred (100) deputies. He stated there was over seventy (70) applicants for the Chief of Police position, and he interviewed nine (9) candidates.

Mayor Habib inquired if City Council wished to act. A motion was made by Mayor Pro Tem Condon to approve the hiring of Major Roscoe as the next Police Chief of the City of Goose Creek. Councilmember McSwain seconded the motion. Councilmember McClary thanked Mayor Habib, City Council and Mr. Broom for addressing his concerns regarding the process. Hearing no further discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

**XI. Mayors Report:**

Mayor Habib stated economic development is a process where City staff seeks and establishes relationships to bring businesses into the City. He stated economic development provides multiple revenue streams to the municipality, that the future does not just happen, it is created; and, City Council and City staff were working very hard to create our City’s own future to determine our City’s own destiny.

Mayor Habib stated regarding the new police chief, City Council charged Mr. Broom to find the best individual for that job. He stated the position was advertised in various locations to which he received over eighty (80) applications. Mayor Habib stated that told him people from all over recognize the value of living and working in the City of Goose Creek. He stated through that process, we narrowed down and identified the person that will lead the City’s Police Department into what we want our Police Department and City to be in the future. Mayor Habib encouraged everyone to take the time to get to know Chief Roscoe when she starts on January 21, 2019.

Councilmember Tekac congratulated Councilmember Cox for his election to Berkeley County Council and stated he will be leaving in January 2019.

**XII. Adjourn:**

Councilmember Tekac made a motion to adjourn. Mayor Pro Tem Condon seconded the motion. All in favor, none opposed. Meeting adjourned at 8:32 p.m.

\_\_\_\_\_ Date: December 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.*