

City Council Meeting
July 9, 2019
7:00 P.M.
City Hall

Council Members Present:

Mayor Gregory S. Habib; Mayor Pro Tem Kevin Condon; Councilmember Debra Green-Fletcher; Councilmember Jerry Tekac; Councilmember Corey McClary; Councilmember Gayla McSwain; Councilmember Christopher Harmon

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 LJ Roscoe; Fire Chief Steve Chapman; Director of Finance Tyler Howanyk; Director of Recreation TJ Rostin; Public Information Officer Frank Johnson; Director of Information Technology Ryan Byrd

Staff Absent:

Invocation:

Chaplin Strong

Pledge of Allegiance:

Mayor Habib

Press Present:

Guests Present:

I. Call to Order/Invocation/Pledge of Allegiance:

Mayor Habib called the meeting to order at 7:00 p.m. He introduced Chaplin Strong of the Goose Creek Police Department who presented the invocation and pledge of allegiance.

II. General Public Comments:

Mr. Scott Bollington of Virginia Street thanked Mayor Habib for standing up for the residents regarding the sidewalk project on Amy Street. Mr. Fred Smith of Amanda Circle requested the Recreation Department enhance its tennis opportunities.

III. Approval of Minutes:

a) City Council Meeting – June 11, 2019

A motion was made by Councilmember Tekac to approve the minutes, as stated by Mayor Habib. Councilmember Harmon seconded the motion. Councilmember McSwain stated there was a typographical error on page two (2). Hearing no further discussion, Mayor Habib called for the vote. 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 SECTION 151.088 LAND SET- ASIDE/DEDICATED REQUIREMENTS FOR PARKS AND RECREATIONAL AREAS IN ITS ENTIRETY (Public Hearing & First Reading)**

Mayor Habib read the title to the proposed Ordinance. Hearing no comments from the public, he inquired if City Council wished to act. Councilmember Green-Fletcher made a motion to adopt the proposed Ordinance of the text change repealing Section 151.088 Land Set Aside for Parks and Recreation, as stated by Mayor Habib. Councilmember Harmon seconded the motion. Hearing no discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

b) AN ORDINANCE TO AMEND THE DENSITY OF THE PLANNED DEVELOPMENT FOR ADDITIONAL UNITS WITHIN THE DEVELOPMENT OF LAKEVIEW COMMONS TO APPLY TO PROPERTIES IDENTIFIED AS TMS 252-06-00-046, 252-06-00-049, AND 252-06-00-024 BY AMENDING THE PLANNED UNIT DEVELOPMENT AGREEMENT (Public Hearing & First Reading)

Mayor Habib read the title to the proposed Ordinance. Hearing no comments from the public, he inquired if City Council wished to act. Councilmember Harmon made a motion to approve the Lakeview Commons Planned Development (PD) request for additional density, as stated by Mayor Habib. Mayor Habib seconded the motion. Councilmember McSwain inquired if the owner of this request owns the phases already in existence. Mr. Moore stated this is a different developer. Councilmember McSwain inquired as to where the green space will be located on this property. Mr. Moore stated it will be incorporated in Phase Five (5). Councilmember McSwain inquired if stormwater drainage was included in this phase. Mr. Moore stated Phase Five (5) is still in its preliminary design stage and currently nothing has been approved. Councilmember McSwain inquired if an amenity center is included. Mr. Moore stated yes. Councilmember McSwain requested to speak to the owner of the development. She stated she is concerned with how the Homeowner's Association (HOA) is set up and inquired if there will be enough reserve funds for the privately own roads in this development. The owner stated there is a tremendous reserve in the HOA. Councilmember McSwain stated the residents that live there now have consulted with an attorney regarding what they perceive to be construction defects in prior phases. She inquired if there are any legal claims against the owner at this time regarding the prior phases. The owner stated not to his knowledge. Mayor Habib inquired as to what the original number of units were in the approval. The owner stated three hundred and thirty (330) units was what was original number was that was approved. Mayor Habib stated the owner is asking for eleven (11) additional units than what was originally planned. He stated the Planning Department has shown these units will fit appropriately considering all buffer and setback requirements. Mr. Moore stated yes, Phase Five (5) exceeds all buffer and setback requirements. Councilmember McClary inquired as to when the owner anticipates that the HOA will be turned over to the residents. The owner stated that has already happened. Councilmember Green-Fletcher recused herself as she works for Carolina One Real Estate and they have a property listed within the development currently before City Council. Hearing no further discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

V. New Business:

There was no new business to discuss.

VI. Old Business:

a) 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 – TACO BELL) INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second & Final Reading)

Mayor Habib read the title to the proposed Ordinance and inquired if City Council wished to act. Mayor Pro Tem Condon made a motion to annex 787 St. James Avenue into the City of Goose Creek, 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.

VII. Monthly Department Report:

Director of Recreation TJ Rostin: Mr. Rostin stated there has been an increase in recreational participation. He stated the new Activities Center has been open for a year and has doubled participation in the gymnastics program. Mr. Rostin stated the Recreation Department has made a concerted effort to upgrade and renovate the City's parks and facilities. He stated they have fully upgraded playground equipment, as well as safety measures.

Mr. Rostin stated new initiatives such as Member Appreciation Week was held for the first time this year. He stated the Recreation Department gave away free food, Gatorade, and free water for the week. He stated they had over three hundred and fifty (350) people attend Member Appreciation Week. He stated next year it will be held in the morning and evening.

Mr. Rostin stated on October 27, 2019, a "coach's banquet" will be held to thank our volunteer coaches for their devoted time to our many recreational programs. He stated the last two (2) special events were weather delayed, but they will be combined on August 10, 2019, for Kids Fest. He stated hopefully we can have a great back to school event that will include fireworks. Mr. Rostin stated the next Summer Slam in The Creek Pickleball Tournament will be August 17 - 18, and sixty (60) to seventy-five (75) teams are expected to compete. Mayor Pro Tem Condon inquired as to having some practice time available for pickleball during the weekend or evening. Mr. Rostin stated he is looking to do that in the fall; currently they have summer basketball which takes up most Saturdays and Sundays. He stated the eleven (11) and twelve (12) year old Allstar Boys Baseball team were scheduled to compete in Bluffton that weekend. Councilmember Harmon thanked Mr. Rostin for recognizing the volunteer coaches. Councilmember Green-Fletcher thanked Mr. Rostin for all his work on the inclusive playground.

VIII. City Administrator's Report:

a) Purchase Request – Fire Department – Self-Contained Breathing Apparatus (x5)

Mr. Broom stated there is a request from the Fire Chief regarding the purchase of five (5) self-contained breathing apparatus (SCBA). City staff request to purchase the SCBA's from Rinehart Fire Services located in Asheville, North Carolina, for the total cost of \$33,372. He stated this project is included in the 2019 Fire Department Budget in the total amount of \$32,450. He stated the \$922, difference was made up elsewhere in the equipment budget.

Mayor Habib inquired if City Council wished to act. Councilmember Tekac made a motion to approve the request as presented by Mr. Broom. Mayor Pro Tem Condon seconded the motion. Mayor Pro Tem Condon inquired if this is for old equipment that we are retiring. Chief Chapman stated was to maintain the Fire Department's supply of breathing apparatus which has a life expectancy of five (5) to six (6) years. Councilmember McSwain inquired if there is a warranty. Chief Chapman stated there is a very limited warranty, because of being used to go into a fire. Hearing no further discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

b) Purchase Request – Fire Department – Air Compressor

Mr. Broom stated this request is from the Fire Chief regarding the purchase of a breathing air compressor to be used at Fire Station III. He stated this compressor will replace an older unit that no longer functions properly. He stated City staff requests to purchase the compressor from the low bidder, Air Centers of South Carolina, located in Greer, SC, for the total cost of \$45,251. Mr. Broom stated this purchase is included in the 2019 Fire Department Budget.

Mayor Habib inquired if City Council wished to act. Mayor Pro Tem Condon made a motion to approve the request as presented by Mr. Broom. Councilmember McSwain seconded the motion. Councilmember Harmon inquired how many air compressors does the City currently have. Chief Chapman stated there is one (1) at each Fire Station and the one (1) that is being replaced is twenty (20) years old. Hearing no further discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

c) Purchase Request – IT Department – Dispatch Software

Mr. Broom stated the following request is from the IT Director regarding the purchase of public safety/computer-aided dispatch software to be used by the Police and Fire Departments. He stated the City set out last year to purchase the same 911 software Berkeley County is transitioning to in order to virtually consolidate the City’s and County’s dispatch centers. He stated this will make for more efficient call routing and dispatching, leading to better response times to emergency calls. Mr. Broom stated City staff was requesting to purchase the software from Southern Software, located in Southern Pines, NC, in the total amount of \$316,318. He stated the total amount budgeted is \$331,714.

Mayor Habib inquired if City Council wished to act. Councilmember Tekac made a motion to approve the request as presented by Mr. Broom. Mayor Pro Tem Condon seconded the motion. Councilmember Harmon inquired how often the software is updated. Mr. Byrd stated the City’s current software has been in existence since 2009, but the software is updated annually. Councilmember McClary inquired if Berkeley County decided to change the software, does the City also have to change its software. Mr. Byrd stated if the City wants to stay connected with Berkeley County, then yes. Mr. Broom stated Berkeley County is also changing to this software this year. Councilmember McSwain inquired as to the Houston-Galveston Council. Mr. Byrd stated this City Council vets the State’s contracting prices. Hearing no further discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

d) Commission of Code Enforcement Officers

Mr. Broom stated this request is from the Finance Director regarding the need for City Council to designate certain employees as Code Enforcement Officers (CEO). He stated several of our employees in Planning, Building, Public Works and Administration may occasionally be required to issue a Uniform Ordinance Summons. He stated City Ordinance requires they be designated as CEO’s by City Council.

Mayor Habib inquired if City Council wished to act. Mayor Pro Tem Condon made a motion to approve the request as presented by Mr. Broom. Councilmember McSwain seconded the motion. Councilmember McSwain inquired as to how many CEO’s the City currently has on staff. Mr. Broom stated there are two (2) in the Department of Public Works that strictly do property maintenance codes. Councilmember McSwain inquired if there is a monetary limit to the authority being invested into these officers. Mr. Broom stated fines can be assessed up to \$500. Mr. Broom and Mayor Habib provided clarification as to the code enforcement process. Hearing no further discussion Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

e) Adoption of Comprehensive Fund Balance Policy

Mr. Broom stated this item is a proposed Comprehensive Fund Balance Policy that was discussed during the May City Council Workshop. He stated this proposed policy is more in line with industry standards and will give City staff and City Council guidance during the budgeting process. He stated the significant changes in the recommended amount of unassigned fund balance in each major fund are as follows:

Fund	Current Policy	Proposed Policy
General Fund	35%	25%
Water Fund	35%	20%
Golf/Recreation Fund	10%	10%

Mayor Habib inquired if City Council wished to act. Councilmember McSwain made a motion to adopt the Comprehensive Fund Balance Policy. Councilmember Green-Fletcher seconded the motion. Mayor Habib stated these are taxpayer dollars and reminded everyone that should not be forgotten; and there is no reason to collect taxes and fees to just stick them in the bank. He stated the City’s standard was significantly higher than the standard that is nationally. Hearing no further discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

IX. Mayors Report:

a) Adoption of Strategic Plan

Mayor Habib stated in April; members of City Council met to discuss the City's proposed Strategic Plan. He stated he looks at goals in a one (1) to three (3) year period. He stated City Council did not want to marry future City Councils to these goals as a new Council may not want to pursue the proposed Strategic Plan. He stated City Council wants to do things that are achievable and measurable.

Mayor Habib inquired if City Council wished to act. Councilmember Tekac made a motion to adopt the proposed Strategic Plan. Mayor Pro Tem Condon seconded the motion. Councilmember Harmon stated the Strategic Plan is well thought out and it is a balance between business growth, green space, and activities for quality of life. Councilmember Tekac inquired if Mayor Habib could read the goals on the Strategic Plan. Mayor Habib stated the goals are as follows:

- Increase Economic Activity
- Guide Growth Intentionally
- Increase Regional and Statewide Engagement
- Increase Employee Retention
- Implement and Update Policy Regarding Fiscal Responsibility
- Improve Public Safety Outcome

Hearing no further discussion Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

Councilmember McClary stated the Hot Pursuit (Goose Creek Police Department – 5K Run) that was held on June 15th had a wonderful turnout.

X. 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 Lightning Rod)

Mayor Pro Tem Condon made a motion to go into Executive Session. Councilmember Harmon seconded the motion. All in favor, none opposed. Motion carried. (7:55 p.m.)

Councilmember Green-Fletcher made a motion to come out of Executive Session. Councilmember Tekac seconded the motion. All in favor, none opposed. Motion carried. (9:05 p.m.) City Council took no action.

XI. Adjourn:

Councilmember Tekac made a motion to adjourn. Mayor Pro Tem Condon seconded. Mayor Habib called for the vote. All in favor, none opposed. Meeting adjourned at 9:05 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.