



**CITY COUNCIL MEETING – December 10th, 2019
REGULAR MEETING – 7:00 P.M.
CITY HALL – COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.**

I. INVOCATION / PLEDGE OF ALLEGIANCE

II. GENERAL PUBLIC COMMENTS – (Two Minutes Per Speaker)

III. APPROVAL OF MINUTES

- a. CITY COUNCIL MEETING NOVEMBER 12, 2019
- b. CITY COUNCIL WORKSHOP NOVEMBER 26, 2019

IV. PUBLIC HEARINGS, PRESENTATIONS & PROCLAMATIONS

- a. SPECIAL RECOGNITION – POLICE DEPARTMENT VOLUNTEER OF THE YEAR
- b. SPECIAL RECOGNITION – POLICE DEPARTMENT EXPLORER OF THE YEAR
- c. SPECIAL RECOGNITION – HIGH SCHOOL SPORTS ALL-STARS
- d. AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES IN THE ZONING DISTRICT OF THE PROPERTY LOCATED ALONG NELLO DRIVE DESIGNATED AS TMS #235-14-04-007 FROM R-2 (MEDIUM DENSITY RESIDENTIAL) TO R-3 (HIGH DENSITY RESIDENTIAL).
(Public Hearing & First Reading)

V. NEW BUSINESS

VI. OLD BUSINESS

- a. AN ORDINANCE TO SELL A PORTION OF REAL PROPERTY KNOWN AS TMS# 244-05-01-032 (OFF LIBERTY HALL ROAD) 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)**

VII. MONTHLY DEPARTMENT REPORT

- a. TJ Rostin, Recreation Director

VIII. ADMINISTRATOR'S REPORT

- a. Request to Hire Contractor – Carol Drive / Stephanie Drive Water System Improvement Project

IX. MAYOR'S REPORT

X. EXECUTIVE SESSION - *Note: Action may be taken following executive session on items discussed in executive session*

- a. SECTION 30-4-70 (A) (2) DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OF PROPERTY **(Old Fire Station I – 101 Button Hall Avenue)**
- b. 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)**

XI. ADJOURN

APPROVAL OF PREVIOUS MINUTES

City Council Meeting
November 12, 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; Police Chief LJ Roscoe; Finance Director Tyler Howanyk; Public Information Officer Frank Johnson; Assistant Fire Chief Norm Cutshall

Staff Absent:

Director of Economic Development Matt Brady

Invocation/Pledge of Allegiance:

Councilmember Corey McClary

Press Present:

None

Guests Present:

None

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

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

II. General Public Comments:

Mr. Mike Delany, Haleswood Circle, commented on the upcoming Goose Creek Referendum (Empower Goose Creek) and stated he did not see it advertised anywhere on the Goose Creek website, yet he has been receiving information from someone who is pushing the Referendum to receive yes votes. Mayor Habib thanked Mr. Delany and stated he was well over his two (2) minutes for comments.

A gentleman who is a resident of Gibbes Forest, was recognized and stated his car was broken into around 3:00 a.m. the other day and inquired if there was a homeless problem in Goose Creek off Westview Boulevard, that he wished to feel safe and didn't want his car to be broken into. Mayor Habib stated he would agree, no one would want that to happen to them. He stated the City's statistics do not show an increase in any of those crime statistics throughout the City.

Mayor Habib recognized Mr. Danford who stated his concern for a proposed rezoning of property from low/medium density to high density and that went before the Planning Commission on November 5, 2019, TMS #235-14-04-007, a property on the east side of Nellow Drive, with up to seventy-eight (78) townhomes being built. He stated his concern has to do with egress in that area and he felt there would be even more congestion. Mayor Habib stated that zoning has not changed, that was a Planning Commission Meeting wherein they voted to recommend the change to City Council. He stated the proposed rezoning would most likely go before City Council in December, and there will be a public hearing at that time, no property gets rezoned without a vote from City Council.

Mr. Donald Nash was recognized and stated at the last City Council Meeting the proposed 2020 Fiscal Year Budget would show no increase in taxes from the City and he stated his property taxes increased. Mayor Habib stated the City did not increase property taxes, there is a difference. Mayor Habib stated the City did not raise his taxes and when reassessment happened, the City lowered the millage rate from 50 ½ to 47 ½, to keep property taxes as close to the same as possible. He stated they could have gone up a few dollars based on large scale math, as well as the Local Option Sales Tax (LOST) wherein you receive a rebate on your property taxes based on LOST. The more houses that are built, the more that rebate is spread out; and that's why he feels economic development is important so it brings in business to increase LOST; therefore, taxes can go up without increasing the rate. Mr. Nash also inquired about the article in the Goose Creek Gazette about Century Aluminum and that it is located within the City of Goose Creek and in another article it stated it has to be annexed. Mayor Habib stated if the Referendum passes, the property will have to be annexed, they are currently not within the City of Goose Creek.

Mr. Joe Fasio, 127 Welchman Avenue, was recognized and stated his wife and him supported Mayor Habib during his campaign when he ran for mayor. He stated he would have to agree with Mr. Delany who spoke earlier on the City supplying power to Century Aluminum, and he wished to know why there was only one (1) article from September 19th found online that was written by the Berkeley Independent and there has been no information made available for the citizens of Goose Creek to review and study this before the December 3rd vote.

Cheryl Worrel was recognized and stated she believed all businesses should start with a business plan and quoted Benjamin Franklin, "If you fail to plan, you are planning to fail".

Mayor Habib thanked everyone for their comments and stated he would make one comment relative to the Referendum and he did not wish to go back and forth with comments. He stated it is against the law for the City of Goose Creek to promote anything about this Referendum to try to encourage the public to vote one way or another. He stated it's very precarious, so the City has tried to stay out of it as much as humanly possible at the level of City staff. Mayor Habib stated there is information available through a group called Empower Goose Creek, it can be found online and anyone from the public was welcome to meet with him and ask any question they like on the subject at any time other than at a City Council Meeting. He stated that was about as much as he would say at the current moment, but what was stated by the two (2) gentlemen is against the law for the City to act; and therefore, it will not be done.

III. Approval of Minutes:

- a) City Council Workshop – September 24, 2019**
- b) City Council Meeting – October 8, 2019**

Councilmember Tekac made a motion to approve the minutes as presented. Councilmember Harmon seconded the motion. Councilmember McSwain stated on page four (4) of the October 8, 2019 City Council Meeting minutes, under the discussion about whether to transfer the authority from the Zoning Board of Appeals (ZBA) to City Council, she requested the minutes be reworded and the audio be listened to again. She stated the one sentence she was referring to was that she was not stating that type of duty should fall on the Planning Commission, that she was making a recommendation and she was questioning if City Council wanted to make a compromise, whether the ZBA would be permitted to give City Council a recommendation rather than voting. Councilmember McSwain requested the City Clerk go back and reword the minutes regarding how she just stated.

Hearing no further discussion Councilmember Tekac amended his motion to include Councilmember McSwain's comments. Councilmember Harmon seconded the motion. All in favor, none opposed. Motion carried.

IV. Public Hearings, Presentations & Proclamations:

- a) PROCLAMATION – TOASTMASTERS' MONTH**

Mayor Habib presented a proclamation to the members of Toastmasters International recognizing the month of November as "Toastmasters' Month".

b) PRESENTATION – BERKELEY, CHARLESTON, DORCHESTER COUNCIL OF GOVERNMENTS HAZARD MITIGATION PLAN UPDATE

Mrs. Kathryn Basha, Planning Services Director for the Berkeley, Charleston, Dorchester Council of Governments, made a PowerPoint presentation to City Council regarding the update to the Hazard Mitigation Plan. She stated they have been asked by Berkeley County to assist them in the update of the Hazard Mitigation Plan as required by federal law and of which all jurisdictions are required to show how they have determined what their potential loss of life and damages are due to natural hazards and how they plan to mitigate in order to reduce the amount of life or property if those hazards occur.

V. New Business:

None.

VI. 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, 2020 AND ENDING DECEMBER 31, 2020 (Second & Final Reading)

Councilmember Condon made a motion to approve the proposed Ordinance for the FY 2020 Budget. Councilmember Green-Fletcher seconded the motion.

Councilmember McSwain stated she had a general philosophy that the City's employees on the lower level of the pay scale need to be raised in salary. She mentioned a recent article in a local paper that stated that anyone who rents, their median gross rent is a little over \$1,100, and someone with an income of \$27,000, they are spending 52% of their salary on housing. She stated it would be nice if City Council would take a closer look at the Consumer Price Index (CPI) for next year and maybe gear toward the higher salaries and bring some of the lower salaries up. She stated she understands the 2020 CPI is lower than last year, just under 1.5%. Councilmember McSwain stated it was a great budget and City staff did a great job with what they are working with and she thanked them for all their efforts.

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

b) AN ORDINANCE TO SELL A PORTION OF REAL PROPERTY KNOWN AS TMS# 244-05-01-032 (OFF LIBERTY HALL ROAD) 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 (Public Hearing & First Reading)

Mayor Habib stated the proposed ordinance was tabled at the October City Council Meeting and it was back up for first reading. Councilmember Tekac made a motion to approve the proposed Ordinance as stated by Mayor Habib. Councilmember Condon seconded the motion. Councilmember Tekac stated he was aware the City has a contract for the sale of the property for \$8,200 and there was an initial appraisal, provided by the potential buyer, for \$8,200, the property was appraised at its current zoning as Conservation Open Space (CO). He stated a second appraisal, authorized by City Council, was done by the City at \$28,000; however, it classified the property as what the proposed use of the property would be developed. Therefore, City Council had an issue to discuss.

It was discussed amongst City Council as to what the general procedure was when someone approaches the City to purchase property owned by the City. Councilmember McClary stated he did not agree with the appraisal done by the City because it was based on a zoning that the property is not currently zoned but was

appraised based on the intent of what the proposed buyer plans to develop the property. Councilmember Condon stated to go along with what Councilmember McClary stated, it's kind of like they are changing the rules of the game in the middle after they received some information they did not have when they started, and he personally had an issue. Councilmember Harmon and Councilmember McSwain both stated they felt they property should be sold based on what the property would be rezoned as at the request of the proposed buyer and that the City should have the right to sell the property based on the appraisal done on the planned zoning. Councilmember McClary stated the issue he had was the process and because there is no process currently in place, the buyer should not be penalized. He stated he does believe City Council should look out for the tax payers dollars; however, with the current situation the buyers are saying they have done everything the City has asked them to do and the City basically has said now that you have done everything we have asked, we are going to change the rules in the middle of what you were doing. Councilmember McClary requested there be a process in place to prevent this from happening again.

Mayor Habib invited Mr. Sineath to speak to City Council regarding the appraisals and what has been discussed. In brief, Mr. Sineath stated there were two (2) largely distinctive appraisals based on two (2) different zonings. He stated the appraisal done by the City was done as if the property was zoned R-2 and it is not R-2, it is currently zoned as Conservation Open Space (CO) and the parcel only exists on paper, after a survey, so it can be added to an adjacent piece of property. Mr. Sineath compared the comp studies used on both appraisals and stated he felt there were several holes in the appraisal that was ordered by the City based on comps that were used that were older than one (1) year and also ones provided to property in an already developed area, Beverly Hills. He stated Lindy Creek is not a subdivision. He stated water and sewer lines were going to be a big expense because they aren't located along the property. Mr. Sineath stated he even raised the offer from \$5,000 to \$8,200. There was discussion between Mr. Sineath and members of City Council concerning the comps used by the two (2) different appraisers.

Hearing no further discussion, Mayor Habib called for the vote. Councilmember McSwain requested a roll call vote. Councilmember Tekac – Yes; Councilmember McSwain – No; Mayor Pro Tem Condon – Yes; Councilmember Harmon – No; Councilmember McClary – Yes; Councilmember Green-Fletcher – No; Mayor Habib – Yes. Four (4) in favor, three (3) 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 PROPERTY LOCATED AT 787 SAINT JAMES AVENUE (TMS # 234-00-00-147) FROM CONSERVATION/OPEN SPACE DISTRICT (CO) TO GENERAL COMMERCIAL DISTRICT (GC) (Second and Final Reading)**

Councilmember Harmon made a motion to approve the proposed Ordinance by changing the Taco Bell property, located near Devon Forest, from a zoning classification of CO to GC. Councilmember McSwain seconded the motion. All in favor, none opposed. Motion carried.

- d) **AN ORDINANCE TO AMEND THE “CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA”, BY AMENDING TITLE XV – LAND USAGE, CHAPTER 151. ZONING, §151.107 – CHANGE OF CITY BOUNDARIES, REGARDING THE ANNEXATION OF NEW LANDS TO REQUIRE A PETITION OF PROPOSED ZONING CLASSIFICATION AS PART OF THE ANNEXATION PROPOSAL (Second and Final Reading)**

Mayor Habib read the title to the proposed Ordinance and stated when property is annexed into the City of Goose Creek it will now be annexed as its intended use, as opposed to Conservation Open Space (CO). Councilmember McSwain made a motion to approve the proposed Ordinance as stated by Mayor Habib. Councilmember Tekac seconded the motion and stated if they had the proposed Ordinance with the proposed purchase by Mr. Sineath, they may not have the issue they had with the sale of the City owned property. Mayor Habib agreed he may be right. Hearing no further discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

VII. Department Report:

Planning Director Mark Brodeur: Mr. Brodeur provided City Council with his report of the Planning Department and stated his department's goals were to provide the best service, efficient turnaround time, implement their Geographical Information Systems, to continue to improve inner department workflow and electronic review. He stated the City was in its eighth (8) year of an unprecedented growth spurt. Mr. Brodeur compared 2018 to 2019 and reviewed the number of building permits for both residential and commercial developments and reminded City Council that residential development drives commercial growth. Also reviewed were the Planning Commission, Architectural Review Board and Zoning Board of Appeals and some examples of what they have been working on. He stated his department tries to maintain a same day response with all inquiries. The City is experiencing a very healthy economy.

Councilmember Harmon thanked Mr. Brodeur for all he's doing, and stated City Council was glad to have him with his experience at the helm to help guide the City throughout its upcoming growth because it's a very vital time for our community. Mr. Brodeur thanked City Council for their service and reminded them they would be involved in 2020 with the City's upcoming Comprehensive Plan and stated it would be one of the most decisive actions they take in their tenure as a Councilmember.

Councilmember McClary inquired what Mr. Brodeur felt was the biggest challenge of the City. Mr. Brodeur stated he felt it was connectivity, getting from one location to another within the City seems to be extremely more difficult than it should be and he felt there would be some activities coming to them in the future to improve crosstown connectivity and inter-connectivity between its county and state roads. He stated he has also spoken with Berkeley County's Planning Director about what they consider their major issue to be and it's the same thing for them as it is for the City. Councilmember McSwain confirmed with Mr. Broom about the meeting scheduled for that Friday with Berkeley County regarding the review of the design for Highway 176 (St. James Avenue) and Highway 52 (South Goose Creek Boulevard). Mr. Broom stated it was a Concept Plan Meeting about small improvements that can be made around the intersection and he would be attending that meeting. Councilmember McSwain inquired as to Mr. Brodeur's experience and which board or commission had the authority to issue the types of permits. Mr. Brodeur stated it's been a recommendation from the Planning Commission to the City Council, with the City Council having the final say.

VIII. City Administrator's Report:

None.

IX. Mayors Report:

Mayor Habib pointed out the first inaugural "Clash in the Creek" took place where the City awarded a trophy to the winner of the Goose Creek vs. Stratford High School football game. He stated it was a big deal to the kids of Goose Creek when they won and it's a way to grow and connect the community.

Mayor Habib stated on Saturday, December 14th, the City will be holding a Christmas parade that will start at the old Casey Center property and run along St. James Avenue.

X. Executive Session – No action will be taken on the items discussed in executive session.

- a) **SECTION 30-4-70 (A) (1) DISCUSSION OF EMPLOYMENT, APPOINTMENT, COMPENSATION, PROMOTION, DEMOTION, DISCIPLINE, OR RELEASE OF AN EMPLOYEE (City Employee of the Year)**
- b) **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. (8:13 pm)

Councilmember Tekac made a motion to come out of Executive Session. Councilmember Condon seconded the motion. All in favor, none opposed. Motion carried. (9:34 pm)

XI. Adjourn:

Councilmember Tekac made a motion to adjourn. Councilmember Harmon seconded the motion. All in favor, none opposed. Meeting adjourned at 9:34 p.m.

Date: December 10, 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.

City Council Workshop
Fire Department HQ - Training Room
November 26, 2019
6:00 P.M.

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:

Staff Present:

City Administrator Jake Broom; Assistant City Administrator Daniel Moore; City Clerk Kelly J. Lovette; Director of Economic Development Matt Brady; Director of Recreation TJ Rostin

Staff Absent:

Press Present:

Guests:

City Attorney Lawrence Flynn

CALL TO ORDER:

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

STAFF PRESENTATIONS & UPDATES

I. Boulder Bluff Park Design Development Drawings – Mr. Broom presented the proposals to City Council for two (2) park projects, Boulder Bluff Park and an inclusive park project that will complement the Boulder Bluff Park. Mr. Broom stated the idea that will be discussed is to pay for Boulder Bluff Park with monies from the General Fund Balance and to pay for the inclusive park with monies from the Hospitality Tax Revenue. He stated a design development drawing has been completed which is basically a concept plan done by the landscape architect of everything that has been discussed thus far and includes a dog park, pavilions, playground and a couple of large multi-purpose lawns. He stated the estimated cost is \$1,900,000 million. Mr. Broom reviewed the timeline with City Council and stated the goal is to open the park on November 11, 2020, for Veteran's Day, hence being that the park will be a Veteran's memorial park. Mr. Broom stated he and Mr. Rostin discussed plans for the park and the current design is what they came up with based on previous discussions with City Council. At this time, Mr. Broom and Mr. Rostin thoroughly reviewed and discussed the proposals for Boulder Bluff Park, as well as the inclusive park and answered all of City Council's questions. Mayor Habib stated he felt they should also consider a farmer's market and event space. It was suggested by City Council to only do the Boulder Bluff Park for now, due to parking being the most expensive, to include the expense to develop the inclusive park. The general consensus of City Council was for the General Fund to be used towards Boulder Bluff Park and the Hospitality Tax to be used towards the inclusive park; there was also discussion about soliciting businesses for private donations towards the parks.

II. Proposed Inclusive Park Project – Note: The Inclusive Park was discussed at the same time with the Boulder Bluff Park Design Development.

CITY COUNCIL DISCUSSION ITEMS:

I. Litter Pickup, Street Sweeping, City Entrance Beautification (Requested by Councilman Harmon) – Councilmember Harmon stated he felt the City's entrance on Highway 52 could use a power washing and some lighting for at night; also discussed about the entryway was the connector bridge and the medians. Mr. Broom stated anything in the roadway has to do with the South Carolina Department of Transportation (SCDOT) and they are extremely particular with their roadways. Councilmember Harmon also commented on

the City's new entryway signs and the size of the plants. Mr. Broom stated the size of the plants came down to cost, and the signs were expected to be moved once plans were underway to widen the roadways. Councilmember Harmon inquired about streets being swept by a streetsweeper, as well as litter in certain areas in the City. Mr. Broom stated for the City to hire a streetsweeper on a regular basis will cost money and his question was to City Council where do they want the money to come from, there's only so much that can be done with the amount of money and staffing the City currently has on hand.

EXECUTIVE SESSION (No action will be taken on items discussed in executive session.)

- I. 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)**
- II. SECTION 30-4-70 (A) (2) DISCUSSION OF NEGOTIATIONS INCIDENT TO THE PROPOSED SALE OR PURCHASE OF PROPERTY – (City Owned Residential Lots – Dennis Drive Area)**
- III. SECTION 30-40-70 (A) (2) DISCUSSION OF NEGOTIATIONS INCIDENT TO THE PROPOSED SALE OR PURCHASE OF PROPERTY – (TMS# 243-04-00-032 & 243-04-00-012 – Shannon Park)**

Councilmember Tekac made a motion to go into Executive Session. Councilmember Condon seconded the motion. All in favor, none opposed. Motion carried. (6:46 pm)

Councilmember Tekac made a motion to adjourn Executive Session. Councilmember Condon seconded the motion. All in favor, none opposed. Motion carried. (8:34 pm)

ADJOURNMENT

Councilmember Tekac made a motion to adjourn. Councilmember Condon seconded the motion. All in favor, none opposed. Motion carried. (8:34 pm)

Minutes approved and adopted:

Date: December 10, 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.

NEW BUSINESS

OLD BUSINESS

AN ORDINANCE

AN ORDINANCE TO SELL A PORTION OF REAL PROPERTY KNOWN AS TMS# 244-05-01-032 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

WHEREAS, pursuant to that certain Real Estate Purchase Agreement (the “Contract”), as modified, amended and/or extended, attached hereto as Exhibit “A” and made a part hereof by reference, Troy Johnson, Marvin Hubert Sineath, Jahnz Drew Sineath and James J. Sineath, Jr., (the “Purchasers”) has expressed an interest in acquiring and has offered Eight Thousand Two Hundred and No/100ths (\$8,200.00) Dollars to purchase all that certain piece, parcel or lot of land owned by the City of Goose Creek, South Carolina, containing a .45 acre, more or less portion of TMS # 244-05-01-032 (the “Property”) that bisects the Purchaser’s land located at TMS # 244-05-01-105, as shown on a preliminary plat as prepared by Kevin M. Schwacke, Sr., PLS, and dated May 28, 2019, which is attached hereto as Exhibit “B” and made a part hereof by reference.

WHEREAS, the Mayor and City Council of the City of Goose Creek, South Carolina, have determined that which is owned by the City of Goose Creek, is surplus and not needed for City operations or other municipal considerations, and

WHEREAS, the Mayor and City Council of the City of Goose Creek, South Carolina, have determined that the offer is fair and equitable, and will serve the best interests of the City of Goose Creek, and that the .45 acre, more or less portion of TMS# 244-05-01-032 has little or no value, except to an adjacent property owner, and

NOW, THEREFORE BE IT ORDAINED and ordered by the Mayor and City Council of the City of Goose Creek, South Carolina, in Council duly assembled, that said property owned by the City of Goose Creek is hereby sold to Troy Johnson, Marvin Hubert Sineath, Jahnz Drew Sineath and James J. Sineath, Jr., for Eight Thousand Two Hundred and No/100ths (\$8,200.00) Dollars. The City Administrator is hereby directed to do all things necessary to convey said property to the respective party by quit claim deed at the earliest possible date.

All ordinances in conflict with this ordinance are hereby repealed.

This ordinance shall be effective on the date of final reading.

INTRODUCED the 8 day of October 2019.

DONE the _____ day of November 2019.

Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Kevin M. Condon

Councilmember Debra Green-Fletcher

Councilmember Corey McClary

Councilmember Jerry Tekac

Councilmember Gayla S.L. McSwain

Councilmember Christopher Harmon

EXHIBIT "A"

Offer to Purchase Real Estate

September 26th, 2019

THIS OFFER TO PURCHASE REAL ESTATE (THE "Offer")

IS MADE BY: TROY JOHNSON, MARVIN HUBERT SINEATH, JAHNZ DREW SINEATH, AND JAMES J. SINEATH, JR. (BUYERS), or their assigns

-TO-

THE CITY OF GOOSE CREEK, SOUTH CAROLINA (SELLER)

This September 26, 2019

The Offer is as follows;

A. REAL PROPERTY:

The legal description of the property is as follows:

A vacant lot, being a portion of TMS# 244-05-01-032 as shown on a plat named "Property Line Adjustment TMS No. 244-05-01-105 Liberty Hall & Redbank Subdivision City of Goose Creek Berkeley County South Carolina" Dated May 28, 2019, made by A.H. Schwacke & Associates, Inc; and shown to be 19, 518.7 Sq. Feet or more or less, .45 Acres, reference to Plat recorded in Plat Book S at Page 334 in the RMC for Berkeley County, South Carolina.

B. Sales Price:

The sale price of the property shall be Eight Thousand – Two Hundred dollars and no/100 (\$8,200) paid by the Buyers to the Sellers.

C. Closing & Possession:

The closing date shall take place within 30 calendar days of written acceptance of offer with an automatic 10 day extension due to any unforeseeable delays that are of no fault of either party.

Property Shall be conveyed by special warranty deed and seller shall be responsible for conveying marketable title at closing.

D. TIME IS OF THE ESSENCE

Time is of the essence in this Offer. Every Calendar day except Saturday, Sunday, or Federal Holiday will be deemed a business day. For purposes of this offer, a business day shall end at 5pm EST.

This contract offer shall expire on November 30th, 2019 at 5pm EST.

E. DISCLOSURE

Buyer is a licensed South Carolina real estate agent.

F. Contingency


This contract shall be contingent upon the subject property being properly zoned "R2" by the City of Goose Creek. Failure to obtain proper zoning shall create a cause for either party to void the contract.

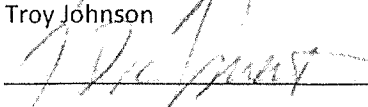
Buyer's offer

This is an offer to purchase the Property on the above terms and conditions. This offer is valid until November 30th, 2019 at 5PM EST. After such time, if no acceptance or counter offer is made, this offer becomes void and has no effect.


Acceptance of offer must be communicated to buyer on or before this date.

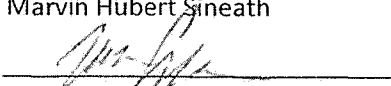
Signature of offerors:



Troy Johnson


Jahnz Drew Sineath



Marvin Hubert Sineath


James J. Sineath, Jr.

Jake Broom, City Administrator
City of Goose Creek

Date

[illegible]

LAND APPRAISAL REPORT

FHA/VA Case No. Page # 1 of 10

File No. 191103

Borrower Notap Census Tract 0208.09 Map Reference 244-05-01-032 Part of
 Property Address Lindy Creek Rd
 City Goose Creek County Berkeley State SC Zip Code 29445
 Legal Description Deed Book/Deed Page
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimis PUD
 Actual Real Estate Taxes \$ 72 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A
 Lender/Clien Daniel Moore Address City of Goose Creek
 Occupant Vacant Appraiser Wayne Loflin Instructions to Appraiser Appraise Vacant Land as a Residential parcel (0.46 ac)
part of TMS # 244-05-01-032

Location ☐ Urban ☒ Suburban ☐ Rural
 Built Up ☐ Over 75% ☒ 25% to 75% ☐ Under 25%
 Growth Rate ☐ Fully Dev. ☒ Rapid ☐ Steady ☐ Slow
 Property Values ☒ Increasing ☐ Stable ☐ Declining
 Demand/Supply ☒ Shortage ☐ In Balance ☐ Oversupply
 Marketing Time ☒ Under 3 Mos. ☐ 4-6 Mos. ☐ Over 6 Mos.
 Present Land Use 95% 1 Family 0% 2-4 Family 0% Apts. 0% Condo 0% Commercial
0% Industrial 5% Vacant %
 Change in Present Land Use ☒ Not Likely ☐ Likely (*) ☐ Taking Place (*)
 (*) From _____ To _____
 Predominant Occupancy ☒ Owner ☐ Tenant 5 % Vacant
 Single Family Price Range \$ 90,000 to \$ 235,000 Predominant Value \$ 164,950
 Single Family Age 0 yrs. to 59 yrs. Predominant Age 47 yrs.

Employment Stability ☐ Good ☒ Avg. ☐ Fair ☐ Poor
 Convenience to Employment ☐ ☒ ☐ ☐
 Convenience to Shopping ☐ ☒ ☐ ☐
 Convenience to Schools ☐ ☒ ☐ ☐
 Adequacy of Public Transportation ☐ ☒ ☐ ☐
 Recreational Facilities ☐ ☒ ☐ ☐
 Adequacy of Utilities ☐ ☒ ☐ ☐
 Property Compatibility ☐ ☒ ☐ ☐
 Protection from Detrimental Conditions ☐ ☒ ☐ ☐
 Police and Fire Protection ☐ ☒ ☐ ☐
 General Appearance of Properties ☐ ☒ ☐ ☐
 Appeal to Market ☐ ☒ ☐ ☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise):

See attached addenda.

Dimensions Not Given = 0.46 Sq. Ft. or Acres ☐ Corner Lot
 Zoning classification R2 - Single Family Residential if changed from CO Present Improvements ☒ do ☐ do not conform to zoning regulations
 Highest and best use ☐ Present use ☒ Other (specify) Changing to single family residential
 Other (Describe) _____
 Elec. ☒ Public ☐ Other (Specify) Changing to single family residential
 Gas ☐ None ☐ Street Access ☒ Public ☐ Private
 Water ☒ Surface Asphalt ☐ Storm Sewer ☐ Curb/Gutter ☐ Private
 San. Sewer ☒ Maintenance ☒ Public ☐ Private
☐ Sidewalk ☒ Street Lights
☐ Underground Elect. & Tel.
 Topo Basically Level
 Size Typical to area
 Shape Mostly Rectangular
 View Residential
 Drainage Appears Adequate
 Is the property located in a HUD Identified Special Flood Hazard Area? ☒ No ☐ Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions):

Market conditions are average as shown by the

marketing time in this market area. The job market is average with unemployment is less than 5% and the subject market area has schools close by and the demand is average in this market area. There is funding available using all types of financing, such as VA, Conventional and FHA.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Lindy Creek Rd Goose Creek, SC 29445	423 S Pandora Dr Goose Creek, SC 29445	0 Birch Ave Goose Creek, SC 29445	101 Hollywood Dr Goose Creek, SC 29445
Proximity to Subject		0.94 miles S	1.10 miles SW	0.46 miles NW
Sales Price	\$ N/A	\$ 21,000	\$ 26,000	\$ 37,000
Price	\$ N/A	\$ 25,000	\$ 30,000	\$ 22,900
Data Source	Inspection/Tax Record	Ext Insp./MLS 17032440	Ext Insp./MLS 17026756	Ext Insp./MLS 16005849
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
	N/A	04/16/2018	03/09/2018	12/01/2017
Location	Residential	Residential	Residential	Residential
Site/View	0.46 ac/Residential	0.36 ac/Residential	0.4 ac/Residential	0.55 ac/Residential
		+5,000		-5,000
Sales or Financing Concessions	N/A	Cash None Reported	Cash Closing Costs \$600	Conventional None Reported
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 5,000	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -5,000
Indicated Value of Subject		Net 23.8 % \$ 26,000	Net 0.0 % \$ 26,000	Net 13.5 % \$ 32,000

Comments on Market Data:

Market data is based on properties that are available as similar as possible and as close to the subject as possible.

Comments and Conditions of Appraisal:

Comparable sales 1 & 3 are within 1 mile of the subject and comparable sale 2 is 1.10 miles from the subject. These are in similar quality subdivisions.

Final Reconciliation:

Sales Comparison Approach reflects recent activity in the market place and therefore given the most weight.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF

10/30 20 19 to be \$ 28,000

Wayne Loflin

Appraiser(s)

Review Appraiser (if applicable)

☐ Did

☐ Did Not Physically Inspect Property

[Y2K]

Aries Appraisals, LLC

Form LND - "TOTAL" appraisal software by a la mode. inc. - 1-800-ALAMODE

Supplemental Addendum

File No. 191103

Borrower	Notap				
Property Address	Lindy Creek Rd				
City	Goose Creek	County	Berkeley	State	SC Zip Code 29445
Lender/Client	Daniel Moore				

Bounded on the North by Hollywood Dr, On the East by Adler Dr, on the South by Liberty Hall Rd and on the West by N. Goose Creek Blvd.

This property is zoned CO. This is a Conservation Easement owned by the City of Goose Creek. Talking with Planning and Zoning for Goose Creek this parcel (0.46 acres) would equate to R2 Single Family Residential

There were no appropriate vacant land sales listed in the MLS in the subject's market area in the past year. For Land Appraisals it is acceptable to go back as far as 3 years. The comparable sales in this report sold 18, 19 & 22 months from the appraisal.

The appraisal guidelines of 10% Line & 15% Net adjustment was exceeded by comparable sales 1 & 3 because of the site adjustment. This is not uncommon because of the price of vacant land in this market area and does not affect market value or marketability.

Subject Land Photo Page

Borrower	Notap					
Property Address	Lindy Creek Rd					
City	Goose Creek	County	Berkeley	State	SC	Zip Code 29445
Lender/Client	Daniel Moore					



Subject Front

Lindy Creek Rd
 Sales Price N/A
 Date of Sale N/A
 Location Residential
 Site/View 0.46 ac/Residential



Subject Rear



Subject Street

Photograph Addendum

Borrower	Notap					
Property Address	Lindy Creek Rd					
City	Goose Creek	County	Berkeley	State	SC	Zip Code 29445
Lender/Client	Daniel Moore					



Additional Site Photo



Comparable Land Photo Page

Borrower	Notap					
Property Address	Lindy Creek Rd					
City	Goose Creek	County	Berkeley	State	SC	Zip Code 29445
Lender/Client	Daniel Moore					

**Comparable 1**

423 S Pandora Dr
 Prox. to Subj. 0.94 miles S
 Sales Price 21,000
 Date of Sale 04/16/2018
 Location Residential
 Site/View 0.36 ac/Residential

**Comparable 2**

0 Birch Ave
 Prox. to Subj. 1.10 miles SW
 Sales Price 26,000
 Date of Sale 03/09/2018
 Location Residential
 Site/View 0.4 ac/Residential

**Comparable 3**

101 Hollywood Dr
 Prox. to Subj. 0.46 miles NW
 Sales Price 37,000
 Date of Sale 12/01/2017
 Location Residential
 Site/View 0.55 ac/Residential

Assumptions and Limiting Conditions

File # 191103

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal assignment, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

Certifications

File # 191103

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property. I reported the site characteristics in factual, specific terms.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

Certifications

File # 191103

21. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

23. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Wayne M Loflin
 Name Wayne Loflin
 Company Name Aries Appraisals, LLC
 Company Address 105 E Walker Dr Suite A
Summerville, SC 29483-4219
 Telephone Number 843-875-7137
 Email Address wayneloflin@hotmail.com
 Date of Signature and Report 11/04/2019
 Effective Date of Appraisal _____
 State Certification # 4045
 or State License # _____
 or Other (describe) _____ State # _____
 State SC
 Expiration Date of Certification or License 06/30/2020

ADDRESS OF PROPERTY APPRAISED

Lindy Creek Rd
Goose Creek, SC 29445
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 28,000

LENDER/CLIENT

Name _____
 Company Name Daniel Moore
 Company Address _____
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

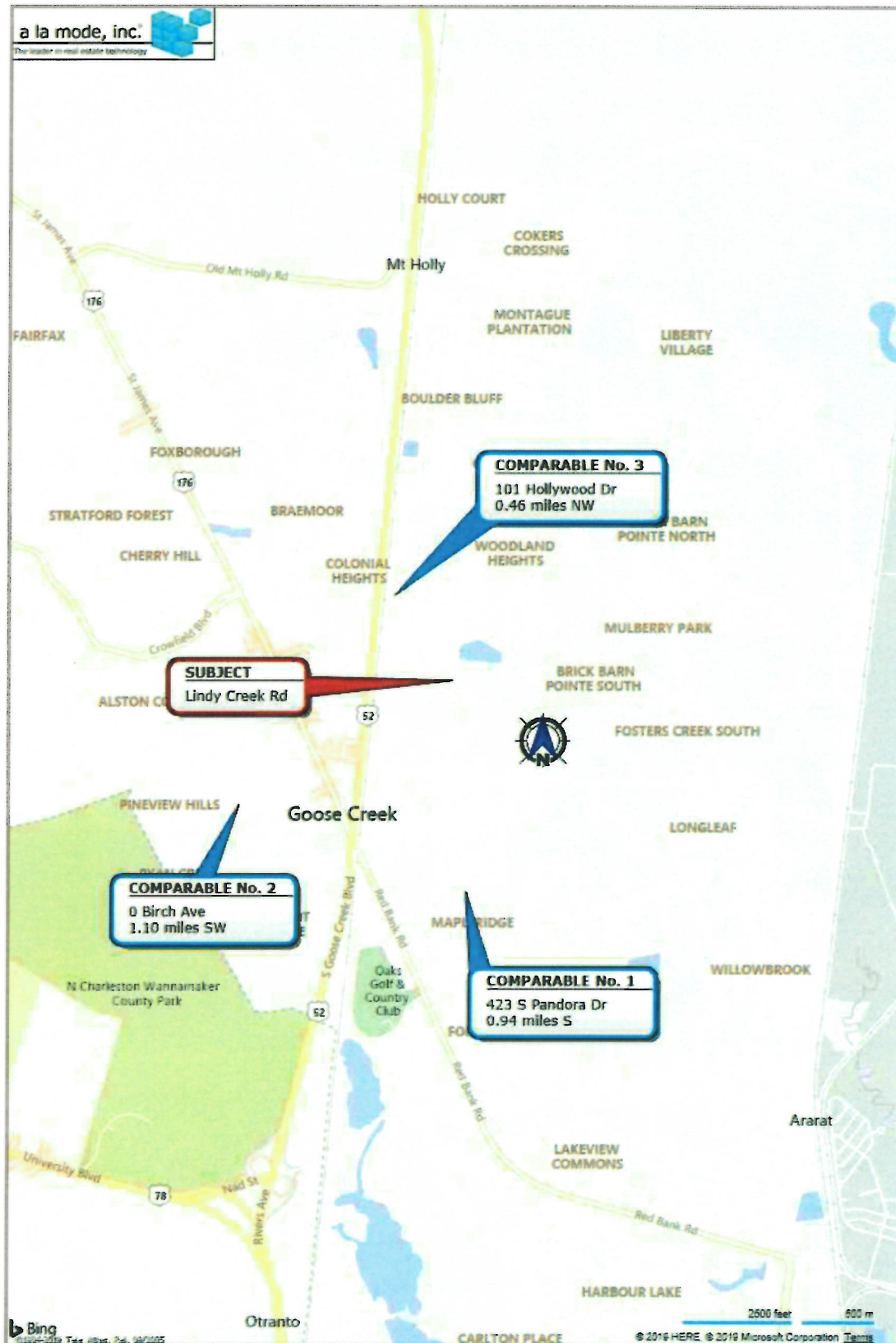
☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

Location Map

Borrower	Notap					
Property Address	Lindy Creek Rd					
City	Goose Creek	County	Berkeley	State	SC	Zip Code 29445
Lender/Client	Daniel Moore					



License

BCD1231749
State of South Carolina
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board
WAYNE M LOFLIN
Is hereby entitled in practice as a:
Certified Residential Appraiser
License Number: 4045
Expiration Date: 06/30/2020
OFFICE COPY *Laura L. Smith*
Administrator

***PUBLIC HEARINGS, PRESENTATIONS
& PROCLAMATIONS***

AN ORDINANCE

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES IN THE ZONING DISTRICTS OF THE FOLLOWING PROPERTY:

THE PROPERTY LOCATED ALONG NELLO DRIVE DESIGNATED AS TMS #235-14-04-007 FROM R-2 (MEDIUM DENSITY RESIDENTIAL) TO R-3 (HIGH DENSITY RESIDENTIAL).

WHEREAS, the Planning Commission of the City of Goose Creek held a public hearing on November 5, 2019 to receive public comment and to consider a change in zoning classification from R-2 (Medium Density) to R-3 (High Density Residential) for the above-mentioned property,

WHEREAS, pursuant to said public hearing, the Planning Commission has recommended that the zoning classification of the property aforesaid be changed to the R-3 (High Density Residential) zoning district.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and City Council of the City of Goose Creek, South Carolina, that the Zoning Map of the City of Goose Creek, South Carolina, is hereby amended by changing the zoning district classification of the property located along Nello Drive designated as TMS #235-14-04-007 from R-2 (Medium Density Residential) to R-3 (High Density Residential).

All ordinances and provisions in conflict herewith are repealed, and if any sentence, clause, phrase or word contained herein shall be held invalid, such invalidity shall not affect the validity of the remainder of this ordinance.

This ordinance shall become effective immediately upon adoption.

INTRODUCED First Read on the 10th day December 2019.

DONE the 14th day of January 2020.

Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Kevin M. Condon

Councilmember Debra Green-Fletcher

Councilmember Christopher Harmon

Councilmember Corey McClary

Councilmember Jerry Tekac

Councilmember Gayla S.L. McSwain



Department of Planning and Zoning

Mark Brodeur

DIRECTOR

519 N. GOOSE CREEK BOULEVARD
P.O. DRAWER 1768
GOOSE CREEK, SC 29445-1768
TEL (843) 797-6220 EXT. 1118
FAX (843) 863-5208

Memorandum

TO: Members of the City Council
FROM: Mark Brodeur, Planning and Zoning Director
DATE: December 10, 2019
SUBJECT: Public Hearing for Rezone

Proposal:

The applicant, D.R. Horton, Inc., has requested to come before the Council in a Public Hearing to request a rezoning of a property located on the east side of Nello Drive. The subject 18.13-acre property is currently zoned R-2 (Medium Density Residential). The rezone proposal is to rezone the property to R-3 (High Density Residential).

Background:

The subject property is identified as TMS # 2351404007. It is surrounded by residential properties and vacant parcels. The rezone proposal is accompanied by a development plan for 16 two-story buildings containing a total of approximately 78(+/-) residential units.

Discussion:

The subject site is constrained by large expanses of freshwater wetlands. To develop the property in a site-sensitive way, the applicant is proposing attached dwelling units (2 to 5 units) on their own small parcels. This has been referred to a cluster development. Cluster development is a useful development tool when significant natural features exist on the property.

Currently, the City of Goose Creek's Zoning Map contains very little if any R-3 zoned property. For the applicant to build these attached units, the project proposal must receive approval of the Zone Change Amendment from City Council and a Conditional Use Permit from the Zoning Board of Appeals. The proposed multi-family development would need to meet 17 distinct conditions as part of the approval by the Zoning Board of Appeals.

Planning Commission Recommendation:

On November 5, 2019, the Planning Commission held a Public Hearing to consider the Nello Farms rezoning proposal. Several residents from the area appeared and spoke against the proposal citing traffic as the primary concern. Secondary concerns included aesthetics, flooding and land use compatibility with surrounding low-density development. Following an extended conversation, the Planning Commission voted to recommend the zone change with two members voting against the proposal. The motion to recommend approval was joined with a condition that a Traffic Study be prepared by the applicant prior to the project moving forward to the Zoning Board of Appeals for its Conditional Use Permit for multi-family housing.

Recommendation:

Open the Public Hearing and consider the merits of the rezone proposal.

SITE INFORMATION

ZONING

CURRENT: R-MEDIUM DENSITY RESIDENTIAL
PROPOSED: R-3+ HIGH DENSITY RESIDENTIAL

ACREAGE

TOTAL AREA: ~22 AC.

TOTAL # OF LOTS: 76

PROPOSED LOT CRITERIA

MINIMUM LOT AREA: ~1,500 SF
MINIMUM LOT WIDTH: ~20'
MINIMUM LOT DEPTH: 75'
MIN. FRONT SETBACK: 15'
MIN. SIDE SETBACK: 5' PER SIDE / 10' TOTAL
MIN. REAR SETBACK: 10'



DR Horton



NELLO FARMS

Goose Creek, Berkeley County, SC

October 17 2019



STAFF REPORT FOR THE CITY OF GOOSE CREEK PLANNING COMMISSION

For reference, the City of Goose Creek Code of Ordinances are available
online at <https://www.cityofgoosecreek.com/government/code-ordinances>

Agenda Item			
Applicant:		D.R. Horton, Inc	
Location/Address:		503 Wando Park Blvd. Unit 200, Mount Pleasant, SC	
Request:		Rezone from Medium Density Residential (R2) to High Density Residential (R3)	
Subject Parcel			
Property Owner:		D.R. Horton, Inc	
Tax Map Number:		235-14-04-007	
Approximate Acreage:		18.13	
Plat Book & Page:		CAB N – 251H	
Comprehensive Plan Future Land Use Map Designation:		Low Density Residential (R1) to Medium Density Residential (R2)	
Property Zoning to the		Property Uses to the	
North:	R2 Medium Density Residential/City	North:	Nello Farms Residential
South:	R1 Berkeley County	South:	County Residential
East:	PD Planned Development/City	East:	Mulberry Park Residential
West:	R1 Berkeley County	West:	County Residential
Anticipated Rezoning Meeting Schedule			
Body		Meeting Date	Action
Planning Commission		November 5, 2019	Public Hearing-Rezone Request
City Council Meeting		November 12, 2019	First Reading (TBD)
City Council Meeting		December 10, 2019	Final Reading (TBD)
<i>City Council Meeting subject to change. Please check the website for up-to-date information.</i>			



PLANNING COMMISSION

December 10, 2019

Mayor Gregory Habib
City Council Members
City of Goose Creek
Marguerite H. Brown Municipal Center
P.O. Drawer 176
Goose Creek, SC 29445

RE: An Ordinance to amend the Zoning Map of the City of Goose Creek, South Carolina, by changing the zoning classification of the 18.13 acre property located along Nello Drive designated as TMS# 235-14-04-007 from R-2 (Medium Density Residential) to R-3 (High Density Residential).

Dear Mayor Habib and City Council Members:

Please be advised that on Tuesday, November 5, 2019 the Planning Commission held a duly advertised public hearing to discuss amending the Zoning Map on referenced property from Medium Density Residential (R2) to High Density Residential (R3) and voted (5-2) to recommend approving the requested change of zoning classification.

Please find attached a copy of the proposed ordinance for the zoning reclassification for your consideration.

If you have any questions or need additional information, please do not hesitate to contact Mark Brodeur, Planning and Zoning Director at 797-6220, ext. 1118.

Sincerely,

Joshua Johnson
Chairman
Planning Commission

MONTHLY DEPARTMENT REPORT

CITY ADMINISTRATOR'S REPORT



Jake Broom

CITY ADMINISTRATOR

519 N. GOOSE CREEK BOULEVARD
P.O. DRAWER 1768
GOOSE CREEK, SC 29445-1768
TEL (843) 797-6220 EXT. 1115
FAX (843) 863-5208

TO: Mayor and City Council
DATE: December 6, 2019
SUBJECT: Request to Hire Contractor - Carol Dr. & Stephanie Dr. Water System Improvement Projects

Please find attached a request and supporting documentation from the Director of Public Works regarding water system improvements on Carol Drive and Stephanie Drive.

Staff requested quotes to replace asbestos cement water mains on Adler Drive, Carol Drive, Colonial Drive and Clarine Drive as well as quotes to replace the gate valves on Stephanie Drive. The overall cost was extremely high, so in September we requested approval to complete the portion related to just Clarine Drive and Adler Drive.

Now, we're requesting approval to complete the Carol Drive and Stephanie Drive portions of the project early next year under the FY2020 Budget.

Company	Carol	Stephanie	Total
IPW	\$196,740	\$7,110	\$203,850
Carolina Tap & Bore	\$228,500	No Bid	\$228,500
Triad	\$208,256	\$17,624	\$225,880

Staff requests to hire the low bidder, **IPW Construction Group (North Charleston, S.C.)** for the total amount of **\$203,850**.

This project is included in the FY2020 Water Enterprise Fund Budget under line item *800-8015 – Improvements to the System* in the amount of \$250,000.

Please stop by City Hall if you have any questions. Your favorable consideration of this request will be appreciated.

Respectfully submitted,


Jake Broom
City Administrator



THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Chuck Denson
DIRECTOR
DEPARTMENT OF PUBLIC WORKS

200 BUTTON HALL AVENUE
P.O. DRAWER 1768
GOOSE CREEK, SC 29445-1768
TEL (843) 824-2200
FAX (843) 863-5218

Memorandum

Date: 21 November 2019

To: Jake Broom, City Administrator

From: Chuck Denson, Director of Public Works



Re: Water System Improvements

Separate sealed bids have been solicited and received from three qualified contractors for improvements to the City of Goose Creek water distribution system. The projects included the replacement of an existing Asbestos – Cement water mains and the extension of water mains to add redundancy to the system. A quote summary sheet is attached for your review.

IPW Construction Group, LLC of N. Charleston, SC provided the lowest, qualified bid in the amount of **\$501,712.50** for a package of five projects. As the bid exceeded the funds available, the contractor was contacted and agreed to hold the pricing for each individual project for consideration. This allowed the completion of two of the projects in the 2019 budget cycle.

I respectfully request award of a contract to continue the work in 2020 and execute the Carol Drive System Improvements in the amount of **\$196,740.00** and the Stephanie Drive System Improvements in the amount of **\$7,110.00** for a total amount of **\$203,850.00**. \$250,000 was allocated in the FY 2020 Water Division budget for improvements to the system.

Your favorable consideration will be greatly appreciated. Please contact me at your convenience should you have questions or require additional information.

Attachment

2019/2020 Water System Improvements

Adler Drive, Carol Drive, Colonial Drive, Clarine Drive, & Stephanie Drive

Bid Schedule:

		IPW Construction Group, LLC		Carolina Tap & Bore, Inc.		Triad Engineering & Contracting Co.	
ITEM	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Adler Drive System Improvements	Complete	\$ 55,237.50	\$ 54,775.00	\$ 54,775.00	\$ 75,055.00	\$ 75,055.00
2	Carol Drive System Improvements	\$ 196,740.00	\$ 196,740.00	\$ 228,500.00	\$ 228,500.00	\$ 208,256.00	\$ 208,256.00
3	Colonial Drive System Improvements	\$ 131,100.00	\$ 131,100.00	\$ 133,300.00	\$ 133,300.00	\$ 140,975.00	\$ 140,975.00
4	Clarine Drive System Improvements	Complete	\$ 111,525.00	\$ 117,350.00	\$ 117,350.00	\$ 129,915.00	\$ 129,915.00
5	Stephanie Drive Gate Valve Replacements	\$ 7,110.00	\$ 7,110.00	\$ -	\$ -	\$ 17,624.00	\$ 17,624.00
		\$501,712.50		\$533,925.00		\$571,825.00	

Certified: C. E. Denson
 Chuck Denson, Director of Public Works

Date: 18 July 2019

MAYOR'S REPORT

EXECUTIVE SESSION

DEPARTMENT REPORTS

City of Goose Creek Administration Department
Monthly Report
November 2019

Business Licenses Issued

License Type	Issued	Fee	Gross Sales Reported	YTD Issued	YTD Fees	YTD Gross Sales Reported
Inside City	26	\$ 5,780	\$ 523,802	1,254	\$ 1,699,917	\$ 1,031,118,785
Outside City	91	87,562	14,311,480	1,936	2,019,774	399,528,530
NWS Contracts	1	40	400	18	98,808	52,571,841
MASC Ins & Telecom	-	-	-	1,079	3,797,493	197,037,496
Prior Yrs.	12	3,772	450,364	193	71,329	19,473,960
Totals	130	\$ 97,154	\$ 15,286,046	4,480	\$ 7,687,321	\$ 1,699,730,612

Licenses Issued to New Commercial Businesses Inside the City

Name	Address	Type
Diamonique's Photography Video Production Studio	221 St. James Avenue Ste 19A	7(photography studio)

Building Permits Issued

	Issued	Fees	Construction Costs	YTD Issued	YTD Fees	YTD Construction Costs
Express	23	\$ 28,121	\$ 3,741,443	344	\$ 435,230	\$ 61,162,351
Building	74	13,068	1,869,723	903	316,285	85,091,059
Misc Permits	40	4,975	262,631	562	35,489	13,910,449
Plan Review	86	20,869	-	974	322,889	-
Totals	223	\$ 67,033	\$ 5,873,797	2,783	\$ 1,109,893	\$ 160,163,859

Commercial Construction in Progress

Contractor Name	Address	Project
Palmetto Civil Group	95 Bridgetown Road	Memory Care Facility
Palmetto Civil Group	97 Bridgetown Road	Residential Care Facility
Linden Construction	2006 N Main Street	Shopping Plaza
Southern Point Construction	1000 Etiwan Drive	Apartment Complex
O'Brien & Gere Inc. of North America	435 Old Mt Holly Road	Manufacturing Plant
CF Evans Construction Company LLC	11000 Eagle Hall Lane	Apartment Complex
Carolina Contracting Services	117-129 Plantation North Blvd.	Shopping Complex
Ecker Construction	300 Baxter Brown Way	Medical Building
Carolina Multifamily Construction Inc	1000 Conway Circle	Apartment Complex
Paric Corporation	2 Springhall Drive	Business Office Addition
Hawk Construction of Charleston	111 Springhall Drive	Business Office Addition

City of Goose Creek Administration Department
Monthly Report
November 2019

Single Family Housing Starts (By Sub-Division)

	<u>Current</u>	<u>YTD</u>
Montague Point	0	0
Lakeview Commons	7	37
Liberty Village (Brickhope)	0	113
Mackey Farms	4	31
Marrington Villas (Cobblestone)	0	0
Medway Landing	3	20
Miscellaneous	1	45
Sophia Landing	0	15
Carnes Crossroads	8	83
TOTALS	<u>23</u>	<u>344</u>

Hospitality Fees Collected

	<u>Current Month</u>	<u>YTD</u>	<u>Fund Balance</u>
Total Fees Collected	\$ 154,319	\$ 1,525,870	\$ 538,939

Berkeley County Water & Sanitation Payments Collected at City Hall

	<u>Current Month</u>	<u>YTD</u>
Number of Payments Collected	1,890	21,568
Total Receipts Collected	\$ 108,615	\$ 1,220,361

MUNICIPAL COURT MONTHLY REPORT
Report For November 1st, 2019 to November 30th, 2019

Cases Filed

Criminal	141	
Traffic	1013	
City Ordinance	5	
Parking	3	
Total Filed Violations		1162

Bench Trials Scheduled

Criminal	120	
Traffic	972	
City Ordinance	5	
Parking	0	
Total Scheduled		1097

Case Disposition

Guilty	589	
Not Guilty	1	
Continued	226	
Dismissed for Plea Agreement (Ticket Re-Write)	68	
Dismissed by Judge	3	
Dismissed for Deceased	2	
Dismissed for Compliance	434	
Dismissed by Officer	25	
Dismissed - Lack of Prosecution	41	
Entered into the PTI Program	9	
Voided	2	
Nolle Pros	0	
Transferred to Youth Court	0	
Transferred to Magistrate	0	
Transferred to General Sessions	52	
Disposition Totals		1452

Fines, Fees and Assessments Collected

Fines Retained by the City	\$25,939.73	
Fees and Assessments Forwarded to the State	\$40,304.82	
Victim's Assistance Fund	\$4,193.09	
Total Fines, Fees, and Assessments Paid		\$70,437.64

Bench Warrants

Issued	7	
Cleared	8	
Change in Total Warrants		-1

Jury Trials

November	Up / (Down)	(Previous Month)	
Requested	11 10.0%	Requested	10
Scheduled	17 13.3%	Scheduled	15
Continued	5 (16.7%)	Continued	6
Disposed	5 (44.4%)	Disposed	9
Pending Total	47 14.6%	Previous Pending Total	41

City of Goose Creek
Maintenance Division Monthly Report
November 2019

DESCRIPTION	NOV.	Y.T.D
Vehicle Usage		
Vehicle Mileage.....	2,241	23,785
Fuel Consumption (Diesel).....	0	0
Fuel Consumption (Unleaded).....	126	1,643
Ground Maintenance		
Drainage/Maintenance Activities (Approximate Hours).....	96	6,790
Solid Waste Collection (Hours).....	72	912
Drainage Maintenance (Hours).....	0	0
Building, Grounds, Special Projects (Hours).....	168	5,906
Road and Bike Trail Maintenance (Hours).....	32	148
Road Maintenance		
Road Maintenance Request (Total).....	1	76
SCDOT (new request).....	0	51
County (new request).....	1	25
Road Maintenance Requests Corrected.....	0	81
Street Signs Replaced/Erected/Repaired.....	8	62
Ditch Maintenance		
Ditch Maintenance Request.....	0	12
SCDOT.....	0	6
County.....	0	6
Ditch Maintenance Corrected.....	0	4

City of Goose Creek
Sanitation and Code Enforcement Divisions Monthly Report
November 2019

DESCRIPTION	NOV.	Y.T.D
Sanitation:		
Vehicle Usage:		
Vehicle Mileage.....	8,393	104,916
Fuel Consumption (Diesel).....	2,643	33,833
Garbage Removal:		
Household Garbage (Tons).....	969	11,636
Yard Debris (Tons).....	184	3,896
Construction Debris (Tons).....	87	1,314
Side Door Collections.....	2	46
Dead Animal Removed From Streets.....	13	146
Code Enforcement:		
Vehicle Usage:		
Vehicle Mileage.....	1,236	12,739
Fuel Consumption (Unleaded).....	99	1,149
Inspection/Violations:		
Code Inspections (Complaints)	2	61
Code Inspections.....	411	7,718
Code Violations Corrected	124	2,659
Code Violations Pending.....	228	N/A
Inoperable/Unlicensed Vehicles Cited.....	34	407
Inoperable/Unlicensed Vehicles Cleared.....	13	416
Summons Issued.....	2	86

City of Goose Creek
Water Division Monthly Report
November 2019

DESCRIPTION	NOV.	Y.T.D
Water Usage:		
Total Consumption (M.G.).....	73.44	874.95
Max Daily Flow (M.G.D.).....	2.86	5.28
Min Daily Flow (M.G.D.).....	2.08	1.46
Daily Average (M.G.D.).....	2.37	2.60
Account Services:		
New Customers.....	72	603
Close Outs.....	71	592
Adjustments:.....	5	110
Account Arrangements.....	39	404
Clerical Errors.....	24	125
Temporary Services.....	10	120
Turn-Offs...(Sewer).....	4	928
Turn-Offs... (Non-Payment, Bad Checks, No Deposit).....	9	2352
Maintenance Services:		
Repair Broken Water Mains.....	0	17
Investigate Service Leaks.....	22	347
Repair Service Leaks.....	3	99
Locate Lines	136	3989
Change Meters.....	11	186
Service Line Replacement	0	0
Meter Box Maintenance and Repair.....	7	83
Valve Replacement	0	0
Fire Hydrant Replacement/Installs/Repairs.....	1	6
Install Taps.....	25	305
Site Restorations	1	30
Vehicle Usage:		
Vehicle Mileage.....	5,230	76,339
Fuel Consumption (Gallons).....	388	5,700

Goose Creek Police Department
November 2019 Monthly Report

Offenses/Incidents Investigated
--

Crimes Against Persons	Inc. Month	Inc. YTD	Vs. Last Y.T.D.	Change %
Homicide / Manslaughter	0	1	0	#DIV/0!
Aggravated Assault	3	44	47	-6.4%
Simple Assault	26	294	286	2.8%
Intimidation	2	68	93	-26.9%
Criminal Domestic Violence	19	201	211	-4.7%
Criminal Sexual Conduct	4	47	61	-23.0%
Armed Robbery	0	10	11	-9.1%
Strong Arm Robbery	1	3	2	50.0%
Fraud / Forgery-Financial	26	285	268	6.3%
Kidnapping / Abduction	0	5	12	-58.3%
Drug Related Violations	45	452	387	16.8%
Disorderly / Disturbing School	1	35	18	94.4%
Unlawful Use of Telephone	1	28	29	-3.4%
Resisting Arrest	4	20	13	53.8%
Indecent Exposure	0	6	4	50.0%
Crimes Against Property	Inc. Month	Inc. YTD	Vs. Last Y.T.D.	Change %
Burglary / B & E	12	133	148	-10.1%
Grand Larceny (Vehicles)	9	66	68	-2.9%
Petit / Grand Larceny	30	341	463	-26.3%
Theft from Motor Vehicles	12	209	158	32.3%
Shoplifting	23	215	219	-1.8%
Vandalism	10	215	242	-11.2%
Trespassing	4	55	66	-16.7%
Receiving Stolen Goods	2	26	34	-23.5%
Possession of Stolen Auto	2	14	7	100.0%
Arson	0	2	1	100.0%
Traffic	Inc. Month	Inc. YTD	Vs. Last Y.T.D.	Change %
Driving Under the Influence (DUI)	12	141	118	19.5%
Other	Inc. Month	Inc. YTD	Vs. Last Y.T.D.	Change %
Bench Warrant Cases	2	14	4	250.0%
Alcohol Violations	9	78	68	14.7%
Weapons Violations	7	56	44	27.3%
Totals	267	3,080	3,086	-0.2%

Goose Creek Police Department
November 2019 Monthly Report

General Service Delivery

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Total Calls for Police Service	4,785	56,878	59,699	-4.7%
Service Response Time Average				
Emergency	2:35	2:50	0.121527778	-2.9%
Non-emergency	6:46	7:01	6:28	8.5%

Traffic Collisions

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Traffic Collisions	134	1601	1,609	-0.5%
Injured	59	603	465	29.7%
Killed	0	0	3	-100.0%

Traffic Enforcement

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Number of Traffic Stops	999	11,563	8,617	34.2%
Citations	1034	11,946	8,373	42.7%
Warnings	457	5,031	3,862	30.3%

Animal Services

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Total Calls for Service	135	1,546	1,096	41.1%
Total Animals Handled	33	379	430	-11.9%

Records Services

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Walk-ins	383	4,326	4,583	-5.6%
External Calls	379	4,622	5,335	-13.4%
Internal Calls	135	2,260	2,375	-4.8%
Reports Disseminated	35	663	395	67.8%
Fingerprinting Services	30	379	407	-6.9%

Goose Creek Police Department
November 2019 Monthly Report

Criminal Investigations

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Cases Assigned	22	327	376	-13.0%
Cases Cleared by Arrest	7	63	116	-45.7%
Cases Exceptionally Cleared	7	75	85	-11.8%
Cases Administratively Closed	8	109	112	-2.7%
Cases Unfounded	10	72	55	30.9%
Evidence Items Received	225	3,152	3,412	-7.6%

Victim Services

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Crime Victims / Witnesses Served	93	1071	710	50.8%

Training Activities

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Formal Training Hours	1652	13,759	6,425	114.1%
In Service / Roll Call Training Hours	1,402	16,992	21,814	-22.1%
Total Monthly Training Hours	3,054	30,751	28,239	8.9%

Crime Prevention Services

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Neighborhood Crime Watch Meetings	0	3	6	-50.0%
Business Contacts	8	76	103	-26.2%
Telephone Contacts / Emails	44	475	673	-29.4%

There are four citywide crime prevention meetings scheduled for 2019 calendar year as well as four women's self-defense classes

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Bicycle Patrol Hours	0	136	131	3.8%

Communications

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
911 Calls Received	1,227	14,771	13,906	6.2%
Walk-in Customers Served	570	6,924	6,493	6.6%
Total Number of Calls Held	133	1,755	1,097	60.0%

(Total # of calls for service held before officer is available for dispatch)

Goose Creek Police Department
November 2019 Monthly Report

School Resource Officers

During the Summer months, the SRO's cover Summer School, activities at the recreation center and bicycle patrol.

		Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Incident Reports		5	79	87	-9.2%
Arrests	Juvenile	1	28	41	-31.7%
	Adults	0	7	17	-58.8%

**City of Goose Creek Fire Department
Monthly Report
November 2019**

	NOV.	YTD	NOV. 2018	TOTAL 2018
Fire				
Structure Fire	3	65	8	65
Mobile Home, Camper, Motor Home Fire	0	6	1	3
Vehicle Fire	3	12	1	24
Natural Vegetation Fire	2	21	0	22
Rubbish Fire	1	13	1	7
Special Outside Fire	0	1	0	2
Crop Fire	0	1	0	1
Overpressure Rupture, Explosion, Overheat (No Fire)				
Overpressure Rupture from Steam (No Fire)	0	0	0	0
Overpressure Rupture from Air or Gas (No Fire)	0	0	0	1
Overpressure Rupture from Chemical Reaction (No Fire)	0	0	0	0
Explosion (No Fire)	0	0	0	0
Excessive Heat, Scorch Burns With No Ignition	0	6	0	2
First Responder and Rescue Incidents				
First Responder	175	2276	178	2,134
Motor Vehicle Accidents	41	426	36	403
Lock-in	0	1	0	0
Search for a Lost Person	0	0	0	1
Extrication, Rescue	0	17	1	6
Water Rescue	0	0	0	0
Electrical Rescue	0	0	0	0
Rescue or EMS Standby for Hazardous Conditions	0	3	0	0
Hazardous Condition (No Fire)				
Combustible/Flammable Spills and Leaks	2	19	3	23
Chemical Release, Reaction, or Toxic Condition	0	3	0	2
Radioactive Condition	0	0	0	0
Electrical Wiring/Equipment Problem	6	45	1	52
Biological Hazard	0	0	0	0
Accident, Potential Accident	0	0	0	0
Explosive, Bomb Removal	0	0	0	0
Attempted Burning, Illegal Action	0	0	0	0

**City of Goose Creek Fire Department
Monthly Report
November 2019**

	NOV.	YTD	NOV. 2018	TOTAL 2019
Service Call				
Person in Distress	2	5	0	3
Water Problem	0	12	2	19
Smoke, Odor Problem	0	7	1	10
Animal Problem or Rescue	0	4	0	3
Public Service Assistance	26	229	32	266
Unauthorized Burning	6	54	6	59
Cover Assignment, Standby, Moveup	0	2	0	10
 Good Intent Call				
Good Intent Call, other	0	2	0	0
Dispatched and Cancelled En Route	36	292	32	324
Wrong Location	1	45	0	60
Authorized Controlled Burning	0	3	0	1
Vicinity Alarm (Incident In Other Location)	0	0	0	0
Steam, Vapor, Fog, Or Dust Thought To Be Smoke	2	29	6	40
Hazmat Release Investigation W/No Hazmat Found	0	1	0	2
 False Alarm and False Call				
Malicious, Mischievous False Alarm	0	9	0	23
Bomb Scare-No Bomb	0	1	0	1
System or Detector Malfunction	7	67	5	58
Unintentional System or Detector Operation (No Fire)	18	124	10	113
Biohazard Scare	0	0	0	0
 Severe Weather Or Natural Disaster	0	29	0	8
 Special Incident Type	0	1	0	5
 Total Fire Calls	331	3831	324	3,755
Man Hours	689		1114	
Average Response Time	6:45		6:08	
 EMS				
Patients Seen	202	2171	222	3,019
Patients Transported	182	1653	177	2203
No Transports	20	476	45	793
Cancel/False	28	256	25	449
TOTAL EMS CALLS	237	2411	316	3,189
BCEMS Secondary Response	2	168	24	515
Average Response Time	6:40		7:00	

**City of Goose Creek Fire Department
Monthly Report
November 2019**

Man Hours	500 NOV.	YTD	200 NOV. 2018	TOTAL
TRAINING HOURS - Daily and Specialized	198	2132	195	3,607
PUBLIC EDUCATION	2	41	2	54
SMOKE DETECTOR INSTALLATION	1	19	4	13
 BUILDING INSPECTIONS				
Slab Plumbing	22			
Slab/Mono Slab/Footings	30			
Sheathing	35			
Mech/Elect/Plumb/Gas Roughs/Finals	197			
Framing	51			
Insulation	23			
Electrical Final/Release	37			
Gas Final/Release	28			

**Golf Department
Monthly Report - November 2019**

MEMBERSHIP TOTALS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
GOLF Members	123	124	124	126	132	136	136	138	134	137	138		N/A
ROUNDS 2018	1,334	2,739	3,683	4,221	3,769	3,266	3,052	3,340	2,848	3,108	2,362	1,630	35,352
ROUNDS 2019	2,169	2,802	3,825	3,724	4,020	3,529	3,758	3,398	3,090	3,386	2,705		36,406
GOLF REVENUE	63,560	74,220	88,590	101,029	127,818	95,044	98,467	98,881	83,276	85,434	78,401		994,719.76
PRO SHOP REVENUE	5,809	4,216	10,214	7,310	7,872	8,218	9,062	8,734	6,098	14,034	5,293		86,861.79
SNACK BAR REVENUE	21,089	25,921	30,848	30,922	39,622	31,413	32,661	29,388	24,543	34,187	25,724		326,316.42
TOTAL REVENUE	\$90,459	\$ 104,357	\$ 129,652	\$ 139,261	\$ 175,312	\$ 134,675	\$ 140,190	\$ 137,003	\$ 113,917	\$ 133,655	\$ 109,418	\$0	1,407,897.97

**Crowfield Golf Club
News and Events**

Golf Recap: November was another good month for the golf course. Rounds continued to exceed the previous year and all scheduled tournaments went on as planned.

Upcoming Events: Crowfield will be hosting the Member Holiday Scramble on Saturday December 14th. Crowfield will also be hosting room rentals for Christmas parties throughout the month. Those days the Pub Menu will only be offered for lunch service 11-2.

Golf Course Condition: The golf course is in great condition. The frosty mornings has caused the grass to go dormant but the course is still playing really well. Todd, Chris and the maintenance staff have been busy with Winter clearing projects.

Crowfield Golf Club is open to the general public, regardless of where you live, for membership or daily play. For more information please go to:
<http://www.crowfieldgolf.com> or you may call 843-764-4618.

Crowfield Metric Chart

		Revenue		Expense		Rounds		E.P.G.		R.P.G.
2015	\$	933,575	\$	1,157,167		28,767	\$	40.23	\$	32.45
2016	\$	1,174,759	\$	1,226,173		34,505	\$	35.54	\$	34.05
2017	\$	1,197,591	\$	1,238,459		33,751	\$	36.69	\$	35.48
2018	\$	1,316,535	\$	1,376,041		35,352	\$	38.92	\$	37.24
2019	\$	1,407,898	\$	1,401,535		36,406	\$	38.50	\$	38.67

E.P.G. = Expense per golfer

R.P.G. = Revenue per golfer

2019

		Revenue		Expense		Rounds		E.P.G.		R.P.G.
January		\$90,458.85	\$	67,041		2,169	\$	30.91	\$	41.71
February		\$104,357.12	\$	132,048		2,802	\$	47.13	\$	37.24
March		\$129,651.74	\$	151,184		3,825	\$	39.53	\$	33.90
April		\$139,261.27	\$	132,148		3,724	\$	35.49	\$	37.40
May		\$175,312.13	\$	131,572		4,020	\$	32.73	\$	43.61
June		\$134,675.14	\$	129,101		3,529	\$	36.58	\$	38.16
July		\$140,190.01	\$	110,024		3,758	\$	29.28	\$	37.30
August		\$137,002.53	\$	165,438		3,398	\$	48.69	\$	40.32
September		\$113,916.78	\$	129,299		3,090	\$	41.84	\$	36.87
October		\$133,654.84	\$	155,273		3,386	\$	45.86	\$	39.47
November		\$109,417.56	\$	98,407		2,705	\$	36.38	\$	40.45
December								#DIV/0!		#DIV/0!
Total		\$1,407,897.97	\$	1,401,535		36,406				

* 2019 is un-audited

City of Goose Creek
Recreation Department
Monthly Report
November 2019

ACTIVITY CENTER PROGRAMS

- **Aerobics:** 12 classes offered per week, 7 Easy Does it classes offered per week, Zumba classes offered 3 times a week, Ball Fit is offered 2 times a week and Werq is also a good workout. Spin classes have been added to offer a variety to participants. A monthly schedule is out with specific dates and times.
- **Art Classes:** Art classes are offered for adults and kids. Each class has a different theme. Days and times of classes can be found on our website.
- **Dance:** Ages 3 & up learn tap, ballet and jazz and put on a recital in May. Hip Hop classes are also offered on Monday afternoons from 4:30 PM to 5:30 PM.
- **Gymnastics/Tumbling/Cheernastics:** Playnastics is a fun time for ages 6 months to 7 year olds. Classes are held Monday, Tuesday and /wednesdays from 10:00am to 12:00pm. The cost is \$5 per child for residents and \$7 per child for nonresidents. There are several classes for all ages. See our website for all class times and dates.
- **Music:** Piano and Voice lessons are offered for all ages. We have all dates and times on our website.
- **Martial Arts:** Classes are held on Tuesdays, Thursdays and Saturdays for all levels starting at age 4. First class is a free trial class.
- **Preschool:** Preschool includes the Half Pints class and the Bright Beginnings class. The school program runs from September to May and follows the Berkeley County School District holiday schedule.
- **Yoga:** Classes are offered on Monday through Thursday for all different levels. The website will show all the levels and times offered.

	October	November	Totals
Total Participants	798	822	Average 732
Resident Participants	554	577	Average 520
Nonresident Participants	244	245	Average 212
Resident Revenue	\$ 39,426.30	\$ 34,987.10	\$ 371,739.74
Nonresident Revenue	\$ 20,360.45	\$ 18,988.35	\$ 180,348.20
Instructors Pay	\$ (6,397.65)	\$ (7,742.70)	\$ (53,738.42)
Profit/Loss	\$ 53,389.10	\$ 46,232.75	\$ 499,219.52

COMMUNITY CENTER PROGRAMS

- **Fitness Memberships:** Adult and Youth Memberships are available. Residents are \$60 for an adult and \$25 for youth for a year. Nonresidents pay \$325 adult and \$175 for a youth membership per year.
- **Personal Training:** Orientation, Personal Training from 3 certified instructors, and Strength training for teens. We have added a holistic nutritionist for extra help.
- **Senior Walking Club:** This club is for seniors 60 and older. They receive a colored membership card that does not need to be scanned in. This membership runs a calendar year. Residents pay \$25 for a year and nonresidents pay \$100 for a year. The days and hours that they can walk is Monday – Friday 12:30 PM to 2:30 PM.
- **Special Events:** These include any events or festivals that are scheduled during the month through the Community Center. For example, our spring concert series and our Social Squad activities each month.

	October	November	Totals
Total Participants	9,170	3,496	Average 4,672
Resident Participants	8,242	3,346	Average 4,343
Nonresident Participants	928	150	Average 329
Resident Revenue	\$ 18,177.25	\$ 13,277.50	\$ 253,810.10
Nonresident Revenue	\$ 2,019.25	\$ 2,358.00	\$ 52,206.60
Instructors Pay	\$ (1,560.10)	\$ (1,047.70)	\$ (10,117.70)
Profit/Loss	\$ 18,636.40	\$ 14,587.80	\$ 295,699.00

SPORTS

Baseball/Softball: Registration for fall baseball and fall softball started on July 1, 2019 and will end on July 31, 2019. The price for residents is \$45 and nonresidents pay \$75 for ages 9-14 in baseball and 9-13 in softball. Each participant will receive pants and a shirt.

AGE GROUPS	# of TEAMS	# of PARTICIPANTS
Fall Baseball Ages 9-10	2	23
Fall Baseball Ages 11-12	2	26
Fall Baseball Ages 13-15	4	44
Fall Softball Ages 9-10	1	15
Fall Softball Ages 11-12	1	14
Fall Softball Ages 13-15	1	13

Soccer: Registration began on July 1, 2019 for the fall season and will end on July 31, 2019. Residents will pay \$45 and nonresidents will pay \$75 and will receive shorts, socks, and a shirt.

AGE GROUPS	# of TEAMS	# of PARTICIPANTS
Tiny Tot Ages 4-5	10	110
Pee Wee Ages 6-7	12	118
Small Fry Ages 8-9	8	87
Mite Ages 10-12	8	98
Midget Ages 13-15	2	25

Cheerleading: Registration began on May 28, 2019 for ages 4-12. The registration fee was \$40 for residents and \$50 for nonresidents. The uniform cost \$85 for all participants.

Football: Registration began on June 3, 2019 for ages 6-14. The registration fee is \$45 for residents and \$75 for nonresidents playing the midget league and \$60 for residents and \$90 for nonresidents playing all other leagues. Games will be played at Dogwood Park.

AGE GROUPS	# of TEAMS	# of PARTICIPANTS
Midget Ages 6-8	4	60
Pee Wee Ages 9-10	2	45
Small Fry Ages 11-12	1	31
Middle School: 13-14	1	8

Basketball: Registration will begin in October 1, 2019 and end on October 31, 2019 for the winter season.

AGE GROUPS	# of TEAMS	# of PARTICIPANTS
Tiny Tot Ages 5-6	10	109
Pee Wee Ages 7-8	10	110
Small Fry Ages 9-10	9	92
Small Fry Girls Ages 9-10	3	30
Mite Ages 11-12	6	60
Mite Girls Ages 11-12	1	10
Midget Ages 13-14	4	41

SPORTS

- **Pickleball:** This sport is a mixture of ping pong, badminton and tennis. There is open play on Monday, Wednesday, and Friday from 9:00am to 1:00pm. We also offer some select Tuesday nights for open pickleball play. Members can play for free and nonmembers only pay \$2 to play.
- **Volleyball:** We offer open play on Friday nights from 4:30 PM to 8:00 PM. Members can come in for free and nonresidents pay a \$5 fee.

	October	November	Totals
Total Participants	481	130	3,339
Resident Participants	392	89	2,765
Nonresident Participants	89	41	576
Resident Revenue	\$ 16,540.00	\$ 2,970.00	\$ 121,621.25
Nonresident Revenue	\$ 2,875.00	\$ 960.00	\$ 29,624.22
Instructors Pay	\$ (0.00)	\$ (0.00)	\$ (840.00)
Profit/Loss	\$ 19,415.00	\$ 3,930.00	\$ 150,405.47

SUMMARY

Athletics	October	November	Totals
Total Resident Participants	392	89	2,676
Total Resident Revenue	\$16,540.00	\$2,970.00	\$121,621.25
Total Nonresident Participants	89	41	576
Total Nonresident Revenue	\$2,875.00	\$960.00	\$29,624.22

Activity Center	October	November	Totals
Total Resident Participants	554	577	5,703
Total Resident Revenue	\$39,426.30	\$34,987.10	\$371,739.74
Total Nonresident Participants	244	245	2,324
Total Nonresident Revenue	\$20,360.45	\$18,988.35	\$180,348.20

Community Center	October	November	Totals
Total Resident Participants	8,242	3,346	47,765
Total Resident Revenue	\$18,177.25	\$13,277.50	\$253,810.10
Total Nonresident Participants	928	150	3,560
Total Nonresident Revenue	\$2,019.25	\$2,358.00	\$52,206.60

UPCOMING EVENTS

DECEMBER

1st-15th – Letters to Santa - Santa's mailbox will be placed at the Fitness Center to accept letters from all the good little boys and girls. One of his elves will pick the letters up daily and have Mr. and Mrs. Claus respond personally to each one.

14th – Christmas Parade – This is a first-time event that will be the talk of the town. Marching bands will perform, floats will be present and don't forget Santa. More information will be available on specific participants. The parade will begin at 9:30am so grab a good spot early.

JANUARY

1st – February 1st – Facebook Photo Contest – This will be a fun event for all. Vote for your favorite picture.

Goose Creek Recreation Parks and Addresses

- Dennis Park – 300 Anita Dr. – baseball/softball diamond, picnic tables, playground
- Dogwood Park – 460 Liberty Hall Rd. – soccer field, football field, covered picnic area, grill, playground
- Etling Park – 100 Ellen Dr. - basketball court, covered picnic area, playground
- Eubanks Park – Old Moncks Corner Rd. – basketball courts, sand volleyball court, tennis courts, covered picnic area, grill, playground – available for rentals
- Fairfax Park – 100 Fairfax Blvd. – grill, picnic area, playground
- Felkel Field Complex – 100 Lucy Dr. – baseball/softball fields, concession stand, restrooms, playground
- Forest Lawn Park – 100 Giles Dr. – grill, picnic tables, playground
- Foster Creek Park – 100 Foster Creek Rd. – soccer fields, concession stand, restrooms, Playground
- Lake Greenview Park – 1 Pandora Dr. – trails, covered picnic area, picnic tables, grill, Playground
- Oak Creek Park – 100 Persimmon Circle – covered picnic area, grill, playground
- Ryan Creek Park – 229 Janice St. – benches, playground
- Shannon Park – Old Moncks Corner Road - picnic tables, playground
- St. James III Park – 1007 Willowood Ave. – covered picnic area, grill, playground
- St. James Park – 107 Westminster Blvd. – covered picnic area, playground, tennis court