

City Council Meeting
May 14, 2019
7:00 P.M.
City Hall

Council Members Present:

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

Council Members Absent:

None

Staff Present:

City Administrator Jake Broom; Assistant City Administrator Daniel Moore; City Clerk Kelly J. Lovette; Director of Economic Development Matt Brady; Chief of Police LJ Roscoe; Public Information Officer Frank Johnson; Fire Chief Steve Chapman; Director of Public Works Chuck Denson, Planning Director Mark Brodeur

Staff Absent:

Invocation:

Pastor David Barton, Creekside Church

Pledge of Allegiance:

Mayor Habib

Press Present:

Joy Bonala - Goose Creek Gazette

Guests Present:

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

Mayor Habib called the meeting to order at 7:00 p.m. Mayor Habib introduced David Barton, Pastor of Creekside Church, who presented the invocation and pledge of allegiance.

II. General Public Comments:

Ms. Denise Bracket of Ryan Creek shared her opposition for selling green space in her neighborhood. She stated a petition with over three hundred (300) signatures was signed from residents of Pineview, Camelot and Ryan Creek. (Note: A copy of the petition was not presented to the City Clerk for City record). A resident shared his views regarding the applicants for the vacancy on the Planning Commission.

III. Approval of Minutes:

a) City Council Meeting - April 9, 2019

A motion was made by Councilmember Green-Fletcher to approve the minutes, as stated by Mayor Habib. Councilmember McClary seconded the motion. Hearing no discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

IV. Public Hearings, Presentations & Proclamations:

a) Presentation - Annual Audit Report - Mauldin & Jenkins

Mayor Habib introduced Mr. Grant Davis, a representative of Mauldin & Jenkins who provided an Auditor Discussion Analysis and a Financial Report to City Council. The auditor stated the final opinion for the audit was unmodified, which is the best result the City can receive in a financial statement audit. The auditor stated in summary, the results of the audit disclosed no instances of noncompliance or other matters that are required to be reported under governmental auditing standards. Councilmember Harmon inquired what the ideal amount of savings is for a City. The auditor stated it varies per City regarding year end and property tax calendars. The auditor stated the fact that the City has four (4) months of fund balance that represents cash at year end is great. Councilmember McSwain inquired when the last Forensic Audit was done and does the auditor see any reason the City should have one. The auditor stated a Forensic Audit is extremely expensive, they are not required and can be requested by the City if there is suspicion of fraud. Mayor Habib stated in the history of the City there has not been a finding of internal weakness. He stated the City changes auditing firms every couple of years to get new eyes on the books to avoid discrepancy.

b) AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY AMENDING SECTION 151.080 USE OF LAND OR BUILDINGS. (Public Hearing & First Reading)

Mayor Habib read the title to the proposed Ordinance. Hearing no comments, Mayor Habib inquired if City Council wished to act. Councilmember Tekac made a motion to approve the proposed Ordinance, as stated by Mayor Habib. Mayor Pro Tem Condon seconded the motion. Hearing no discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

c) AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY REPEALING AND REPLACING SECTION 151.083 LANDSCAPING REQUIREMENTS. (Public Hearing & First Reading)

Mayor Habib read the title to the proposed Ordinance. Hearing no comments, Mayor Habib inquired if City Council wished to act. Councilmember Harmon made a motion to approve the proposed Ordinance, as stated by Mayor Habib. Councilmember McClary seconded the motion. Hearing no discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

d) AN ORDINANCE TO AMEND THE CARNES CROSSROADS DEVELOPMENT AGREEMENT BETWEEN THE CITY OF GOOSE CREEK AND CARNES CROSSROADS ASSOCIATES, LLC, ET AL (Public Hearing & First Reading)

Mayor Habib read the title to the proposed Ordinance. Hearing no comments, Mayor Habib inquired if City Council wished to act. Councilmember Green-Fletcher made a motion to approve the proposed Ordinance, as stated by Mayor Habib. Councilmember McClary seconded the motion. Mayor Habib called for the vote after a brief discussion concerning the Agreement and if it was the best overall in terms of interest for the parties involved. All in favor, none opposed. Motion carried.

e) AN ORDINANCE TO SELL REAL PROPERTY IDENTIFIED AS TMS NUMBERS 243-04-00-012 AND 243-04-00-032, KNOWN AS SHANNON PARK, 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 read the title to the proposed Ordinance. Hearing no comments, Mayor Habib inquired if City Council wished to act. Councilmember Green-Fletcher made a motion to approve the proposed Ordinance, as stated by Mayor Habib. Mayor Pro Tem Condon seconded the motion. Councilmember Tekac stated he is opposed to this sale because it was contingent on City Council extending the Recreation Commission contract for an additional ten (10) years. A discussion about the proposed use of Shannon Park and the Deed agreement ensued. Hearing no further discussion, Mayor Habib requested a roll call vote. Mayor Habib, Mayor Pro Tem Condon, Councilmember Green-Fletcher, Councilmember McClary, Councilmember McSwain and Councilmember Harmon voted in favor of the proposed Ordinance. Councilmember Tekac was opposed. Motion carried.

New Business:

None discussed.

V. Old Business:

- a) **AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY REPEALING IN ITS ENTIRETY THE CURRENT CHAPTER 52. GARBAGE AND REFUSE DISPOSAL UNDER TITLE V: PUBLIC WORKS (Second & Final Reading)**

Mayor Habib read the title to the proposed Ordinance and inquired if City Council wished to act. Councilmember Green-Fletcher made a motion to approve the proposed Ordinance, as stated by Mayor Habib. Councilmember Tekac seconded the motion. Hearing no discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

- b) **AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED OFF ST. JAMES AVE. (TMS # 234-00-00-139) FROM CONSERVATION/OPEN SPACE (CO) TO HIGH DENSITY RESIDENTIAL DISTRICT (R-3) - St. James Avenue at Grey Goose Drive (Second & Final Reading)**

Mayor Habib read the title to the proposed Ordinance and inquired if City Council wished to act. Mayor Pro Tern Condon made a motion to approve the proposed Ordinance, as stated by Mayor Habib. Councilmember Tekac seconded the motion. Mayor Pro Tern Condon stated this property was already zoned R-3 for Berkeley County and it is being restored to the original zoning classification. Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

- c) **AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED OFF LINDY CREEK ROAD. (TMS # 244-05-01-105) FROM CONSERVATION/OPEN SPACE (CO) TO MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2) - Lindy Creek Road (Second & Final Reading)**

Mayor Habib read the title to the proposed Ordinance and inquired if City Council wished to act. Councilmember Tekac made a motion to approve the proposed annexation Ordinance, as stated by Mayor Habib. Councilmember Harmon seconded the motion. Mayor Habib stated this property was already zoned R-2 for Berkeley County and it is being restored to the original zoning classification. Councilmember McSwain stated that R-2 in Berkeley County is a little different than R-2 in the City regarding density. Councilmember Green-Fletcher recused herself because she works for the same company as the owner. Mayor Habib called for the vote. Mayor Habib, Mayor Pro Tern Condon, Councilmember Tekac, Councilmember McClary and Councilmember Harmon voted in favor of the proposed Ordinance. Councilmember McSwain was opposed. Motion carried.

VI. Monthly Department Report:

Fire Chief Steve Chapman: Chief Chapman stated 2019, is going very well. He stated the budget for this year has created three (3) new positions in the Fire Department; one (1) Administrative Assistant and two (2) Battalion Chiefs and that all three (3) positions have been filled. He stated 2019, allowed for a new pumper to be purchased; and next week he will travel to attend a preconstruction conference for the pumper.

Chief Chapman stated the call volume in 2018, for fire incidents were 3,754. He stated the call volume for Emergency Medical Services (EMS) were 3,090. He stated in the middle of 2018; Berkeley County implemented prime-time medic units that ran for twelve (12) hours a day which increased the number of ambulances in Berkeley County by four (4). Chief Chapman stated traditionally the City benefited from the Automatic and Mutual Aid Agreements with Berkeley County; however, in 2018, the City assisted Berkeley County more than Berkeley County assisted the City. He stated our relationships with our automatic and mutual aid partners are better than ever.

Chief Chapman stated the 2019 budget includes Computer Aided Dispatch (CAD) upgrades which will improve the mutual response. He stated currently the Fire Department has four (4) vacant positions of which he expects to have two (2) positions filled next month and the other two (2) soon after. He stated he foresees improved retention with the adjustments that were made to the pay plan, insurance and other benefits.

Mayor Habib thanked Chief Chapman and stated he is very proud of the job he is doing.

VII. City Administrator's Report:

Mr. Broom introduced the new Planning Director Mr. Mark Brodeur.

a) Request to Hire Contractor - Phase Two (2) of Traffic Signal Mast Arm Repair and Painting

Mr. Broom stated City staff solicited bids for this project in 2018. He stated all bids came in significantly over budget, hence the project was divided in half over two (2) fiscal years. He stated half the project was completed last year and City staff was requesting the approval to re-engage the low bidder W.M. Roebuck of Lexington, SC, at a total cost of \$168,400 to complete the project. He stated this project is included in the 2019 Maintenance Division Budget.

Mayor Habib inquired if City Council wished to act. Councilmember Tekac made a motion to approve the request to hire W.M. Roebuck to complete the Mast Arm Repair. Councilmember Green-Fletcher seconded the motion. Hearing no discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

VIII. Mayors Report:

a) Appointment to Planning Commission (One (1) Vacancy)

Councilmember Tekac made a motion to appoint Heather Byrd to the Planning Commission. Mayor Pro Tern Condon seconded the motion. A lengthy discussion between Councilmember McSwain, Mayor Habib and Councilmember McClary ensued regarding the best candidate for this vacancy. Mayor Habib called for the vote. Mayor Habib, Mayor Pro Tern Condon, Councilmember Tekac, and Councilmember Green-Fletcher voted in favor of Mrs. Byrd filling the vacant seat on the Planning Commission. Councilmember McSwain, Councilmember McClary and Councilmember Harmon were opposed. Motion carried.

IX. Adjourn:

Councilmember Tekac made a motion to adjourn. Councilmember Condon seconded. Mayor Habib called for the vote. All in favor, none opposed. Meeting adjourned at 8:20 p.m.


Kelly J. Lovette, MMC
City Clerk

Date: June 11, 2019

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.