



MINUTES  
CITY OF GOOSE CREEK, SOUTH CAROLINA  
REGULAR CITY COUNCIL MEETING  
TUESDAY, June 8, 2021 – 6:00 PM  
CITY HALL – COUNCIL CHAMBERS  
519 N GOOSE CREEK BOULEVARD

**MAYOR/COUNCIL PRESENT:**

Mayor Gregory S. Habib  
Mayor Pro Tem Jerry Tekac  
Councilmember Hannah Cox  
Councilmember Melissa Enos  
Councilmember Debra Green-Fletcher  
Councilmember Corey McClary  
Councilmember Gayla McSwain

**CITY STAFF:**

City Administrator Natalie Zeigler  
Assistant City Administrator Brian Cook  
City Clerk Kelly J. Lovette  
Chief Financial Officer Tyler Howanyk  
Director of Planning & Zoning Mark Brodeur  
Chief of Police LJ Roscoe  
Director of Information Technology Ryan Byrd  
Director of Recreation TJ Rostin  
Director of Public Works Chuck Denson  
Public Information Officer Frank Johnson

**PRESS PRESENT:**

None

**GUESTS PRESENT:**

None

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PURSUANT TO THE FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON FRIDAY, JUNE 4, 2021, AND DULY POSTED AT CITY HALL LOCATED AT 519 N GOOSE CREEK BOULEVARD, AN ACCESSIBLE FACILITY, AND ON CITYOFGOOSECREEK.COM

**I. CALL TO ORDER**

Mayor Habib called the meeting to order at 6:00 pm and requested Councilmember McClary to lead in the invocation and Pledge of Allegiance.

**II. GENERAL PUBLIC COMMENTS:** Note: All comments sent to the City Clerk by 12:00 noon on the date of this meeting, via US Mail or Email, as stated on the meeting Agenda, were forwarded to City Council.

Mr. Keith Carter, 346 Camelot Drive, stated his concerns to City Council regarding traffic issues wherein people are using Camelot Drive as a cut through to Pineview Boulevard. He stated he spoke with Lt. Quinn about providing traffic enforcement in that area. Lt. Quinn stated she would turn in a traffic complaint to see what could be done. Mayor Habib thanked Mr. Carter and stated he was sure the complaint was forwarded to the right individuals, and they would be looking into the matter.

**III. APPROVAL OF MINUTES:**

- a. City Council Meeting – May 11, 2021
- b. City Council Workshop – May 25, 2021

Motion: Councilmember Enos; Second: Councilmember Cox

Discussion: None.

Carried: All ayes.

#### **IV. PRESENTATIONS & PROCLAMATIONS:**

- a. Recognition of High School Student Athletes/Presentation of Mayor's Cup

The following athletes were recognized by Mayor Habib and presented with the Mayor's Certificate of Honor.

Yaturi Bolton (Goose Creek High School) - All State in Football; Melvin Ravenel (Goose Creek High School) – All State in Football; Demetri Simmons (Goose Creek High School) – All State in Football and Basketball; Danielle Brown (Stratford High School) – All State in Track and Field

Mayor Habib presented the Mayor's Cup to Mr. John Chalus, Athletic Director, Stratford High School.

#### **V. OLD BUSINESS & PUBLIC HEARINGS**

- a. AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX AN AREA IDENTIFIED AS TMS 235-13-02-053, LOCATED AT 108 STEPHANIE DRIVE, INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second and Final Reading of a Public Hearing)

Motion: Councilmember Green-Fletcher; Second: Councilmember Enos

Discussion: None.

Carried: All ayes.

- b. AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX AN AREA IDENTIFIED AS TMS 235-13-02-019, LOCATED ON LIZ LANE, INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second and Final Reading of a Public Hearing)

Motion: Councilmember Cox; Second: Councilmember McClary

Discussion: None.

Carried: All ayes.

- c. 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 CITY OF GOOSE CREEK BY CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED ON THE CORNER OF SASS DRIVE AND OLD MONCKS CORNER ROAD, FURTHER IDENTIFIED AS TMS# 234-08-00-084, FROM GENERAL COMMERCIAL (GC) TO LOW DENSITY RESIDENTIAL (R-1) (Second and Final Reading of a Public Hearing)

Motion: Councilmember Enos; Second: Councilmember Cox

Discussion: None.

Carried: All ayes.

- d. AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES TO TITLE III, CHAPTER 34: FINANCE AND TAXATION, BY REPEALING IN ITS ENTIRETY THE CURRENT SECTION "PURCHASING POLICIES AND PROCEDURES" AND ADOPTING IN LIEU THEREOF A NEW SECTION "PURCHASING POLICIES AND PROCEDURES" MADE A PART HEREOF AND SET OUT HEREIN (Second and Final Reading of a Public Hearing)

Motion: Mayor Pro Tem Tekac; Second: Councilmember Enos  
Discussion: Councilmember McSwain inquired if the amended language was in the final document.  
Mrs. Zeigler stated yes.  
Carried: All ayes.

## **VI. NEW BUSINESS & PUBLIC HEARINGS**

- a. AN ORDINANCE TO AMEND THE "CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA", BY AMENDING TITLE XV - LAND USAGE, SUBCHAPTER "ZONING BOARD OF APPEALS SECTION 151.173(B)(1) - MEETINGS", AND SUBCHAPTER "ARCHITECTURAL REVIEW BOARD SECTION 151.190(F)(6) -MEETINGS" BY REMOVING ANY REFERENCES TO THE START TIME FOR THEIR RESPECTIVE MEETINGS - (Introduction and First Reading of a Public Hearing)

Mayor Habib stated the Architectural Review Board and Zoning Board of Appeals want to, and should, change the time so it is convenient, not only to its members, but also for those who are going before them for business.

Motion: Councilmember Green-Fletcher; Second: Councilmember McSwain  
Discussion: None.  
Carried: All ayes.

- 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 AT 128 HOWE HALL ROAD (TMS # 252-01-03-007) FROM CONSERVATION/OPEN SPACE DISTRICT (CO) TO GENERAL COMMERCIAL DISTRICT (GC) - (Introduction and First Reading of a Public Hearing)

Mayor Habib stated this property came into the City during a time when everything that was annexed came in immediately as Conservation Open Space. He stated there is a storage unit on this property that pre-exists its annexation which would make it a non-conforming use; so, the proposed Ordinance is simply to zone the property appropriately. Mr. David Bunch thanked City Council for clearing up the matter concerning zoning.

Motion: Councilmember Enos; Second: Mayor Pro Tem Tekac  
Discussion: None.  
Carried: All ayes.

- c. AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES TO THE ZONING ORDINANCE BY REPEALING IN ITS ENTIRETY THE CURRENT CHAPTER 152. SMALL WIRELESS FACILITIES AND REPLACING IT WITH A NEW CHAPTER 152. STANDARDS FOR PLACEMENT OF SMALL WIRELESS FACILITIES - (Introduction and First Reading of a Public Hearing)

Mayor Habib stated the Municipal Association of South Carolina updated its model ordinance with some changes, it is negotiated with a lot of wireless carriers, and it allows for municipalities to have some control on what they look like and where they are placed.

Motion: Councilmember Green-Fletcher; Second: Councilmember Cox  
Discussion: None.  
Carried: All ayes.

- d. AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY AMENDING THE TITLE TO CHAPTER 92, STREETS, SIDEWALKS, AND OTHER PUBLIC PROPERTY; AND BY ADDING A NEW SUBSECTION (D), UNDERGROUND DISTRICT - (Introduction and First Reading of a Public Hearing)

Mayor Habib stated the proposed Ordinance is in response to the Municipal Association of South Carolina's update to the model ordinance relative to the small wireless facilities, which creates an underground district, which again, allows the City to manage where, when, and how wireless units are erected.

Motion: Councilmember McSwain; Second: Mayor Pro Tem Tekac

Discussion: None.

Carried: All ayes.

- e. A RESOLUTION COMMITTING THE CITY OF GOOSE CREEK TO PROVIDING A PROGRAM FEE FOR THE MUNICIPAL ASSOCIATION OF SOUTH CAROLINA RETAIL RECRUITMENT TRAINING PROGRAM (Introduction, First and Final Reading of a Public Hearing)

Motion: Mayor Pro Tem Tekac; Second: Councilmember Enos

Discussion: None.

Carried: All ayes.

## **VII. ADMINISTRATOR'S REPORT**

- a. EMS Contract with Berkeley County

Mrs. Zeigler presented a request for approval of the renewal of the contract with Berkeley County regarding EMS in the total amount of \$209,230, as discussed at the recent City Council Workshop.

Motion: Councilmember McSwain; Second: Councilmember Cox

Discussion: None.

Carried: All ayes.

- b. Request to Hire Contractor for Landscaped Medians (St. James Avenue/Highway 176 Safety Project)

Mrs. Zeigler presented to City Council a request to hire AOS, the lowest qualified bidder for the landscape of the medians on St. James Avenue/Highway 176. She stated there were four (4) bidders, but two (2) were disqualified due to not submitting proper documents. She stated the amount was higher than originally budgeted; however, the approval was done pre-COVID, and costs have gone up and City staff is working closely with the landscape architect to try and change out some of the plantings so City staff can lower the costs, and staff will keep City Council posted.

Motion: Councilmember Enos; Second: Councilmember McSwain

Discussion: None.

Carried: All ayes.

- c. Code Enforcement Officer Update

Mrs. Zeigler stated there have been some staff changes and City Council is required by Ordinance to

appoint and approve the Code Enforcement Officers of the City. A list of Code Enforcement Officers was provided within City Council's packet.

Motion: Councilmember Cox; Second: Councilmember McClary

Discussion: None.

Carried: All ayes.

d. Request to Hire Trident Construction - Eubanks / Casey Park

Mrs. Zeigler presented to City Council a request to hire Trident Construction for the design/build project of Eubanks Park, not to exceed \$5,000,000. She stated there were nine (9) qualified bidders, City staff interviewed all nine (9) and narrowed the selection down to three (3) highly qualified companies and is recommending Trident Construction. She stated she did wish to point out she has worked with Trident Construction in the past, they developed the waterpark for the City of Hartsville, and it was a very successful project.

Motion: Councilmember Green-Fletcher; Second: Councilmember McClary

Discussion: None.

Carried: All ayes.

**VIII. MAYOR'S REPORT**

Mayor Habib spoke of the rain that moved through the area on June 5, 2021, and of the flooding that occurred in some areas of the City, and that he ran in to City staff that was, like him, out and about inspecting areas throughout. Mayor Habib provided some history of the City's storm water management, and stated there were some flooding issues in Pineview, Boulder Bluff and Foxborough wherein there were some problems. He stated immediately staff from the City and Berkeley County were working together making sure the drain valves were open so water could move freely, namely at Foxborough Lake, as well as several other areas, to make sure what occurred did not happen again. He stated one of the issues was a Beaver dam that was built, and he pointed out this has been an ongoing issue. He stated the City received 6 ½ inches of rain in less than two (2) hours, and storm water drains are designed to handle 6 ½ inches of rain in twenty-four (24) hours.

Mayor Habib also invited everyone to attend the Police Department's Hot Pursuit 5K, wherein there are currently 353 preregistered, and the monies raised will go toward the Police Department's help fund, Shop with a Badge, during Christmas. He also invited everyone to attend the Farmer's and Artisans Market held most Saturdays, as well as, the City's Fourth of July Festival and to enjoy the fireworks display and to help celebrate the City's 60<sup>th</sup> Anniversary.

**IX. ADJOURN**

Motion: Councilmember Cox; Second: Councilmember Enos

Discussion: None.

Carried: All ayes. 6:43 p.m.

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Kelly J. Lovette, MMC  
City Clerk

Date: July 13, 2021