



TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MAY 19, 2026 at 6:00 PM

MINUTES

CALL TO ORDER

The regular meeting of the Town Council was called to order by Mayor Thomas J. Hamilton, Jr. at 6:00 p.m.

Present:

Mayor Thomas J. Hamilton, Jr.
Mayor Pro-Tem David A. Dennis, Jr.
Council Member Leroy S. Dingle, Jr.
Council Member James N. Law, Jr.
Council Member Latorie S. Lloyd
Council Member Chadwick D. Sweatman
Council Member James B. Ware, III

Staff Present:

James E. Brogdon, Town Attorney
Jeffrey V. Lord, Town Administrator
Marilyn M. Baker, Administrative Services Director/Clerk to Council
Justine H. Lovell, Finance Director
R. Logan Faulkner, Public Service Director
James C. Jackson, III, Fire Chief
Gary Deeg, Police Lieutenant
Mohamed A. Ibrahim, Technology Director
Elizabeth B. Rentz, Recreation Director
Justin S. Westbrook, Community Development Director
Carter France, Town Planner

Absent:

Antwan L. Richardson, Police Chief

INVOCATION

Invocation was delivered by Reverend Tim Cook of Wassamassaw Baptist Church.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Council Member James Law, Jr.

SPECIAL PRESENTATIONS

1. FY 2025 Audit Presentation: The Baird Group, LLC

Jason Lawhorn, Partner of The Baird Group, LLC. presented the Town's FY 2025 Comprehensive Financial Report. He reported that the Town received an unmodified clean opinion. He thanked Finance Director Justine Lovell and staff for their assistance in completing the audit.

Mayor Hamilton and Council expressed their appreciation to Administrator Lord, Finance Director Lovell, and the Department Heads for their dedicated work and responsible stewardship of the Town's financial health.

PRESENTATIONS

2. Awards Presentation: Police Department – This item was deferred to the June 16, 2026, meeting of Council.

APPROVAL OF MINUTES

3. Regular Meeting Minutes: April 21, 2026

Motion was made by Mayor Pro-Tem Dennis to approve the regular meeting minutes of April 21, 2026. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

REPORTS

4. Mayor's Report: Thomas J. Hamilton, Jr.

Mayor Hamilton reported the following:

April 22 – He attended Rec Softball Night at BHS, approximately 50 girls participated. It was a wonderful evening for everyone involved. He supplied hot dogs and drinks for all attendees.

April 22 – He attended the public comment session for the SS4A Safety Action Plan traffic study.

April 23 – He attended a ceremony honoring Mr. Bobby Helmly for his 75th year as a member of the American Legion.

April 23 – He participated in our first-ever Autism Awareness Day: "Light It Up Blue." This was a well-attended and meaningful event. He thanked Chief Jackson for bringing this idea forward.

April 26 – He visited the Youth State Bowling Tournament at Swamp Fox Lanes, where hundreds of youth bowlers from across the state competed over three weekends.

April 29 – He along with Susan Gilmore judged the student art show at Bonner Elementary. He awarded special paint-brush ink pens to the winners.

May 1 – He was invited to the Unified Prom at Berkeley Middle School. They had a great time celebrating with the students.

May 2 – He attended the Police Department Promotion Ceremony.

May 3 – He stopped by the Scouting America Luncheon at Wampee and donated several 1940s scouting items.

May 8 – He attended the ribbon cutting for Salt and Light Collective. Council Members Dennis, Lloyd, and Dingle, along with many staff members, were also present.

May 9 – He attended the BHS Ladies Basketball Celebration.

May 9 – He visited the recreation fields to speak with fans attending the travel-ball tournament.

May 12 – He attended a luncheon at the Fire Department in remembrance of Firefighter Drew Kelly.

May 14 – He spoke at Leadership Berkeley at Santee Canal Park, sharing updates on several exciting developments in the Town of Moncks Corner.

May 14 – He attended the 75th Anniversary Celebration of the Town and Village Garden Club and presented a proclamation to the group.

May 15 – He attended the Law Enforcement Appreciation Luncheon hosted by MCPD. It was a great time of fellowship and an opportunity to express our gratitude.

May 16 – He attended the Victory Missions Car Show.

May 16 – He stopped by the travel-ball tournament again to greet fans.

May 18 – He spoke at the Scouts America meeting in Pinopolis.

Upcoming Events

- **Art in the Park** — *Friday, June 5 at Unity Park, 6:00 – 8:00 p.m.*
- **Street Dance – Featuring The Custom Four & Friends** — *Friday, July 3rd at Unity Park, 7:00–9:00 p.m.*
- **Independence Day Celebration** — *Saturday, July 4 at the Event Field at the Moncks Corner Regional Recreation Complex at 6:00–10:00 p.m.* Featuring live performances by Vinyl Daze and Randall Fowler.
- **Halloween Festival** — *Wednesday, October 28 on Main Street & Unity Park, 5:30–8:00 p.m.*
- **Fall Pickin' in the Corner** — *Saturday, November 14 on Main Street, 10:00 a.m.–3:00 p.m.*
- **3rd Annual Tree Lighting** — *Friday, December 4 at Unity Park, 5:00–8:00 p.m.*

- **Nighttime Christmas Parade** — *Saturday, December 5 on Main Street beginning at 6:00 p.m.*

5. Administrator's Report: Jeffrey V. Lord

Introduction: Fire Chief Jackson introduced new Fire Fighter Noah Nobles. He comes to the Town from St. Stephen Fire Department and the Army National Guard.

Administrator Lord reported the following:

- **Winter Street Bridge Project:** The Winter Street Bridge Project is under construction. He anticipates the project to be done by August. His goal is to apply for another grant in September.
- **Main Street Striping Project:** The Main Street Striping Project has hit a major roadblock. They currently are working with the SCDOT to try to resolve the issues.
- **Opportunity Zone Program:** This program is a federal taxing incentive program created in 2018 designed to encourage economic development in designated low income urban and rural communities. There are two designated census tracts in Moncks Corner that qualify. Both are located on Main Street on the East and West sides of 17-A. Staff are preparing to submit for both these projects through the SC Department of Commerce for consideration. The Governor is the ultimate decider, and he can only choose 25% of the eligible tracts.
- **FY 2027 Budget:** The first draft of the FY 2027 Budget is nearly complete. Staff will reach out to Council soon to plan a budget workshop.

NEW BUSINESS

6. Consideration: SS4A Safety Action Plan (FINAL)

Stewart Day of Stantec Consulting Services presented Council with an overview of the SS4A Safety Action Plan, underscoring the Town's commitment to the long-term objective of eliminating traffic-related fatalities and serious injuries. He further stated that all future transportation projects and infrastructure improvements will be assessed for consistency with the Safety Action Plan. Administrator Lord expressed appreciation to Stantec for their diligent efforts and for successfully meeting the Town's project timeline.

Resolution No. 2026-03 – A Resolution Adopting the Safe Streets and Roads for all (SS4A) Safety Action Plan for the Town of Moncks Corner.

Motion was made by Council Member Law to adopt the SS4A Safety Action Plan and to authorize the Town Administrator, or their designee, to represent the Town in all matters related to the implementation of the Plan, including the submission of grant applications and coordination with regional partners, for a term consistent with the projects lifecycle. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

7. Consideration: Bids to Construct Dr. William H. Lacey Memorial Park

Administrator Lord reported that the Town solicited sealed bids for the construction of Dr. William H. Lacey Memorial Park. A total of seven (7) bids were received and evaluated for responsiveness and compliance with the bid requirements. Four bids were determined to be responsive, and three bids were determined to be non-responsive due to failure to acknowledge addenda or missing required bid documentation.

Wood+Partners, Inc., the project design consultant, reviewed all responsive bids and determined that MPS Construction submitted the lowest responsive and responsible bid in the amount of \$2,200,465, which includes the base bid and Alternate No. 1 for vehicular parking spaces. The consultant's evaluation confirmed that the bid complied with all procurement requirements, including the required bid security, and contained no material irregularities or qualifications.

The project has a total budget of \$2,000,000 currently appropriated. The contract amount exceeds the current fiscal year budget by \$200,465; however, the project expense will be split between two fiscal years, allowing the remaining balance to be incorporated into the FY 2026-2027 budget.

Staff recommend approval of MPS Construction as low bidder in the amount of \$2,200,465 and authorize staff to approve change orders that reduce the cost of the project or do not increase the project more than 10%.

Motion was made by Council Member Law to approve MPS Construction as low bidder in the amount of \$2,200,465 and to authorize staff to approve change orders that reduce the cost of the project or do not increase the project more than 10%. Motion was seconded by Mayor Pro-Tem Dennis and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

8. First Reading: Consider an Zoning Map Amendment (ZA-26-04) request for a parcel (142-12-03-020) totaling ~0.37 acres, located at 417 Altman Street. The parcel is requesting to be zoned Office & Institutional (C-1).

Community Development Director Westbrook provided a brief overview of the project. He noted, for transparency, that the applicant currently intends to use the property for a small sit-down restaurant and a commissary kitchen for a caterer. He further explained that, if approved, the Office and Institutional (C-1) zoning district would allow a broader range of by-right commercial uses than those permitted in the Transitional District (TD). Staff and the Planning Commission recommended approval based on the request's compatibility with the Mixed-Use Overlay designation in the Future Land Use Map and its clear alignment with goals and implementation strategies of the 2024 Comprehensive Plan. Additionally, the transitioning commercial character of Altman Street supports Staff's recommendation.

Motion to approve was made by Mayor Pro-Tem Dennis. Motion was seconded by Council Member Law.

Discussion: Council Member Law expressed concerns of access, parking, traffic and the variety of by-right commercial uses once the property is re-zoned.

Motion was approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

OLD BUSINESS

- 9. Old Business:** There was no old business to be brought before Council.

PUBLIC INPUT:

Paul Graff of 250 High Hill Drive expressed concerns about chickens, ducks and roosters being kept on the property adjacent to his residence. He noted that he has lived in Moncks Corner for more than 30 years. The smell and noise are unbearable, and the animals have destroyed his backyard. He requested the Town's assistance in resolving the issue. Community Development Director Westbrook reported that he inspected the site, and it may be deemed a nuisance. Mayor Hamilton assured Mr. Graff that the Town would follow up on the matter.

EXECUTIVE SESSION:

- 10.** Motion was made by Mayor Pro-Tem Dennis to go into executive session to discuss the following:

- Contractual negotiations related to the Downtown Revitalization Project.
- Negotiations for the purchase of property related to economic development and infrastructure improvements.

Motion was seconded by Council Member Lloyd and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

Out of Executive Session and Reconvene to the Regular Meeting:

Motion was made by Mayor Pro-Tem Dennis to come out of executive session and reconvene to the regular meeting. Motion was seconded by Council Member Law and approved unanimously as follows.

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

Mayor Hamilton announced that there was no action taken during executive session.

ADJOURNMENT

Motion was made by Council Member Law and seconded Council Member Sweatman to adjourn the regular meeting of Council. Motion was approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Dingle, Council Member Lloyd, Council Member Law, Council Member Sweatman, Council Member Ware

The meeting was adjourned at 7:39 p.m.

A copy of this meeting's agenda was e-mailed to the Post and Courier, The Berkeley Independent, Channel 4, Channel 2, and The News Journal Scene. The agenda was posted on the Municipal Complex bulletin board and the Town Website at least 24 hours prior to the meeting.

Minutes Approved and Adopted:

Marilyn M. Baker/Clerk to Council

June 16, 2026
DATE