



# TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, AUGUST 20, 2024 at 6:00 PM

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## 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 DeWayne G. Kitts  
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  
Elizabeth B. Rentz, Recreation Director  
R. Logan Faulkner, Public Service Director  
Robert L. Gass, III, Fire Chief  
Stephen G. Young, Police Chief  
Lee W. Mixon, Jr., Police Captain  
Justin S. Westbrook, Community Development Director  
Rebecca Walker, Business Development Manager  
Mohamed A. Ibrahim, Technology Manager

### INVOCATION

The invocation was delivered by Pastor Andre Winters of Corner Church, Moncks Corner.

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Mayor Pro-Tem David Dennis.

## APPROVAL OF MINUTES

### 2. **Regular Meeting Minutes:** July 16, 2024

Motion was made by Mayor Pro-Tem Dennis to approve the regular meeting minutes of July 16, 2024. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

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

## REPORTS

### 3. **Mayor's Report:** Thomas J. Hamilton, Jr.

Mayor Hamilton reported the following:

He thanked Town staff for the outstanding job they did during Tropical Storm Debby.

Thursday, July 25, 2024 – He supplied pizzas for the BHS Band Camp.

Saturday, July 27, 2024 – He partnered with Tiffany Geathers for "A Book Bag Giveaway".

Wednesday, July 31, 2024 – The Police Department held a luncheon for the sponsors of the Summer Police Camp.

Saturday, August 3, 2024 – The One Berkeley Event Back to School Festival was held at the Recreation Complex.

Tuesday, August 13, 2024 - Foxbank held a back-to-school bash. The Police and Fire Departments grilled 550 hot dogs.

Wednesday, August 14, 2024 – He attended and participated in a ribbon cutting ceremony that was held for McCall -Thomas Engineering. Councilwoman Lloyd, Councilman Dennis and Law were also in attendance.

Wednesday, August 14, 2024 – A school supply giveaway was held at Francis Villas Apartments.

Wednesday, August 14, 2024 - BHS Stags practice was held at the Town's Football Field at the Recreation Complex.

Thursday, August 15, 2024 - He was invited to greet the students at Berkeley High School.

Thursday, August 15, 2024 – He attended and participated in a ribbon cutting ceremony for Full of It Restaurant and Lounge.

Thursday, August 15, 2024 – The Berkeley Chamber of Commerce invited him to be a guest speaker for Leadership Berkeley.

Saturday, August 17, 2024 – He attended a car show sponsored by the Moncks Corner Police Department. The Police Department raised a little over \$4,000 for the Kennedy Center.

**FUTURE EVENTS:**

Tuesday, August 27, 2024 – Overdose Awareness Day 2024

The “Light the way for Hope” Luminary will be held at the Unity Park on Main Street. He invited everyone to attend as they honor those loss to substances and the family and friends who loved them. He added that if anyone would be interested in featuring a name of a loved one lost to substances on a luminary bag, visit online at [wakeupcarolina.org](http://wakeupcarolina.org)

Friday, August 30, 2024 – He invited everyone to come out and visit the Summer Night Market at Unity Park. There will be live music, food and vendors and shopping downtown.

Saturday, September 21, 2024 - The Town of Moncks Corner together with MUSC Children's Health and the SC Dept of Public Health will hold a Berkeley Child Safety Fair from 10 a.m. – 1 p.m. at the Market Pavilion.

**4. Administrator's Report:** Jeffrey V. Lord

Administrator Lord also expressed his appreciation to staff for their dedication and hard work during the storm. He also mentioned that they did an outstanding job.

Staff met with the Town's stormwater engineering firm last week and discussed with them the recent flooding issues due to Tropical Storm Debby. Staff identified areas of concern which are critical for the engineers to look at the models and determine what needs to be done to make them better. We are now waiting for a proposal to conduct another study to see what we need to do to correct the issues. The last study was done back in 2019.

**NEW BUSINESS**

**5. Consideration of Bids:** All Inclusive Playground for the Town of Moncks Corner

Administrator Lord reported that Stantec provided an accurate certified tabulation of bids for the all-inclusive playground. The low bid was submitted by Trident Construction, LLC. They have the experience and resources to complete the project. Stantec recommended that a construction contract be awarded to Trident Construction. Administrator Lord recommended Council include Alternates 1, 2. Alternate 1 has additional shade structures in the playground, Alternate 2 is additional parking beside the Market Pavilion. He recommended that Trident Construction do the landscape and not deduct Alternate 3. He did not recommend including Alternate 4, this can probably be done for less money. The Town will receive a \$1,000,000 grant from the State to assist with the project. The balance will come from the fund balance. He also requested that Council authorize staff to approve any change orders not to exceed 10%.

Plan Holder	Grand Total	Alternate #1 - Additional Playground Equipment	Alternate #2 - Additional Parking	Alternate #3 - Remove all Landscaping and Sod	Alternate #4 - Restripe Existing Parking Lot
Trident Construction	\$3,447,000.00	\$46,564.40	\$357,000.00	\$-66,000	\$26,000.00
Monteith Construction	\$3,726,000.00	\$44,397.00	\$400,000.00	\$-49,826.00	\$15,523.00
Brantley construction	\$3,899,000.00	\$47,510.40	\$395,800.00	\$-94,000.00	\$4,730.00
J Davis Construction	\$4,350,287.00	\$47,205.00	\$672,683.00	\$-61,859.00	\$4,782.00
Ben Cox Company, LLC	Incomplete Bid				

Motion was made by Council Member Law to approve awarding the bid to Trident Construction, LLC in the amount of \$3,850,564 which includes Alternate 1 and Alternate 2 and to authorize staff to approve change orders up to 10%. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

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

6. **First Reading By Title Only:** An Ordinance to amend Ordinance No. 2023-08 and the Budget attached thereto and to adjust certain revenues and expenditures for the Fiscal Year 2024.

Motion was made by Council Member Law to approve. Motion was seconded by Mayor Pro-Tem Dennis and approved unanimously as follows:

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

7. **First Reading By Title Only:** An Ordinance to raise revenue and adopt a Budget for the Town of Moncks Corner, South Carolina, for the Fiscal Year Beginning October 1, 2024, and ending September 30, 2025

Motion was made by Council Member Sweatman to approve. Motion was seconded by Council Member Law and approved unanimously as follows:

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

## OLD BUSINESS

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

## PUBLIC INPUT:

John Dulude of 204 California Avenue thanked Logan Faulkner, his crew, and the Town of Moncks Corner for their tireless efforts and working with limited equipment while trying

to control the flood issues during Tropical Storm Debby. He suggested that the Town consider purchasing a vac truck and additional piping in the next budget to help with the flooding issues. He thanked members of Council for coming out to their and other neighborhoods on the morning of August 9<sup>th</sup> to witness firsthand the flooding that occurred. It was appreciated. He added that he had recently expressed concerns over the flooding issues with the California Branch. He also added that although improvements have been made over the years, there are still some things that can be done.

He expressed concerns of the True Homes application for re-zoning of the Patsy Rogerson tract that went before the Planning Commission. He added that he will be back to speak again on this issue if the developer brings his plan back for consideration. He thanked Council for allowing him to speak.

Lucie Watson of 108 Shamrock Court expressed concerns of sediment buildup and trash that has been thrown out in their neighborhood that impacted her yard during the flood. She also expressed concerns of the lack of lighting and unmaintained easements in their area and the turning light at Chick fi-A. Mayor Hamilton responded that he would introduce her to the Public Service Director Logan Faulkner to see what he can do to assist. The turning light at Chick fil-A is on the Town's radar.

Kassie Mann of 393 Spruce Ivy requested that the Town be cautious when choosing materials for the new playground. She expressed concerns about materials that could potentially be toxic to those utilizing the playground. Mayor Hamilton responded that that her concerns have been noted. She also mentioned that if the Town ever needed a prayer group for any reason that she would like to assist with that.

## **EXECUTIVE SESSION:**

Motion was made to go into executive session by Council Member Law to discuss the following and to received legal advice. Motion was seconded by Council Member Sweatman and approved unanimously as follows.

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

- 9. Discussion:** Appointments regarding recent Planning Commission Vacancy and Town Attorney
- 10. Discussion:** Contractual Negotiations related to an Impact Fee Study
- 11. Discussion:** Contractual negotiations related to roads
- 12. Discussion:** Contractual negotiations related to the purchase of property for economic development
- 13. Receipt of Legal Advice:** Related to the Provision of Fire Service
- 14. Receipt of Legal Advice:** Related to Franchise Fees

### **Out of Executive Session and Reconvene to the Regular Meeting:**

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

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

**Impact Fee Study Contract:**

Motion was made by Council Member Sweatman to contract with Tischler Bise to conduct an impact fee study in the amount of \$70,500. Motion was seconded by Council Member Law and approved unanimously as follows.

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

**Town Attorney Appointment:**

Motion was made by Council Member Ware to remove interim from the position of Town Attorney for James Brogdon and appoint him to serve as Town Attorney. Motion was seconded by Council Member Sweatman and approved unanimously as follows.

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

**Planning Commission Appointment:**

Motion was made by Mayor Pro-Tem Dennis to appoint Shanda Phillips to the Planning Commission and to serve the unexpired term of Nick Ross to expire January 2026. Motion was seconded by Council Member Ware and approved unanimously as follows.

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

**ADJOURNMENT**

*Motion was made by Council Member Sweatman, seconded by Council Member Lloyd to adjourn the regular meeting of Council. Motion was approved unanimously as follows.*

*Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Law, Council Member Lloyd, Council Member Kitts, 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, Live 5 News, Channel 4, Channel 2, and The News Journal Scene. As required, 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:*

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Marilyn M. Baker/Clerk to Council

September 17, 2024

DATE