



TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MAY 20, 2025 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 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
Corey Denny, Battalion Fire Chief
R. Logan Faulkner, Public Service Director
Robert L. Gass, III, Fire Chief
Mohamed A. Ibrahim, Technology Director
Lee W. Mixon, Jr., Police Captain
Antwan Richardson, Police Lieutenant
Elizabeth B. Rentz, Recreation Director
Justin S. Westbrook, Community Development Director
Carter France, Town Planner

INVOCATION

Invocation was delivered by Reverend Dr. Timothy Scoonover of First Presbyterian Church of Moncks Corner

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Council Member Chad Sweatman.

APPROVAL OF MINUTES

1. **Regular Meeting Minutes:** April 8, 2025

Motion was made by Council Member Law to approve the regular meeting minutes of April 8, 2025. 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

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

Mayor Hamilton reported that he attended and participated in the following:

April 10th. Lunch at Wampee with the Scouts of America.

April 12th – The CLM Ribbon Cutting for the opening of their new Boutique.

April 18th- The Corner Church and The Grove Church Easter egg hunts.

April 19th - Foxbank Easter Egg Hunt.

April 19th - The HHIM Church Spring Carnival.

April 21st – The Berkeley High School Ladies Basketball Championship Parade.

April 21st - Rec Night at the Lady Stags Softball Game.

April 23rd – Read to the students at Whitesville Elementary School.

April 26th - Pickin in the Corner.

April 30th - Berkeley County Water and Soil Conservation Dinner.

May 1st - Ribbon Cutting for Britt Bratts. Councilwoman Lloyd was also in attendance.

May 2nd – Addressed multiple classes at Berkeley High School, sharing insights on his journey to become Mayor, his experiences along the way, and encouraging students to start considering the paths they may want to pursue in the future.

May 3rd – Judged the FOP Car show at the Berkeley County Admin Bldg. He gave out a trophy for the Mayor's pick. Police Chief Mixon was also in attendance and gave out a trophy.

May 6th – Ribbon Cutting at the House of Beauty.

May 12th - Memorial cookout for Drew Kelly. Councilman David Dennis was also in attendance.

May 12th – Spoke to the Scouts of America, discussing the Town and answering questions as they worked toward earning their Intergovernmental Badge.

May 15th - Career Day at the Moncks Corner Elementary School.

May 17th – Color Me 5k. Police Chief Mixon participated in the race and collected donations for Charity.

Future Events:

June 6th - Art in the Park @ the Unity Park 6 – 8 p.m.

June 28th – 4th of July Festivities at the Moncks Corner Regional Recreation Complex. 6 – 10 p.m.

3. Administrator's Report: Jeffrey V. Lord

California Branch Study: Administrator Lord reported that the California Branch study was complete. He provided Council with a summary of the study. Aaron Aiken, Water Resources Manager with Seamon Whiteside provided Council with a brief overview of the project. After the presentation, Council Member Law asked if the study identified and recommended properties for buy-outs. Administrator Lord responded, "Yes. 41 properties located within the corporate limits have been identified through the study. He reminded Council that the Town purchased properties along the California Branch flood plain a few years back through a Fema Grant. If additional grant funding becomes available, the Town would be interested in purchasing additional severely and repetitively flooded properties. Council Member Law asked if the Town could just obtain easements. Administrator Lord responded yes, that is a possibility.

UDO (Unified Development Ordinance): Community Development Director Justin Westbrook gave Council a brief update. This will be an 18-month process that will incorporate all the Town's regulatory books to include Land Development Regulations, Flood Plain Ordinance, Storm Water Regulations and Zoning Ordinance all in one document. We plan to complete the study by August 2026. There will be a series of public meetings to answer any questions the public may have. The first public meeting is scheduled for tomorrow night at Town Hall.

NEW BUSINESS

4. Bid Award: Hill & Warren Street Drainage Improvements

Administrator Lord reported that staff solicited bids on April 3, 2025, and received them on May 8th. Five bids were received as follows:

- IPW Construction Group, LLC - \$696,813.21
- WE Davis Construction - \$849,308.00
- Truluck Construction, Inc. - \$863,769.00
- Green Wave Contracting, Inc. - \$872,264.00
- Gulf Stream Construction Company, Inc. - \$1,101,849.21

Staff recommended approval of the low bid in the amount of \$696,813.21 from IPW Construction Group, LLC for the Hill & Warren drainage improvements and to authorize funding from the Stormwater Fund of \$65,297, ARPA Grant Funds of \$168,590 and SC Infrastructure Investment Program Grant (SCIIP) of \$462,926 and to allow 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 accept the recommendation of staff and approve the low bid in the amount of \$696,813.21 from IPW Construction Group, LLC for the Hill & Warren drainage improvements and to authorize funding from the Stormwater Fund of \$65,297, ARPA Grant Funds of \$168,590 and SC Infrastructure Investment Program Grant (SCIIP) of \$462,926 and to allow staff to approve change orders that reduce the cost of the project or do not increase the project more than 10%. Motion to approve 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.

5. **SS4A Grant Agreement:** Review and approval of a grant agreement for the Safe Streets for All (SS4A) Federal Grant Program, for the USDOT awarded grant to create a Comprehensive Multi-modal Safety Plan.

Community Development Director Justin Westbrook reported that staff applied for the Safe Streets for All (SS4A) Federal Grant last summer. The Town was awarded the grant of up to \$240,000 to develop a Multi-modal Safety Plan for safe streets. Eligible project cost is \$300,000 with a \$60,000 in-kind match. The study area will focus on Highway 52, US-17A and SC-6. This is a two-part plan. The first phase is planning. Once this is approved through USDOT, the Town will receive funding. Staff will go out to bid for consultants to develop the plan document. Once the plan document is complete, and projects are identified, then staff will be eligible to apply for grant funding for the second phase for those identified infrastructure improvements.

Motion was made by Council Member Law to approve the SS4A Grant Program. Motion to approve 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:** Consider a Zoning Map Amendment (ZA-25-02) request for one (1) parcel (142-04-01-068) totaling approximately 0.49 acres, located at 306 N. Live Oak Drive. The parcel is currently zoned Single Family Residential (R-2) and the applicant is seeking Office & Institutional (C-1).

Motion was made by Council Member Law to approve the request for re-zoning. Motion to approve 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.

OLD BUSINESS

7. Second Reading and Public Hearing: Ordinance No. 2025-01

An Ordinance adopting a Development Impact Fee Study and Capital Needs Plan, Establish Development Impact Fees, and other matters related thereto.

Public Hearing: There were no comments from the public.

Motion was made by Council Member Law to approve an ordinance for the Development Impact Fee Study and Capital Needs Plan and establish development impact fees. Motion to approve 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.

8. Second Reading and Public Hearing: Ordinance No. 2025-02

Amending the Business License Ordinance of the Town of Moncks Corner to update the Class Schedule as required by ACT 176 of 2020.

Public Hearing: There were no comments from the public.

Motion was made by Council Member Law to amend the Business License Ordinance to update the class schedule as required by ACT 176 of 2020. Motion to approve was seconded by Council Member Lloyd 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.

PUBLIC INPUT:

There were no comments from the public.

EXECUTIVE SESSION:

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

- Proposed contractual arrangements related to Stormwater Utility.
- Matters relating to the proposed location, expansion, or the provision of services encouraging location of businesses.

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

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

Mayor Hamilton announced that there was nothing to report out of executive session.

ADJOURNMENT

Motion was made by Council Member Law, seconded by 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 Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware

The meeting was adjourned at 7:26 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:

Marilyn M. Baker/Clerk to Council

June 17, 2025

DATE