

City Council Meeting
June 14, 2016
7:00 P.M.
City Hall

Council Members Present:

Mayor Michael J. Heitzler; Mayor Pro Tem Mark Phillips; Councilmember James R. (Kimo) Esarey; Councilmember Debra Green-Fletcher; Councilmember Brandon Cox; Councilmember Gregory Habib; Councilmember Kevin Condon

Council Members Absent:

Staff Present:

City Administrator Dennis C. Harmon; Assistant City Administrator Jake Broom; City Clerk Kelly J. Lovette; Assistant Chief of Police Major John Grainger; Assistant Fire Chief Norm Cutshall; Finance Director Ron Faretra; Director of Public Works Steve Price; Director of Recreation Gary Stuber; Director of Golf Operations Troy Sanders; Public Information Officer Frank Johnson; Director of Planning and Zoning Sarah Hanson

Staff Absent:

Police Chief Harvey Becker; Fire Chief Steve Chapman

Invocation:

Councilmember Esarey

Pledge of Allegiance:

Mayor Heitzler

Press Present:

Guests Present:

I. Call to Order:

Mayor Heitzler called the meeting to order at 7:00 p.m. At this time Mayor Heitzler requested South Carolina Representatives Bill Crosby and Joe Daning to come forward. Representative Daning stated it was their pleasure and the entire delegation who made a request from Governor Nikki Haley for the Order of the Silver Crescent be presented to Mr. Harmon for his many years of service and dedication to the City. At this time, Mr. Daning read the Order. Mr. Crosby also thanked Mr. Harmon for his many years of service to the City.

II. Comments from the Audience:

Mayor Heitzler recognized Mr. Joel Eaton, 116 Pine Hall Drive (Liberty Hall Plantation), who inquired about a situation at the amenities center regarding trespassing and requested Mayor Heitzler have someone to consider the matter. Mayor Heitzler stated he would have someone consider the matter. Mr. Eaton inquired if when the City's police officers begin using body cameras, would the video be released under the Freedom of Information Act. Mayor Heitzler requested Major Grainger to look get with Mr. Eaton assist him with his inquiry. Mayor Heitzler recognized a gentleman from the audience who inquired about a public election at Goose Creek High School. Mayor Heitzler directed him to contact the Berkeley County Election Commission about any of his concerns, as they would be the ones in charge of conducting the election held that day. Mayor Heitzler recognized Mr. Jeff Lupton (Pineview Subdivision) who inquired about 202 Pineview Drive, and what was determined about the barbed wire on the fence at that location. Mayor Heitzler stated he has personally looked into the matter, as well as City staff and there is no violation of the law.

III. Approval of Previous Minutes:

City Council Meeting – May 10, 2016

Mayor Pro Tem Phillips made a motion to adopt the minutes, as stated by Mayor Heitzler. Councilmember Condon the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

IV. Public Hearings:

Mayor Heitzler stated the first item under Public Hearings was the second and final reading to a proposed Ordinance that would modify the Zoning Ordinance for the City of Goose Creek. He stated the City was creating two (2) new Zoning Districts, a Commercial Industrial District and Light Industrial District. Mayor Heitzler read the title to the proposed Ordinance.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES TO THE ZONING ORDINANCE BY AMENDING SECTIONS: 151.126 LOW DENSITY RESIDENTIAL DISTRICT; 151.127 MEDIUM DENSITY RESIDENTIAL DISTRICT; 151.128 HIGH DENSITY RESIDENTIAL DISTRICT; 151.129 RESTRICTED COMMERCIAL DISTRICT; 151.130 NEIGHBORHOOD COMMERCIAL DISTRICT; 151.131 GENERAL COMMERCIAL DISTRICT; ADD IN ITS ENTIRETY COMMERCIAL INDUSTRIAL DISTRICT TO BECOME SECTION 151.132; LIGHT INDUSTRIAL DISTRICT TO BECOME SECTION 151.133; ADD IN ITS ENTIRETY GENERAL COMMERCIAL DISTRICT TO BECOME SECTION 151.134; CONSERVATION/OPEN SPACE DISTRICT TO BECOME SECTION 151.135; PLANNED DEVELOPMENT DISTRICTS TO BECOME SECTION 151.136; AND AMEND APPENDIX B TABLE OF LAND USES (Second and Final Reading)

Mayor Pro Tem Phillips made a motion to adopt the proposed ordinance, as stated by Mayor Heitzler. Councilmember Esarey seconded the motion. There was a brief discussion wherein Mrs. Hanson answered City Council Questions concerning the changes within the proposed Ordinance. Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Mayor Heitzler stated the next item on the Agenda was a proposed Ordinance that would add development standards to the two (2) new zones that City Council had just passed. He stated some of what the standards within the proposed Ordinance had to do with buffering, height of the buildings, how close the lot lines a structure could be located. Mayor Heitzler read the title to the proposed Ordinance.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES TO THE ZONING ORDINANCE BY AMENDING SECTIONS: 151.085 LAND USE BUFFERS; AMEND APPENDIX D TABLE OF ZONING DISTRICTS; AND DELETE IN ITS ENTIRETY DOWNTOWN BUSINESS DISTRICT: SECTION 151.230 GENERAL PROVISIONS; SECTION 151.234 ESTABLISHMENT OF AN OVERLAY ZONING DISTRICT; SECTION 151.232 ARCHITECTURAL REVIEW BOARD; SECTION 151.233 SUBMITTAL PROCESS; SECTION 151.234 ARCHITECTURE; SECTION 151.235 SITE PLANNING; SECTION 151.236 LIGHTING; AND SECTION 151.237 SITE FEATURES (Introduction and First Reading)

Councilmember Green-Fletcher made a motion to adopt the proposed ordinance, as stated by Mayor Heitzler. Councilmember Cox seconded the motion. Councilmember Esarey inquired if the proposed Ordinance would affect any businesses already in existence or would they be grandfathered in unless the owner decided they wanted to change a certain percentage of their structure. Mayor Heitzler stated yes. Hearing nothing further, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Mayor Heitzler stated the next item on the Agenda was a proposed Ordinance to amend the Zoning Map of the City by rezoning districts that were currently Conservation Open Space. Mayor Heitzler read the title to the proposed Ordinance. Mayor Heitzler read the title to the proposed Ordinance.

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 FOLLOWING PROPERTIES:

THE PROPERTIES LOCATED AT 435 OLD MOUNT HOLLY ROAD, DESIGNATED AS TMS# 234-07-05-044 AND TMS # 234-07-05-030, FROM CONSERVATION OPEN SPACE (CO) TO GENERAL INDUSTRIAL (GI); AND TMS #234-07-05-029, TMS #234-07-05-031, AND TMS #234-07-05-042 FROM LIGHT INDUSTRIAL (LI) TO GENERAL INDUSTRIAL (GI) (Introduction and First Reading)

Councilmember Habib made a motion to adopt the proposed ordinance, as stated by Mayor Heitzler. Councilmember Condon seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Mayor Heitzler stated the next item on the Agenda was a proposed Ordinance that would annex a church into the City of Goose Creek. Mayor Heitzler read the title to the proposed Ordinance.

AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-260 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX (KINGDOM HALL OF JEHOVAH'S WITNESSES WEST CONGREGATION - 829 ST. JAMES AVENUE) AN AREA OWNED ENTIRELY BY AN ESTABLISHED CHURCH OR RELIGIOUS GROUP INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION (Introduction and First Reading)

Councilmember Habib made a motion to adopt the proposed ordinance, as stated by Mayor Heitzler. Councilmember Condon seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

V. Department Reports:

Police Department – Major Grainger stated they were on track for their plan regarding traffic safety and public safety and their plan was approved that day.

Fire Department – Mayor Heitzler recognized Mrs. Mary Riley who inquired as to the opening of Headquarters Fire Station. Assistant Chief Cutshall stated they were projecting late summer or early fall.

Department of Public Works (DPW) – There were no comments or questions.

Administration Department & Municipal Court – There were no comments or questions.

Recreation Department – Mr. Jeff Lupton inquired as to when fall baseball would begin. Mr. Stuber stated they typically take registration in August.

Golf Department – Mr. Sanders stated the final concert for the Concert Series was scheduled for the 24th of June.

Public Information Officer/Annexation Coordinator – Mayor Heitzler recognized a gentleman from the audience who inquired about the proposed Ordinance regarding Zoning Districts and whether a business could be located along and within a residentially zoned area. Mayor Heitzler stated no.

Planning Department – Mayor Heitzler recognized Mrs. Mary Riley who inquired what was being built next to Publix within the same building. Mrs. Hanson stated the property is being redeveloped and the parking lot was being redesigned. She stated there would be two (2) new tenants, a pet supply company and an interior storage company. There was some discussion regarding the development of some commercial property on Montague Plantation Road and Mrs. Hanson stated the City has not received any submittals for development at that location.

VI. City Administrator's Report:

Request to Purchase (IT Department) – Mr. Harmon stated before City Council was a request and supporting documentation from the IT Director to purchase computer switches from TGA Solutions, Inman, SC, in the total amount of \$24,013.97.

Mayor Pro Tem Phillips made a motion to approve the purchase of computer switches, as stated by Mr. Harmon. Councilmember Condon seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Request to Purchase (Fire Department) – Mr. Harmon presented to City Council a request and supporting documentation from the Fire Chief to purchase fitness equipment for Fire Station III from Carolina Sport and Fitness, Inc., Ithaca, NY, in the total amount of \$19,233.00. He stated this was an unbudgeted item, but City staff believes it can be absorbed within the Fire Department's FY 2016 budget.

Councilmember Cox made a motion to approve the purchase of the fitness equipment, as stated by Mr. Harmon. Councilmember Esarey seconded the motion. Councilmember Condon inquired about the difference between Carolina Sport and Promaxima Manufacturing. Mr. Harmon stated it was pretty much the quality, more heavy durability of the equipment. Hearing no further comments, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Request to Declare/Dispose of Surplus Property (Police Department) – Mr. Harmon stated before City Council was a request and supporting documentation from the Chief of Police to declare eight (8) City vehicles as surplus property in accordance with City policy.

Mayor Pro Tem Phillips made a motion to approve declare and dispose of surplus property, as stated by Mr. Harmon. Councilmember Esarey seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Request to approve Fireworks Display (Northwood Church) – Mr. Harmon stated before City Council was a request and supporting documentation from the Fire Chief for a Fireworks permit to be issued to Northwood Assembly, Inc., located at 2600 North Main Street, Summerville, SC. He stated a permit from the State Fire Marshall had been received, as required and this requires City Council’s specific approval for the allowance of a fireworks display in order for the permit to be issued.

Councilmember Esarey made a motion to approve the issuance of a permit to Northwood Assembly, for a fireworks display, as stated by Mr. Harmon. Mayor Pro Tem Phillips seconded the motion. Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Request to Contract – Water System Improvements – (Carnes Crossroads Tap and Master Meter Installation) – Mr. Harmon stated before City Council was a request, recommendation and supporting documentation from the Director of Public Works to contract with R.H. Moore Company, for the installation of a new tap on a 36” main at Carnes Crossroad in accordance with the City’s Water System Master Plan in the total amount of \$188,700.00, paid from the Capital Improvements Fund administered by Santee Cooper Regional Water System.

Councilmember Green-Fletcher made a motion to approve the contract with R.H. Moore Company, as stated by Mr. Harmon. Councilmember Habib seconded the motion. Councilmember Habib about the funding. Mr. Harmon stated the City pays into the Capital Improvement Fund in the amount of 8% of the total purchases the City makes from the Santee Cooper Regional Water System. He stated those monies goes to the City’s credit in that system and those funds are used to make these types of Capital Improvements. He stated Santee Cooper controls the funds, but they request the City to contract for the construction of the work that needs to be performed in order to have the new tap put into place. Hearing nothing further, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Request to Approve Financing of - Phase II Community Center (Activity Center) – Mr. Harmon stated before City Council was a request and supporting documentation from the Finance Director for the financing of the construction of Phase II of the Community Center which will be the Activity Center, with Branch Bank and Trust (BB&T), who submitted a proposal for a bank qualified loan, tax exempt, for \$9,000,000.00, at 2.22% interest for a fifteen (15) year term. Mr. Harmon also briefed City Council on the status of the bids for construction of the proposed facility.

Mayor Heitzler recognized Mr. Hearn who stated his concerns about the City’s decision to use the Hospitality Fund to pay back the loan for the Activity Center. Mayor Heitzler thanked Mr. Hearn for his comments and inquired if City Council wished to take action.

Councilmember Green-Fletcher made motion to approve the financing of phase two of the community center. Mayor Pro-Tem Phillips seconded the motion. Mayor Heitzler inquired if there was any discussion.

Councilmember Cox inquired what the City’s contingency plan was in the event bids came back above the original proposed cost of the project. Mr. Harmon stated City staff already had plans to have the engineers and architects to evaluate the bids, and the City has the potential to either downsize or reduce it within the financing that is already available. He stated City Council could also choose not to build the structure. Mr. Harmon further explained, to use the Hospitality Fund, it would require the approval of a bond ordinance which would require two (2) readings. Councilmember Habib questioned what portion of the current Hospitably Tax revenue would the debt service require. Mr. Harmon stated the current Hospitably Tax being collected annually was \$1,400,000, per year and growing. He stated City staff anticipated the debt service on the \$9,000,000, was approximately \$960,000, per year and there would be a surplus revenue to work with on other projects. Discussions continued briefly and Mr. Harmon thoroughly answered all of City Council’s questions.

Mayor Heitzler inquired if there was any further discussion from City Council. Hearing none, he called for the vote. All in favor, none opposed. Motion carried.

VII. Mayor’s Report:

Continue to Develop Recreation Opportunities (Item #6 of the 2016 Goals and Objectives)

Mayor Heitzler stated there are ten (10) items under the City’s 2016 Strategic Plan. He stated one (1) item is to provide for Succession planning. He stated Mr. Harmon and some senior staff members would be retiring soon and the City would need to find replacements for them.

Request to Approve Employment Contract:

He stated City Council had decided unanimously to hire a new City Administrator, Mr. Jake Broom. Mayor Heitzler requested City Council to approve a request for the employment contract for Mr. Jake Broom. Mayor Heitzler inquired if there was any action by City Council

Councilmember Condon made a motion to accept the employment contract for Mr. Broom to make him the City's new City Administrator, as presented by Mayor Heitzler. Mayor Pro-Tem Phillips seconded the motion. Hearing no discussion, Mayor Heitzler called for a vote. All in favor, none opposed. Motion carried.

VIII. Comments and Questions:

Mayor Heitzler recognized a few members from the audience and whose questions were answered.

Adjournment:

Mayor Pro Tem Phillips made a motion to adjourn. All in favor, none opposed. Motion carried. Meeting adjourned at 8:19 p.m.

_____ Date: February 14, 2017

Kelly J. Lovette, MMC
City Clerk

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.