

**City Council Meeting**  
**May 10, 2016**  
**7:00 P.M.**  
**City Hall**

**Council Members Present:**

Mayor Michael J. Heitzler; Mayor Pro Tem Mark Phillips; Councilmember Debra Green-Fletcher; Councilmember Brandon Cox; Councilmember Gregory Habib; Councilmember Kevin Condon

**Council Members Absent:**

Councilmember James (Kimo) Esarey

**Staff Present:**

City Administrator Dennis C. Harmon; Assistant City Administrator Jake Broom; City Clerk Kelly J. Lovette; Assistant Chief of Police Major John Grainger; Fire Chief Steve Chapman; 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

**Invocation:**

Councilmember Gregory Habib

**Pledge of Allegiance:**

Mayor Heitzler

**Press Present:**

**Guests Present:**

Debbie Merlo, Goose Creek Gazette

**I. Call to Order:**

Mayor Heitzler called the meeting to order at 7:00 p.m.

**II. Recognition for Successful Completion of 2015 Community and Economic Development Program:**

Mayor Heitzler recognized and presented a Certificate of Completion to Mayor Pro Tem Mark Phillips for the successful completion of the 2015 Community and Economic Development Program.

**III. Recognition for Public Service**

Mayor Heitzler recognized and presented to Mr. Franklin Moore (2012 – 2016), Mr. John McCants (1992 – 2016) and Mr. Jerry Tekac (2008 – 2016) tokens of appreciation for their years of service on City Council. Mayor Heitzler stated Mr. Moore was regrettably unable to attend. Mr. McCants and Mr. Tekac both thanked the residents and staff of the City of Goose Creek.

**IV. Comments from the Audience:**

Mayor Heitzler recognized Mr. Joel Eaton who inquired about the meaning of, “Under Jurisdiction of the Goose Creek Police Department”. Mayor Heitzler stated the Goose Creek Police Department had full police authority on the property where the sign was posted. The Mr. Eaton inquired the meaning of, “will not be prosecuted in the interest of justice”. Mayor Heitzler stated a police officer is the first judge on the scene of any situation and there are different circumstances for each situation. Mayor Heitzler stated if the officer determines a situation not to be criminally motivated, he or she does not have to charge the individual(s) involved. Mr. Eaton stated he resides in Liberty Hall Plantation and on April 20<sup>th</sup>, two ladies who also live in Liberty Hall were at the pool and there were

five (5) young men who were being loud so the ladies called the police. He stated the young men admitted to the police they did not live in Liberty Hall, so they were trespassing. Mr. Eaton inquired why the young men were not arrested and stated he submitted a request for information under the Freedom of Information Act (FOIA) for the recordings of the incident and wanted an investigation into the situation. Mayor Heitzler stated since a FOIA request was submitted, the situation would progress in accordance with that request. Mayor Heitzler then recognized Mr. Alan Chambers, who resides in Liberty Hall Plantation. Mr. Chambers stated there had been several incidents similar to the April 20<sup>th</sup>, incident and he would like an appointment to speak with the Chief of Police to discuss the matter and hopefully reach a resolution.

Mayor Heitzler then recognized Mr. Larry Hearn. Mr. Hearn directed his comments to the new members on City Councilmember, stating he heard the promises made during their campaigns. Mr. Hearn stated the first thing he would like to see accomplished would be the creation of a “plan” for the golf course. Mayor Heitzler recognized Mr. K. J. Kearny from the audience. Mr. Kearny stated he was present on behalf of Howard’s Barber Shop on Red Bank Road, and that on Friday, May 13, 2016, he would be co-hosting a voter registration drive and hot dog social. Mr. Kearny stated he was running for South Carolina House of Representatives, District 15, but the event would not personally benefit him and all were invited to attend. Mayor Heitzler then recognized Mr. Eric Roberts from the audience.

Mayor Heitzler then recognized Mr. Bill Taylor and stated Mr. Taylor works for the Municipal Association of South Carolina and served as the City Administrator for the Town of Cheraw for 29 years. Mayor Heitzler thanked Mr. Taylor for being present. Mayor Heitzler then acknowledged Councilmember Green-Fletcher who thanked the City Clerk, Ms. Kelly Lovette, for all that she does for City Council and the City of Goose Creek.

#### **V. Election of Mayor Pro Tem:**

Mayor Heitzler stated Mayor Pro Tem Mark Phillips has served in the role as Mayor Pro Tem for the past two years and after each election City Council has the duty of electing or reelecting a Mayor Pro Tem.

Councilmember Green-Fletcher made a motion to reappoint Mr. Phillips as Mayor Pro Tem. Councilmember Condon seconded the motion. Mayor Heitzler inquired of Mayor Pro Tem Phillips if he was willing to accept the position. Mayor Pro Tem Phillips stated he would be willing to accept. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

#### **VI. Approval of Previous Minutes:**

City Council Meeting – April 12, 2016

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

#### **VII. Public Hearings:**

Mayor Heitzler stated there were two items under Public Hearings, the first item was the second and final reading of a proposed Ordinance that would authorize the City of Goose Creek to borrow \$8,500,000, from the State Water Revolving Loan Fund to be able to build a new elevated water tank and tie the three (3) City of Goose Creek water towers together, and they in turn would all tie into the Santee Cooper Regional Water Authority tank at Carnes Crossroads. Mayor Heitzler stated this will help to improve the City’s current water system and prepare for the City’s future water needs. Hearing no discussion, Mayor Heitzler read the title of the Ordinance.

AN ORDINANCE APPROVING THE FINANCING OF THE IMPROVEMENT, EXTENSION AND ENLARGEMENT OF THE WATER SYSTEM OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, THROUGH THE BORROWING BY THE CITY OF NOT EXCEEDING \$8,500,000, INCLUDING CAPITALIZED INTEREST, IF ANY, FROM THE SOUTH CAROLINA DRINKING WATER REVOLVING LOAN FUND, BY AGREEMENT WITH THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND

AUTHORITY, PURSUANT TO TITLE 48, CHAPTER 5, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; PROVIDING FOR AN AGREEMENT TO MAKE AND TO ACCEPT A LOAN, THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT BETWEEN THE CITY AND THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY, THE EXECUTION AND DELIVERY OF A PROMISSORY NOTE FROM THE CITY TO THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY; AND OTHER MATTERS RELATING THERETO (Second and Final Reading)

Councilmember Green-Fletcher made a motion to approve the proposed Ordinance, as read by Mayor Heitzler. Councilmember Cox seconded the motion. Mayor Pro Tem Phillips stated the City often receives criticism regarding Economic Development, thinking more should be done. He stated this Ordinance is the exact thing the City needs to be doing to create an environment conducive to economic development and growth. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Mayor Heitzler stated the second item under Public Hearings was an introduction and first reading of a proposed Ordinance that would modify the Zoning Ordinance for the City of Goose Creek. Mayor Heitzler stated the proposed Ordinance would make several adjustments to current zoning classifications and would create a new zoning classification allowing for industry within the City limits of the City of Goose Creek. Mayor Heitzler recognized Mr. Joel Arenson who inquired where the new industrial zone would be located. Mayor Pro Tem Phillips stated there was not an area specified for this zoning classification and that the proposed ordinance would simply create one. Mr. Arenson then inquired what the boundaries were for the zoning area. Mayor Heitzler stated there was not any at present, but that the proposed Ordinance would create the zoning classification so in the future if someone wanted to bring industry into the City they would be able to with City Council's approval. Mayor Pro Tem Phillips stated two (2) new zoning classifications were being created, Commercial Industrial and General Industrial. Mayor Heitzler then recognized Mr. Allen Wall from the audience who identified an error in the proposed Ordinance request. Mr. Wall stated the request read "General Commercial" and it should have read "General Industrial." Mayor Heitzler thanked Mr. Wall for the correction and stated City Council needed to vote on the corrected wording, not the wording as it was presented. Mayor Heitzler then thanked Mr. Wall for serving on the Planning Commission. Hearing no further discussion, Mayor Heitzler read the title of 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 (Introduction and First Reading)

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

## VIII. Department Reports:

**Police Department** – There were no comments or questions.

**Fire Department** – There were no comments or questions.

**Department of Public Works (DPW)** – Mayor Heitzler recognized Mr. Joel Arenson from the audience who inquired of Mr. Price when Gainesboro Drive would be repaved. Mr. Price stated the project was under contract and Berkeley County, who is managing the project, is still determining the utilities that will need to be relocated.

Mr. Price stated there have been several meetings but he did not have a construction start date yet. Mayor Heitzler then recognized Mr. Bill Parker from the audience who resides at 464 Indigo Road. Mr. Parker stated his water meter was mounted higher than his neighbor's and inquired if anything could be done. Mr. Price stated if it was too high, the box could be lowered to bring it down to grade level.

**Administration Department & Municipal Court** – Mayor Heitzler recognized Mr. Larry Hearn who inquired of Mr. Faretra the purpose of the Tourism Fund. Mr. Faretra stated the purpose of the Tourism Fund was to expend monies to bring tourism into the City of Goose Creek. Mr. Faretra stated there were quite a few restrictions on the Tourism Fund but the idea behind it is to bring people in from more than fifty (50) miles outside the City. Mr. Hearn inquired if this was redundant to the Hospitality Tax Fund, which is a mechanism for impacting tourism. Mr. Faretra stated it was not redundant because the programs are separate and there are differences between the two (2). Mayor Heitzler then recognized Mr. Joel Arenson from the audience who inquired of Mr. Faretra the total amount of the City's debt, the ratio of debt to revenue, and if all debt is financed within the operating budget. Mr. Faretra stated there were two (2) different debts, a debt of \$7,500,000, or less because of payments made to finance the new Fire Station Headquarters and Fire Station III which are paid out of the General Fund, and an \$8,500,000, debt that will be paid from the Water Enterprise Fund. Mr. Faretra stated there are two (2) separate funds covering the debt, they are not combined. He stated regarding the ratio, the General Fund Budget is approximately \$18,000,000, the Fire Department debt is approximately \$7,500,000, and the City pays \$163,000 four (4) times per year, making the debt ratio pretty low. Mr. Arenson then inquired if the payments came out of current tax levels. Mr. Faretra stated the payments for the fire stations come out of the General Fund which was where tax monies collected goes into. Mr. Faretra then stated the water debt payments will come out of the sale of water, from the Water Enterprise Fund. Mr. Arenson inquired about the debt that would remain and would water rates increase. Mr. Faretra stated the water rates have increased over the past two (2) years, there was a basic demand rate increase over the same period and the rate increases would more than cover the debt. There was a brief discussion regarding what the water debt covers.

**Recreation Department** – Mr. Stuber stated there would be a Kid's Fishing Rodeo, Saturday, May 14<sup>th</sup>, from 9:00 a.m. to 1:00 p.m., at the lake behind City Hall. Councilmember Condon inquired of Mr. Stuber the status of the Boulder Bluff Park Project. Mr. Stuber stated the plans were moving along nicely and a second Public Meeting would be at the end of May or beginning of June.

**Golf Department** – There were no comments or questions.

**Public Information Officer/Annexation Coordinator** – Mr. Johnson stated the Sounds of Summer Concert Series would begin on Friday, May 20<sup>th</sup>, at Carnes Crossroads in the Green Barn and the remaining concerts would be held at Crowfield Golf Club. He stated the City's 4<sup>th</sup> of July celebration would take place this year.

**Planning Department** – Councilmember Green-Fletcher inquired of Mrs. Hanson if there was anything new she could report on to City Council. Mrs. Hanson stated there was nothing new to report on. Mayor Heitzler inquired if Mrs. Hanson would distribute to all of City Council a map of the City indicating where new business developments were being planned. Mrs. Hanson stated she would. Councilmember Green-Fletcher then inquired about the status of Roper Hospital. Mrs. Hanson stated she was aware they were putting together an architectural team.

## **IX. City Administrator's Report:**

**Request to Award Contracts (Department of Public Works)** – Mr. Harmon stated before City Council was a request and supporting documentation from the Director of Public Works to contract for water system improvements to include the installation of almost five (5) miles of twenty-four (24) inch water transmission main and the construction of a 1.5 million gallon elevated storage tank. Mr. Harmon stated the qualified low bidders for the two (2) phases of work, as recommended by the City's consulting engineers, were R.H. Moore Company, Murrells Inlet, South Carolina, in the total amount of \$3,991,900, and Phoenix Fabricators and Erectors, Avon, Indiana, in the total amount of \$3,290,831, for a total project cost of \$7,282,731. Mr. Harmon requested City Council's approval to award the contracts.

Councilmember Green-Fletcher made a motion to approve the request to award the contracts, 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 Wetland Mitigation Credits (Department of Public Works)** – Mr. Harmon presented to City Council a request and supporting documentation from the Director of Public Works to purchase wetland mitigation credits as required by the wetlands delineation in conjunction with the water system improvements. Mr. Harmon stated the City was required to buy six (6) wetland mitigation credits from Pigeon Pond Mitigation Bank (Pigeon Pond, LLC) in the total amount of \$42,000, to mitigate 1.83 acres of wetland impact resulting from the water system improvement project. Mr. Harmon stated the cost would be covered under the 2016 City Budget under the Water Enterprise Fund. Mr. Harmon requested City Council's approval to purchase wetland mitigation credits.

Mayor Pro Tem Phillips made a motion to approve the request to purchase wetland mitigation credits, as stated by Mr. Harmon. Councilmember Habib seconded the motion. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

**Request to Contract (Golf Department)** – Mr. Harmon stated before City Council was a request and supporting documentation from the Director of Golf Operations to contract for golf course improvements as provided for in the 2016 City Budget. Mr. Harmon stated the low qualified bidders for the two (2) phases of work were Campbell Pavement Specialties, Incorporated, total amount of \$75,680, and Environmental Landscaping, Incorporated, total amount \$44,519.96, for a total project cost of \$120,199.96. Mr. Harmon requested City Council's approval to award the contracts.

Councilmember Habib made a motion to approve the request to award the contracts, as stated by Mr. Harmon. Mayor Pro Tem Phillips seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Mayor Heitzler recognized Mr. Larry Hearn from the audience who stated the bids for the work at the golf course had expired and inquired if this would be a problem. Mr. Sanders stated it would not be a problem. Mr. Hearn stated money from the Hospitality Tax Fund, which is a mechanism for tourism, has been put into the golf course and he has not witnessed an increase in tourism, but a decline.

**EDAC Recommendation (Rebranding/Website Proposal)** – Mr. Harmon stated Mr. Broom had a presentation for City Council from the Economic Development Advisory Committee (EDAC). Mr. Broom stated before City Council was a request and recommendation from the EDAC requesting the City engage in a rebranding exercise and wherein a brand can be developed and incorporated into a redeveloped City website focusing on economic development and tourism. Mr. Broom stated this concept was originally brought forth in the Arnett Muldrow Strategic Economic Development Plan commissioned by the City and completed in 2015. Mr. Broom stated the EDAC recommended hiring Cyberwoven, Columbia, South Carolina, to conduct the rebranding exercise and create the new website. Mr. Broom stated the combined total cost of the two (2) projects would be \$65,000, with an ongoing cost of \$13,200, annually. Mr. Broom stated on behalf of the EDAC, City Council's approval of the request would be appreciated. Mayor Heitzler inquired of Mr. Broom if he recommended moving forward with this request. Mr. Broom stated he did recommend moving forward with the request.

Councilmember Habib made a motion to approve the request and move forward with the recommendations of the Economic Development Advisory Committee, as stated by Mr. Broom. Councilmember Condon seconded the motion. Councilmember Green-Fletcher inquired if this would upgrade the City's current website or if it was for a completely new website. Mr. Broom stated this would create a new website and the current website would no longer be in existence. Mayor Heitzler inquired why the current website, which was designed for economic development in 2013, was not longer viable. Mr. Broom stated it was his belief the current website catered to residents of the City of Goose Creek whereas the new website will be more of a marketing tool, geared toward businesses and tourist who would visit the City. A brief discussion followed regarding advancements in technology and why the current website, which was only three (3) years old, was no longer viable. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

## **X. Mayor's Report:**

**Continue to Develop Recreation Opportunities (Item #6 of the 2016 Goals and Objectives):** Mayor Heitzler stated recreation has always been important within the City of Goose Creek, this was something important to our “Founding Fathers” and we do not want to lose sight of these opportunities. Mayor Heitzler then briefly discussed the City’s plans for expanding recreational opportunities for the citizens of Goose Creek.

## **XI. Comments and Questions:**

Mayor Heitzler recognized Mr. Larry Hearn. Mr. Hearn expressed his displeasure at the passing of the golf course improvement contracts. Mayor Heitzler stated he shared Mr. Hearn’s concerns. A brief discussion followed regarding the value of the golf course and the importance of the golf course to the City. Mayor Heitzler recognized a gentleman from the audience who expressed concern about the Holly Court neighborhood only having one entrance/exit way. Mayor Heitzler stated that area was not in the City limits of Goose Creek; however, he would speak with County Councilman Ken Gunn to share the gentleman’s concerns. Mayor Heitzler recognized Mr. Allen Wall who requested clarification on Mayor Heitzler’s comments regarding four (4) water tanks. Mr. Wall stated the City of Goose Creek only owned two (2) and would be building a third (3). Mayor Heitzler stated yes, Mr. Wall was correct, but the City would be tying its three (3) towers in with a fourth (4) tower that is owned by Santee Cooper in order to help improve water pressure and the water system as a whole. Mr. Wall then inquired about getting a complete copy of the City’s 2016 Goals and Objectives. Mayor Heitzler stated the information was on the City’s website. Ms. Lovette offered to provide Mr. Wall with a hard copy of the information.

## **Adjournment:**

Mayor Pro Tem Phillips made a motion to adjourn. All in favor, none opposed. Motion carried. Meeting adjourned at 8:11 p.m.

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Date: June 14, 2016

**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.*