

**City Council Workshop**  
**February 22, 2017**  
**6:00 P.M.**  
**City Hall**

**Council Members Present:**

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

**Council Members Absent:**

**Staff Present:**

City Administrator Jake Broom; City Clerk Kelly Lovette

**Staff Absent:**

**Guests Present:**

**Press Present:**

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**I. Call to Order:**

Mayor Heitzler called the meeting to order at 6:00 p.m.

**II. Comments from the Audience:**

There were no comments.

**III. Business:**

**Staff Reports:**

**Zoning of Tattoo Parlors/Adult Uses (Discussion):** Mr. Broom stated Mrs. Hanson was approached by someone who sought to open a tattoo parlor in the City, to which this individual noticed that tattoo parlors are not mentioned in the City's Zoning Ordinance. Mr. Broom stated that tattoo parlors are currently banned in our ordinance which is unconstitutional, as it has been determined in the courts this is a violation of a person's first amendment rights. Mr. Broom stated he spoke with the City's Attorney, Tim Domain, who recommended City staff inform this person that it is currently banned, we acknowledge that it should not be banned, and we are working to resolve this matter. Mr. Broom stated he would work with the City's new Director of Planning and Zoning, Kara Browder, to come up with recommendations as to how the City should handle the Zoning Ordinance. Councilmember Habib suggested tattoo parlors be zoned under General Industrial. Mayor Heitzler inquired about the City's Zoning for adult establishments, stating he believed are generally quartered in industrial zones. Mr. Broom stated he did believe the City allows adult establishments. Mayor Heitzler recommended City staff look into adult and tattoo establishments.

**Development Impact Fees (Discussion):** Mr. Broom stated he would like to receive City Council's input regarding the City's current Impact Fee. Mr. Broom stated the City's Development Impact Fee is extremely low since they were established in 1987; this was before South Carolina state law was written that governs Impact Fees. Due to the 1987 establishment of the Impact Fee, the City is grandfathered and thus has the freedom as to what it can spend of the monies collected. Mr. Broom stated the Impact Fee has never been changed because the City has not wanted to lose its status; however, we now need the money more than we need the freedom. Mr. Broom stated if we change the Impact Fee it will take a great deal of work to comply with State law. He stated the City would have to establish a very detailed Capital Improvements Plan with budgeted items to which the Impact Fee must directly relate to the cost of these items; and, the plan must be reevaluated every five (5) years. Mr.

Broom stated this would be an undertaking and he requested City Council's feedback before City staff spends time on the subject before finding out it is not something City Council would be interested in pursuing. Mr. Broom stated raising the Impact Fee will be a way for growth to pay for growth as it could help pay for a new fire station, fire trucks, as well as other projects coming up in the next twenty (20) years.

Mr. Broom stated after speaking with the City's Finance Director, Ron Faretra, he believes one (1) of the issues is Carnes Crossroads may be exempt from the City raising the Impact Fee. Mr. Broom stated he reviewed the Carnes Crossroads Development Agreement and it states the City cannot raise their Impact Fee for thirty (30) years from the date the Agreement was signed, which was in 2006. Mr. Broom stated he planned to discuss with the developer that they can voluntarily amend the Development Agreement. Mr. Broom stated if the developer agrees to amend the Development Agreement, the builders will pass along the cost to the individual who purchases the home. Mayor Heitzler stated if the developer agrees to raise the Impact Fee it can be tied to their fire stations. Councilmember Esarey inquired as to the current cost of the City's Impact Fee. Mr. Broom stated it is \$286.15, per residential unit; Summerville is \$1,135; and Mount Pleasant is \$1,858, to which Mount Pleasant is discussing raising it to over \$7,000, per residential unit. Mayor Pro Tem Phillips inquired as to the current cost of the Commercial Impact Fee. Mr. Broom stated the City's is \$.33 per square foot. Mayor Heitzler inquired of City Council if they wished for Mr. Broom to consider raising the Impact Fee. Councilmember Esarey stated since the City has the possibility of losing revenue with business licenses, the City needed to figure out other options to make revenue. Mayor Heitzler thanked Mr. Broom for his briefing.

Mayor Heitzler inquired as to the businesses that will be exempt under the State's proposal for a new Business License law. Mr. Broom stated it exempts 25% of Business Revenue in our city if the business is not headquartered in Goose Creek. Mayor Heitzler inquired if the cost of everyone else's business license must increase to stay neutral. Mr. Broom stated yes. Councilmember Habib stated this will drive business out of cities. Mayor Heitzler inquired if the Chamber of Commerce supports this bill. Mr. Broom stated the State Chamber supports the bill, the local chambers are generally opposing it, including Berkeley County's Chamber. Mayor Pro Tem Phillips inquired if the City could do something to oppose the State's Bill. Mayor Heitzler inquired if a Resolution could be written. Mr. Broom stated absolutely. Mayor Heitzler inquired where the boundary lines were for Representative Samuel Rivers. Mr. Broom stated he would send Mayor Heitzler a map. Mayor Heitzler stated he would like to call key people to discuss the issue. Councilmember Green-Fletcher inquired as to when the vote would be taking place. Mr. Broom stated it should be on the "floor" next week. Mayor Heitzler inquired from Mayor Pro Tem Phillips as to how Representative Samuel Rivers would be voting on the Business License Bill. Mayor Pro Tem Phillips stated Representative Rivers stated it was too late, since we did not favor his Bill two (2) years ago, he would not favor ours.

#### **IV. Executive Session:**

- a. Councilmember Esarey made a motion to go into Executive Session to discuss the items A through D listed on the Agenda. (A. Contractual Matter: Water Service Area Agreement (Discussion, No Action); B. Contractual Matter: EMS Billing (Discussion, No Action); C. Sale/Transfer of City Property or a Portion Thereof (Discussion, No Action); D. Employment Matter: Hiring of Economic Development Director (Possible Action Taken Upon Returning to Open Session). Mayor Pro Tem Phillips seconded the motion. All in favor, none opposed. Motion Carried. (6:14 p.m.)

Councilmember Condon made a motion to come out of Executive Session. Mayor Pro Tem Phillips seconded the motion. All in favor, none opposed. Motion carried. (6:40 p.m.)

Councilmember Habib made a motion to hire the recommended candidate for the Economic Development Director position. Mayor Heitzler stated this decision will need to be made in at a Regular City Council Meeting and inquired as to why a decision needed to be made that evening. Mr. Broom stated he was requesting a decision that evening so the candidate could begin working by the end of March. Councilmember Habib stated City Council would need to authorize the hiring of this person. Councilmember Esarey seconded the motion. Mayor Heitzler stated he would vote "No", as he wanted to wait until City Council's next regular City Council Meeting. Mayor Pro Tem Phillips inquired if the reason this motion is being made was because it was a department head. Mr. Broom stated he would like City Council's input since this job was created during the budget process. Mayor

Heitzler stated Mr. Broom has the authority to make this decision. Councilmember Habib withdrew his motion. Councilmember Esarey withdrew his second to the motion.

**Strategic Plan Discussion** - Mayor Heitzler stated he would like to invite all the City's board and commission members to review the final draft of the City's Goals and Objectives and to receive input. Mayor Heitzler read the Vision and Mission Statement to which City Council agreed to leave as is. Mayor Heitzler read over the one year goals. Goal one (1) - Mayor Heitzler stated this was to Hire an Economic Development Director to be the point person for new development, to improve relationships with and services to existing businesses and to establish partnerships to encourage economic growth within the City. Councilmember Cox stated number one had been accomplished. Goal two (2) - Mayor Heitzler stated this was to provide advocacy for road system improvements and work to advance Berkeley Count/SCDOT road improvement plans. Goal three (3) - Mayor Heitzler stated this was to continue to develop recreation opportunities, to include a dog park, opportunities for citizens with disabilities, access to the Goose Creek Reservoir and opportunities supported by the Cultural Arts Commission. Goal four (4) - Mayor Heitzler stated this was to plan for and prioritize strategic, cost-effective commercial and residential annexations, particularly towards the I-26 corridor. Goal five (5) - Mayor Heitzler stated this was to Safeguard Physical and environmental resources by acquiring vacant properties to preserve open space. Goal six (6) - Mayor Heitzler stated this was to complete water system improvements. Goal seven (7) - Mayor Heitzler stated this was to develop a mapping tool that allows City Council to interactively provide input, make suggestions and conceptualize projects and initiatives on an internal platform. Councilmember Condon inquired how long it would take to develop a mapping tool. Mr. Broom recommended that the City's GIS Coordinator, Craig Lynn, attend the next City Council Workshop for Councilmembers to provide input. Mayor Pro Tem Phillips recommend the Economic Development Director's duties include annexation to which currently the Public Information Officer (PIO) is responsible. Councilmember Habib inquired how Mr. Broom felt about this suggestion; Mr. Broom stated it did not need to be added to the job title. Mr. Broom stated annexations dealing with a business would be the responsibility of the Economic Development Director. Mr. Broom stated currently the PIO is responsible because in the past it was geared towards residents. Mayor Heitzler suggested the title of Annexation Specialist be removed from both positions. Mayor Heitzler continued with reading the one (1) year goals. Goal eight (8) - Mayor Heitzler stated this was to create a plan for the location, staffing requirements, construction cost and operating cost of a new fire station in the Carnes Crossroads area. Goal nine (9) - Mayor Heitzler stated this was to develop a plan for the Crowfield Golf Course Clubhouse including citizen/golfer input, a cost estimate and timeline for completion. Goal ten (10) - Mayor Heitzler stated this was to update the existing Hiker/Biker Master Plan and bring recommendations for next steps (including cost estimates) to the City Council for consideration. Goal eleven (11) - Mayor Heitzler stated this was to identify blighted commercial areas and develop recommendations to address them, including possible incentives. Goal twelve (12) - Mayor Heitzler stated this was to evaluate Impact Fees and corresponding Capital Improvements Plan. Goal thirteen (13) - Mayor Heitzler stated this was to resolve zip code problems at Carnes Crossroads. Mayor Heitzler suggested that resolving zip code problems at Carnes Crossroads be moved to the five (5) year plan. Mayor Pro Tem Phillips inquired about the use for abandon fire stations. Councilmember Green-Fletcher inquired if the Headquarter Fire Station had received a Certificate of Occupancy (CO). Mr. Broom stated he had received notification earlier in the day that one of the contractors was requesting payment from the bond company because a sub-contractor has not been paid for the work that had been completed. Mr. Broom stated he had a conversation with Fire Chief Chapman and he stated people are still working, and they are extremely close to completion, but they were not finished. Mr. Broom stated the Superintendent, who has been on the job the entire time, had quit. Mayor Pro Tem Phillips stated he hoped the City was retaining plenty of liquidated damages. Councilmember Green-Fletcher inquired if the City could hire someone to evaluate what else needed to be completed. Mr. Broom stated the City's architect was responsible for that job. Councilmember Green-Fletcher inquired if there was anything the City could do to make it go faster, as well as have the architect provide a CO and a list of tasks that needed being completed. Councilmember Green-Fletcher stated we cannot continue to wait, as residents were upset. Mayor Heitzler stated the question at hand was what to do with the old fire station and he inquired if it should be added to the one (1) year plan. Mayor Pro Tem Phillips stated yes.

Councilmember Cox stated he would like to get a consensus regarding an item under the five (5) year goals which states to install more recognizable and prominent city limits signs. Councilmember Cox stated he would like to see this moved to the one year goals. Councilmember Cox stated he went to Carolina Signs and for less than a

couple of thousand dollars a monument can be made. Mayor Heitzler agreed to move this item to the one (1) year plan.

**Review and Update of City of Goose Creek Goals and Objectives Five (5) Year Plan** - Mayor Heitzler read over the five-year goals. Goal one (1) - Mayor Heitzler stated this was to review feasibility of establishing a Capital account for green space land acquisition. Mayor Heitzler inquired where the money would come from for this goal. Councilmember Habib stated this was part of determining the feasibility. Goal two (2) - Mayor Heitzler stated this was to review uses of all vacant and city-owned properties. Mayor Heitzler inquired what the rationale was behind this goal. Councilmember Esarey stated it was to build additional parks. Goal three (3) - Mayor Heitzler stated this was to complete the construction of Boulder Bluff Park. Goal four (4) - Mayor Heitzler stated this was to evaluate the need for future fire stations. Mayor Heitzler stated somewhere in the plan they needed to come up with a strategy to acquire the water rights to Century Aluminum. Goal five (5) - Mayor Heitzler stated this was to advocate for Berkeley County's construction of a flyover at the intersection of Highway 52 and Highway 176. Goal six (6) - Mayor Heitzler stated this was to provide affordable family healthcare coverage to city employees. Goal seven (7) - Mayor Heitzler stated this was to plan to install more recognizable and prominent city limits signs. Mayor Heitzler stated this would be moved up to the one (1) year plan.

**Review and Update of City of Goose Creek Goals and Objectives Twenty (20) Year Plan** - Mayor Heitzler read over the five (5) year goals. Goal number one (1) - Mayor Heitzler stated this was to consolidate greater Goose Creek area through annexation. Goal two (2) - Mayor Heitzler stated this was to complete hiker/biker trail system. Goal three (3) - Mayor Heitzler stated this was to create greenway system connecting all parts of the City to promote interconnectivity. Goal four (4) - Mayor Heitzler stated this was to promote the construction of pedestrian tunnels under the major arteries of the City. Goal five (5) - Mayor Heitzler stated this was to explore tying into mass transit connecting the city to the tri-county region.

Mayor Heitzler inquired of City Council if there was anything else they would like to add. Mayor Pro Tem Phillips suggested the City use the thirty (30) acres under the Westview powerlines to farm, plant a community garden and beautify the City. Mayor Heitzler inquired for other creative uses on how to use this property such as a dog park next to the parking lot that services the Wannamaker Park Bike Trail. Councilmember Cox inquired about purchasing the property from the HOA for the Crowfield Ruins. Mayor Heitzler stated an app would be a cost-effective way to share the history of the ruins. Councilmember Cox stated he felt it would be a good opportunity to reestablished the historical site. Mayor Heitzler requested the conversion of Crowfield House for public viewing and to coordinate it with the Crowfield HOA and that it be added to the twenty (20) year plan. Mayor Heitzler also stated he would like to enhance the history on this campus by adding historical artifacts, and requested to add this to the twenty (20) year plan. Mayor Heitzler requested to add to the five (5) year plan to develop Central Park from Foxborough to Lindy Creek Road. Councilmember Condon stated he would like to see a multi-use athletic complex; one place that the City can host tournaments and competitions. Councilmember Habib stated that a project like that could be the driving force for downtown redevelopment. Mayor Heitzler stated he envisioned Goose Creek to become the art center for the southeast. Mayor Heitzler stated he would like to use the vacant fire station and turn it into an art center by painting murals on the walls. Councilmember Habib stated this was a great idea and would make it easier to develop some of the area around it for a commercial center.

## **V. Adjournment:**

Councilmember Esarey made a motion to adjourn. All in favor, non-opposed. Motion carried. Meeting adjourned at 7:34 p.m.

\_\_\_\_\_ Date: March 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.*