

City Council Workshop
June 27, 2017
6:00 P.M.
City Hall

Council Members Present:

Mayor Michael J. Heitzler; Mayor Pro Tem Mark Phillips; Councilmember Debra Green-Fletcher; Councilmember Gregory Habib; Councilmember Kevin Condon; Councilmember Brandon Cox; Councilmember James (Kimo) Esarey (arrived at 6:16 p.m.)

Council Members Absent:

Staff Present:

City Administrator Jake Broom; Assistant City Administrator Daniel Moore; City Clerk Kelly J. Lovette; Director of Economic Development Matt Brady; Police Chief Harvey Becker; Director of Planning and Zoning Kara Browder

Staff Absent:

Press Present:

Guests:

I. Call to Order:

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

II. Comments from the Audience:

Mayor Heitzler stated that Councilmember Habib would be late.

III. Business:

Audit Report (Mauldin & Jenkins) – Mr. Broom introduced David Irwin from Mauldin & Jenkins the lead auditor for the City’s audit team. Mr. Irwin stated City Council received two documents; the first is the City’s financial statements and the second is the Auditors Discussion Analysis. Mr. Irwin stated he was very impressed with City staff as it was one of the smoothest first year audits he has been a part of. He stated his team did not have any audit findings, meaning they did not discover anything wrong that would need to be corrected through an audit adjustment. Mr. Irwin explained that not all audit adjustments are considered findings, only those that are material enough that cross a certain threshold.

Mr. Irwin reviewed the Financial Report for the fiscal year 2016. Mr. Irwin stated the Management’s Discussion and Analysis Report was a section that introduces and summarizes the financial statements and provides an overview of the City’s financial activities for the year. At this time, Mr. Irwin discussed and thoroughly answered questions from City Council as it related to the financial report. When he thoroughly answered all questions, Mr. Irwin ended his presentation by stating Mauldin & Jenkins included a Compliance Audit report and stated the City was in compliance with all focal requirements.

Mr. Faretra thanked City Council for providing his staff with the necessary tools to successfully complete the audit and Mr. Tyler Howanyk for his hard work. Mr. Broom requested City Council formally accept the audit through a vote. Mayor Heitzler inquired if the audit needed to be voted on in the workshop. Mr. Broom stated, the audit was typically voted on in Special Meetings whenever the auditor presented them in the past. Mayor Heitzler inquired if City Council wished to act. Mayor Pro Tem Phillips made a motion to accept the audit as presented. Councilmember Cox seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Business & Professional Office Zoning District (Kara Browder) – Mr. Broom stated the Planning Commission created the Business and Professional Office Zoning District as various rezoning requests had been turned down in the past for Light Commercial Zoning. He stated City Council denied these requests because members were not comfortable with restrictive commercial zoning. Mrs. Browder stated the Planning Commission was proposing to keep the existing Restricted Commercial (RC) zoning district, as presently there were eight (8) parcels zoned RC. She stated the Planning Commission was proposing the Business and Professional Office (BPO) District be a very restrictive zoning district, which would limit

traffic and hours of operation between 7 a.m. through 7 p.m. Mrs. Browder directed City Council to their packets as the Planning Commission evaluated each of the uses outlined in Appendix B of the Table of Land Uses. Mrs. Browder stated the Planning Commission selected only those uses which would be in keeping with the intended purpose of the BPO District. Ms. Browder thoroughly answered all of City Council questions. Mayor Heitzler thanked Mrs. Browder for all her hard work and liked the idea of creating the BPO Zoning District.

Tattoo Zoning (Kara Browder) – Mr. Broom stated a gentleman requested to locate a tattoo facility within the City limits; however, the City’s ordinance currently bans tattoo facilities. Mr. Broom added that he spoke with the City’s attorney who stated that banning tattoo facilities is unconstitutional as tattooing is a protected form of speech. Mr. Broom shared that the City can regulate the time, manner and location but cannot ban tattoo facilities.

Mrs. Browder stated the Planning Commission was proposing to permit tattoo facilities in General Commercial, Commercial Industrial, Light Industrial and General Industrial zoning districts. She stated the Planning Commission is proposing tattoo facilities be treated as a “special use”, thereby requiring they not be located within 1,500 feet from the property line of a church, public or private school, public or private recreation area, properties zoned to allow residential uses, or properties with existing residential structures. At this time, Mrs. Browder thoroughly answered all of City Council’s questions regarding the zoning of tattoo facilities. Mayor Heitzler instructed Mrs. Browder to consider possible locations for tattoo facilities.

Incentives Ordinance (Matt Brady/Jake Broom) – Mr. Broom stated one of the items in the Strategic Plan is to identify blighted commercial areas and develop recommendations to address them including possible incentives. Mr. Broom stated he and Mr. Brady had been working with an Economic Development Attorney to develop a draft Incentive Ordinance.

Mr. Brady stated the goal of the Economic Development Incentive Program is to attract private investment. Mr. Brady summarized the incentives such as Development Impact Fees, Building Permit Fees, Building License Fees, and Hospitality Taxes. He stated City Council may, at its discretion and on a case-by-case basis, enter into an Incentive Agreement. Mr. Broom explained that the business requesting the incentives would meet with City staff first; Mr. Broom and City staff will then meet with City Council in Executive Session with the proposal. Discussion occurred regarding the proposed Incentive Ordinance and Mr. Brady answered all questions from City Council. Mayor Heitzler instructed Mr. Brady to work on the proposed Incentives Ordinance and have it ready for the next City Council meeting.

Old Fire Headquarters Request for Proposal (RFP) (Matt Brady) – Mr. Broom stated the Old Fire Headquarters RFP was discussed last month. At this time, he inquired if City Council had any suggested changes. City Council did not present any changes and Mayor Heitzler instructed Mr. Broom to move forward.

Police Department Purchase Requests (Jake Broom/Investigator Powell) – Mr. Broom stated the North Charleston Police Department donated a 1994 Ford Econo Van to the City and the City’s SWAT Team uses this vehicle for deployment about eight times a year; however, this vehicle was not in good condition. Mr. Broom stated the van leaks oil, does not always start, and is too small to hold the City’s SWAT Team when in full gear. Mr. Broom stated there was a 1033 Federal Government Grant Program that disposes of surplus military vehicles and equipment. He stated the cost was \$1,000 per year to join the grant program, \$6,000 to insure and ship the vehicle, \$2,000 for fluids, paint, and replacement of the battery. Mr. Broom stated that under the City’s current policy he did not need City Council’s approval to make the purchase; however, since there has been controversy regarding police departments using military vehicles, he was requesting feedback from City Council. Mayor Heitzler instructed Mr. Broom to pursue the 1033 Federal Grant Program.

Mr. Broom introduce Investigator Powell, with the Police Department. Mr. Broom stated the Police Department uses outdated surveillance equipment on confidential informants to purchase drugs and City Staff was requesting to replace the camera’s and recording devices. Councilmember Habib made a motion to approve the purchase of the surveillance equipment. Councilmember Esarey seconded the vote. Councilmember Habib inquired as to where the money for those purchases would come from. Mr. Broom stated it would be paid for with drug forfeiture money. Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Storage Facility Zoning (Councilman Habib) – Councilmember Habib stated he received an e-mail from the Planning Commission as they have had difficulties providing a recommendation to City Council regarding storage facilities. He stated he felt the regulation of storage facilities was a topic that needs to be presented before City Council. Councilmember Habib stated he would like the Planning Director to create guidelines based on ordinances that other communities have already used and are implemented.

Mayor Heitzler recognized Mr. Wall who stated the guidelines that were presented to the Planning Commission are confusing. Mayor Heitzler recognized Ms. Jamie Graham who shared her dislike regarding the large quantity of storage facilities that exist in the City. Mayor Heitzler recognized a gentleman from the audience who stated he struggles with the free market aspect of regulating storage facilities. Mayor Heitzler recognized Mr. Wall who inquired as to why the request for storage facilities regulations was directed to the Planning Commission. Mr. Broom stated it was requested that the Planning Commission provide recommendations regarding the zoning concepts related to the regulations of storage facilities. Mayor Heitzler instructed the Planning Commission to provide feedback and recommendations regarding storage facilities.

Boulder Bluff Park Discussion – Mr. Broom stated City Council discussed the Boulder Bluff Park Project last month and requested guidance as to a concept to pursue. Mayor Heitzler inquired as to the resources for this project. Mr. Broom stated Hospitality Tax Revenue. Mr. Broom presented a few design concepts and requested City Council to pick their favorite or their favorite aspects of each. Mr. Broom thoroughly answered all of City Council’s questions. City Council provided their input and Mayor Heitzler directed Mr. Broom to move forward with the project.

Dog Park Discussion – Mr. Broom inquired if a dog park was still something City Council would like to pursue and if Westview Boulevard was the location the wished to build on. Mr. Moore presented a break down as to what people value in dog parks and how they are designed. Mr. Moore stated the Westview location is about 1.3 acres; however, the average size for a dog park is larger by an acre bigger. Mr. Moore stated the main factors for a dog park are shade, water access and parking. Mr. Moore stated the issue he saw with the Westview Boulevard was the lack of true shade, seating for individuals inside the park, and drinking water access. Mr. Moore thoroughly answered all of City Council’s questions. City Council suggested incorporating the dog park into the Boulder Bluff Project.

Police Scheduling Briefing – Mr. Broom briefed City Council on scheduling for the Police Department and stated the number of police officers the City currently had on the road was six (6) to seven (7) and their patrol schedule is ten-hour shifts, three shifts per day. Mr. Broom stated a new schedule has been implement on a trial basis for six (6) months, created a twelve-hour shift schedule which will place nine (9) to ten (10) more officers on the road at all times. Mr. Broom thoroughly answered all of City Council questions.

IV. Executive Session:

Councilmember Esarey made a motion to go into executive session to discuss an employment matter related to the retirement of the Finance Director and to discuss contract negotiations related to EMS billing services. Councilmember Condon seconded the motion. All in favor, none opposed. Motion carried. (7:53 p.m.)

Councilmember Esarey made a motion to come out of executive session. Mayor Pro Tem Phillips seconded the motion. All in favor, none opposed. Motion carried. (8:00 p.m.)

V. Comments from the Audience:

Mayor Heitzler recognized Mr. Jerry Glass, who shared his frustration with City Council about making motions during a workshop instead of a formal meeting. He stated he also did not agree with creating a new BPO district and shared his concerns about creating ordinances to cover special interests. Mayor Heitzler recognized a lady from the audience who inquired as to the criteria for choosing restaurants. Mayor Heitzler stated the City does not choose restaurants, they go in specific zones; when land is available in the specific zones the restaurant owners find a place where they think they can make money and build.

VI. Adjournment:

Councilmember Esarey made a motion to adjourn. Councilmember Condon seconded the motion. All in favor, non-opposed. Meeting adjourned at 8:04 p.m.

Date: December 12, 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.