

City Council Workshop
March 28, 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

Council Members Absent:

None

Staff Present:

City Administrator Jake Broom; City Clerk Kelly J. Lovette; Director of Golf Operations Troy Sanders

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:

None

III. Business:

GIS Mapping Discussion – Mr. Craig Linn, the GIS Coordinator for the City, introduced himself and inquired from City Council as to their needs regarding the GIS Mapping Tool. Councilmember Cox stated he would like to see an interactive map, much like Google Earth, where we can see zoning, properties owned by the City and the boundaries of the City’s limits. Councilmember Cox also stated he would like the GIS Mapping Tool to be layer-able, where City Council would be able to provide input, lay in Hiker/Biker Trails and note possible annexations. Mr. Linn stated in the coming months the GIS server will be up and running and that a public server is available which allows the GIS application to be accessed outside of the network, i.e. on your home computer or your mobile devices. Councilmember Esarey inquired if City Council can have individual access for everyone to use so they could add their own layers. Mr. Linn stated he could create a polygon or add texts through the map, that way all of City Council can see it in one common operating platform. Mayor Pro Tem Phillips inquired if the GIS program will be user friendly. Mr. Linn stated it is very easy to use and he does not recommend using it on a phone, as the complexity that City Council is requesting will not benefit from a small screen. Mayor Pro Tem Phillips inquired if Mr. Linn could provide training. Mr. Linn stated yes. Councilmember Cox inquired if the GIS would include the water system owned by the City. Mr. Linn stated yes and that his office is housed at the Department of Public Works and City Council was welcome to stop by to discuss the program further.

Mayor Heitzler inquired of the commissioners who were in attendance if they wished to ask any questions. Mr. Rick Buckner stated he is excited this tool will show the impact of economic development on the City, measure statistics and can show current development within the City. Mr. Linn stated there are adjustments that can be made to show population density and distance from various locations. Councilmember Habib stated his goal for this tool is to plan what will happen rather than keeping up with what has already happened. Councilmember Habib stated this tool will allow City Council and City Staff to figure out where the economic center should be and to create a design plan. Mr. Joel Arenson stated relative to fire protection and being able to show that on the map, he felt one of the items that should be added to the GIS mapping tool was annexations.

Crowfield Golf Course Clubhouse Design Discussion – Councilmember Cox stated updating the clubhouse is a priority, as it is the gateway to our city for guests from out of town; the Hospitably Fund will be utilized for this project as this is the exact reason it was created. Councilmember Cox stated we are proud of the City’s history and located close to the clubhouse is the Crowfield Ruin; and as such, one of the discussions for the design of the Clubhouse was to tie in our history. Ms. Stacy Williams was introduced and stated the design concept for the Crowfield Clubhouse is an old tavern; the design will include dark wood and brick and significant parts of Crowfield’s history with art and photographs. Ms. Williams stated she had the pleasure of meeting with Mayor Heitzler and discussed some of his archives that could be of significant help. Ms. Williams stated the following would be included in the new design: expanding the seating capacity, expanding the buffet area, camouflaging that snack bar grab and go area so it has more of an ambience, and all lights will be on dimmers as to have a rich feel when patrons walk in. Ms. Williams inquired from City Council if they had any question. Mayor Pro Tem Phillips inquired as to what area of the clubhouse will be redesigned. Ms. Williams stated the snack bars, the restrooms and the patio. Mayor Pro Tem Phillips inquired if the shop was going to have renovations. Ms. Williams stated she would be accessing some space in the pro shop to create a buffet area that can be opened for those occasions that it is needed and closed off for extra space when not in use. Councilmember Cox inquired if Ms. Williams had any designs to present to City Council. Ms. Williams stated she is in the process of getting some renderings and will provide them as soon as possible. Mayor Heitzler stated he would like to see wood or brick flooring; however, inquired if it is possible to have this type of floor with golf shoes. Discussion began surrounding several types of flooring that can be used. Mr. Joel Anderson inquired if the members of the golf course were asked as to what they would like to see in the new clubhouse. Councilmember Green-Fletcher inquired if the tavern décor will be suitable for renting out the facility for small weddings and receptions. Ms. Williams stated her job is to design the facility per everyone’s request, currently it is a tavern design, and if someone would like to marry in this environment it would be conducive. Councilmember Habib stated the initial concept was for businesses to be able to use the clubhouse as a place to meet. Councilmember Condon stated it would help to see some renderings. Mr. Gary Becker stated you must know where you are going before you lay out the road map to get there; wedding, tavern, golf club. Mr. Becker inquired what the City was trying to achieve with the Clubhouse, as it is difficult to create a design if you do not know. Mr. Becker stated he did not believe Ms. Williams could design something that will meet everyone’s criteria if they were not sure where they wanted to be in the first place. Mayor Heitzler stated City Council wants to improve the ambience of clubhouse. Councilmember Cox stated the initial concept was to tie in the City’s history, not to have a tavern. Councilmember Cox stated the term tavern is not inclusive for example he would not take his kids to a tavern on a Wednesday night and that the term Tavern sends a certain message. Councilmember Habib suggested they see a design and then a decision could be made.

Strategic Plan Discussion – Review and Update of the City’s Proposed 2017 Goals and Objectives – City Council reviewed and discussed the following proposed 2017 Goals and Objectives:

One (1) Year Plan:

- 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 of Goose Creek. Councilmember Habib stated it needed to be removed since the City has already hired an Economic Development Director. Councilmember Esarey stated it should not be removed since the Director has not yet improved relationships with and services to existing businesses, nor has he established partnerships to encourage economic growth within the City. Councilmember Habib suggested removing “complete water system improvements” because the City is going to complete them anyway. Mayor Heitzler stated he was ready to scratch it off.
- Provide advocacy for road system improvements and work to advance Berkeley County/SCDOT road improvement plans.
- 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. Councilmember Habib stated as part of a one year plan the City is in the middle of spending \$11,000,000 on Phase II of the Recreation Center, which is taking up much of City Staff’s time. Councilmember Habib stated they should hold off on the idea of identifying more opportunities and focus on planning one thing at a time. Councilmember Habib stated he did not believe City staff could be successful in identifying recreational projects, as they are in the middle of this huge endeavor. Mayor Heitzler inquired if City Council would like to remove the item from the goals and objectives. Mr. Joel Arenson stated he felt this goal was too vague and it should include specific projects that can be complete in 2017, that are

achievable. Councilmember Habib made a motion to remove the goal. No second, motion failed. Mayor Heitzler continued with reading the proposed Goals and Objectives.

- Plan for and prioritize strategic, cost-effective commercial and residential annexations, particularly towards the I-26 corridor.
- Safeguard Physical and environmental resources by acquiring vacant properties to preserve open space. Ms. Marsha Hasell of the Cultural Arts Commission suggested City Council consider spaces that could be used for the arts when considering vacant properties. Councilmember Esarey inquired of City Council if they looked to the Strategic Plan as being action items that could be achieved measurably and specifically. Councilmember Cox stated the term strategic plan means different things to different people and currently the City's Strategic Plan was a hybrid of open ended items and action items. Councilmember Esarey stated in the past City Council would give City staff these types of items and they would go and create the action items. Mayor Heitzler continued with reading the proposed goals and objectives.

Complete water system improvements. Mr. Broom stated earlier Mayor Heitzler requested the item be removed and he wanted to know if that was final. Mayor Heitzler stated there was not a majority rule to take away this item and therefore it cannot be removed. Mayor Heitzler continued with reading the goals and objectives.

- Develop a mapping tool that allows City Council to interactively provide input, make suggestions and conceptualize projects and initiatives on an internal platform.
- Create a plan for the location, staffing requirements, construction cost and operating cost of a new fire station in the Carnes Crossroads area.
- Develop a plan for the Crowfield Golf Course clubhouse including citizen/golfer input, a cost estimate and timeline for completion.
- Update the existing Hiker/Biker Trail Master Plan and bring recommendations for next steps (including cost estimates) to the City Council for consideration.
- Identify blighted commercial areas and develop recommendations to address them, including possible incentives. Councilmember Esarey stated that item numbers 4, 11 and 12 could be action items under number 1. Councilmember Esarey inquired of Mr. Broom if the strategic plan should be prioritized so he would know the task City Council wants him to work on first.
- Evaluate Impact Fees and corresponding Capital Improvements Plan.
- Create a plan for former Headquarters Fire Station on Button Hall Boulevard
- Plan for and install more recognizable and prominent city limits signs.

Five (5) Year Plan:

- Review feasibility of establishing a capital account for green space land acquisition
- Review uses of all vacant and city-owned properties
- Complete the construction of Boulder Bluff Park
- Evaluate the need for future fire stations
- Advocate for Berkeley County's construction of a flyover at the intersection of Highway 52 and Highway 176
- Provide affordable family healthcare coverage to city employees

- Resolve zip code problems at Carnes Crossroads
- Develop Central Park property downtown for public use
- Work with Cultural Arts Committee to evaluate the potential of public art downtown, particularly murals on Button Hall Avenue. Pamela Smith of the Cultural Arts Commission stated she felt there is a need for a visitor center to be established in one of these plans. Mayor Heitzler continued with reading the goals and objectives.

Twenty (20) Year Plan:

- Consolidate greater Goose Creek area through annexation
- Complete hiker/biker trail system
- Create greenway system connecting all parts of the city to promote interconnectivity
- Promote the construction of pedestrian tunnels under or flyovers over the major arteries of the city
- Explore tying into mass transit connecting the city to the tri-county region
- Coordinate with the Crowfield HOA to restore the Crowfield Plantation ruins for public viewing.

Mayor Heitzler suggested the proposed Strategic Goals & Objectives be placed on the agenda for the next City Council meeting.

IV. Adjournment:

Councilmember Esarey made a motion to adjourn. All in favor, non-opposed. Meeting adjourned at 7:55 p.m.

Date: April 11, 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.