

City Council Workshop
May 23, 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:

Staff Present:

City Administrator Jake Broom; Assistant City Administrator Daniel Moore; City Clerk Kelly J. Lovette; Director of Economic Development Matt Brady; Director of Public Works Steve Price; 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:

No comments or questions.

III. Business:

Crowfield Golf Course Clubhouse Design (Troy Sanders, Director of Golf) – Mayor Heitzler recognized Mr. Troy Sanders who introduced Ms. Stacey Williams as the designer for the golf course clubhouse design project. Discussion occurred between City Council, Ms. Williams and Mr. Sanders about the specifics of the designs. All of City Council’s questions were thoroughly answered by Ms. Williams and Mr. Sanders regarding the design. Mr. Broom stated he was requesting City Council’s approval for the design. He stated if they approved the design that evening, City staff would take before City Council, at their regular meeting in June, a request to hire Ms. Williams, approve the purchase of materials and request approval of the bids from contractors. City Council approved the design.

Property Maintenance Code Updates (Steve Price, Director of Public Works) – Mr. Broom stated City staff provided a draft copy of the updated property maintenance codes to the City’s attorney, Mr. Tim Domain, for his review. He stated Mr. Domain made changes regarding some of the verbiage. Mr. Price stated the changes Mr. Domain made are prudent; however, there was nothing dramatically different than what was discussed with City Council at the previous month’s City Council Workshop. Mayor Heitzler inquired as to why it was difficult to bring some of the homes up to the standards of what the City Code required. Mr. Price stated the City’s code enforcement officers try to give the resident or owner time to comply. He stated, by law, the code enforcement official is required to have a residential property owner be personally served; however, this is difficult if a property owner lives out of town. He stated in situations like these City staff is unable to serve them unless they fly to their location, get a service company or law enforcement agency to serve on the City’s behalf. Mr. Price stated the proposed Property Maintenance Code would make it where they could better enforce the laws.

Future of Old HQ Fire Station (Matt Brady, Director of Economic Development) – Mr. Broom received confirmation that City Council wanted to sell the property of the old Fire Station Headquarters. Mr. Broom stated he worked together with Mr. Brady and drafted a Request for Proposal (RFP). In the RFP Mr. Broom and Mr. Brady requested businesses to submit proposals stating their plans for the property, upon which City Council will then vote on the best proposal. Mr. Broom stated the RFP was modeled after other cities in the local area. Mr. Condon inquired as to the current zoning of the property to which Mr. Broom stated General Commercial. Mr. Broom stated the RFP

would be posted publicly, but would also be hand delivered to certain companies chosen by Mr. Brady. Councilmember Cox stated he may have to recuse himself if he submits a proposal and inquired as to the incentives. Mr. Broom stated on Thursday he would meet with an attorney that specializes in incentive ordinances to learn more about what could be done. Mr. Broom requested City Council look over the information provided by City staff and added that the topic could be discussed further at the City Council Workshop in June.

Storage Facility Zoning Changes (Councilmember Habib) – Councilmember Habib stated he has waited for the Planning Commission to discuss the zoning of storage facilities; however, they did not seem willing to discuss the topic. Councilmember Habib stated City Council was not required to wait on the Planning Commission and he believed this was a time sensitive matter. Councilmember Habib stated he would like to revise the zoning conditions for mini warehouses and storage units to Light Industrial and Industrial, as well as Conditional Use for General Commercial. He stated the terms for General Commercial would be rear loading, with the first floor being reserved for retail businesses and not storage. Councilmember Habib stated this was something other communities have already done and it had not affected businesses that want to build a storage facility. He explained why this was a time sensitive matter as he felt the City had a limited amount of prime retail space. Councilmember Habib stated he had nothing against storage facilities, but he did not want them fronting Highway 176 (St. James Avenue or Highway 52 (Goose Creek Boulevard) when he felt retail businesses and restaurants were more appropriate. Mayor Heitzler stated he felt they should not limited retail space and if you delimit the storage facility to Light Industrial you are taking away that space. Mayor Heitzler stated he felt Industrial would be a more valuable zoning classification to use. Councilmember Habib stated, while the City has lots of commercial space, it did not have a lot of road frontage for commercial space businesses. He stated these continue to be taken by apartments and storage facilities. Discussion occurred regarding the pros and cons of having storage units located within the City. Mr. Cox stated he felt General Commercial would be more appropriate as a zoning classification for storage units as parts of town get redeveloped. Mayor Heitzler inquired how they could get the Planning Commission to discuss the issue. Mr. Broom stated he would write a memo to the Planning Commission to make recommendation to City Council as to how to preserve retail space by requiring that storage units have their first floor for retail and that they must be rear loading. Councilmember Habib suggested the Planning Director, Kara Browder, get involved. Councilmember Condon inquired if the City could put storage unit's in Commercially zoned areas with the proposed requirements. Mr. Broom stated the City could either make it a Conditional Use or Special Exception.

Dog Park (Jake Broom, City Administrator) – Mr. Broom stated about a year ago City staff had a drawing made for a Dog Park to be located at Westview Boulevard. Mr. Broom described the drawing as a rectangle fence with a fence in the middle to separate a large dog area and small dog area. He stated it would have two (2) entrances and a service area to cut the grass; however, there would be no equipment or water. Mr. Broom stated he wished to bring the subject back before City Council. He stated he knew some people did not like the location, but wanted to get guidance from City Council. Councilmember Esarey inquired how much it would cost to make those changes. Mr. Broom stated City staff was working with budget of \$60,000. Councilmember Condon stated this was a positive discussion as the residents of the City had been wanting a dog park. Mayor Heitzler stated the City owned the land; however, the downside would be the expense of tying in water lines to that location. Mayor Pro Tem Phillips stated most dog parks did not have water. Councilmember Cox stated maintenance would be an issue. Councilmember Habib stated he would not see it being used as there would be no shade and the proposed location is under powerlines. Discussion amongst City Council and City staff occurred around the type of materials that would be used for the fence and the pros and cons of the proposed location. Councilmember Green-Fletcher inquired if there was vacant property at the municipal complex that could be used for a dog park. Mayor Heitzler stated he met with the Liberty Hall Homeowner's Association the week prior and they inquired if the City would be willing to put a dog park on the property the we own near their pool. He stated he requested they provide him with a conceptual drawing. Mr. Condon inquired as to what it would cost to maintain a dog park. Mr. Broom stated he was unsure as to the cost at that time. Councilmember Green-Fletcher stated she researched information from the American Kennel Club and it explained how to establish a dog park. Mayor Heitzler requested Mr. Broom to research examples of the types of fencing they may use.

Boulder Bluff Park (Jake Broom, City Administrator) – Mr. Broom presented three (3) designs to City Council that residents voted on for the proposed park in Boulder Bluff. Councilmember Habib stated he wanted to know how the City was planning to pay for the project. Mayor Heitzler stated with the monies from the Hospitality Tax. Councilmember Habib stated the City could not use the monies from the Hospitality Tax because Mayor Heitzler publicly stated it would not be a destination park, it would only be for the people in the neighborhood. Mayor Heitzler stated he could change his mind. Councilmember Cox stated he agreed with Councilmember Habib as far as the public perception and actual use of that fund. City Council discussed whether to keep or remove Dennis Park from the

proposed plan. Councilmember Habib stated the City needed a lighted ballfield for the older kids and at present, Dennis Park was the only field they had. Mr. Broom stated he would find out from the Recreation Department if it was still being used by the City. Mr. Broom stated the City had \$75,000, in the Hospitality Tax budget designated for Boulder Bluff Park and that could be used toward the design. Councilmember Habib stated the City could not use the monies from the Hospitality Fund at that time. Councilmember Cox concurred with Councilmember Habib. Mayor Pro Tem Phillips stated the City built a park like what was being proposed, people would come. Councilmember Habib stated if the Mayor was saying this is not a destination park and the City uses the hospitality money then it would be misappropriation of funds; until we are equally as public by telling people this is a destination park we cannot use the Hospitality Fund.

Mayor Heitzler instructed Mr. Broom to move forth with the project and use the monies from the Hospitality Fund. Councilmember Habib stated he would be checking with the City's attorney. Councilmember Esarey requested Mr. Broom to check with the City's attorney.

Impact Fee Study Request for Proposal (RFP) (Jake Broom, City Administrator) – Mr. Broom stated the City had not raised Development Impact Fees since the fees originated back in 1989. He stated City staff solicited proposals from firms qualified to perform an Impact Fee Study and assist in the creation of a Capital Improvement Plan in compliance with South Carolina state law. He stated Willdan Financial Services came in at the lowest cost, \$36,000, to perform a legally defensible study of the City's Impact Fees, recommend a rate structure and help City staff to create a Capital Improvements Plan. Mr. Broom stated he was bringing the RFP before City Council in case they had any questions; however, the RFP would be voted on at the regular City Council meeting in June, wherein City staff would ask for approval. Mayor Pro Tem Phillips inquired if residential, as well as commercial would be reviewed. Mr. Broom stated yes.

IV. Executive Session:

Councilmember Condon made a motion to go into executive session to discuss a contractual matter between the City and Charleston Water System. Mayor Pro Tem Phillips seconded the motion. All in favor, none opposed. Motion carried. (7:30 p.m.)

Councilmember Esarey made a motion to come out of executive session. Councilmember Condon seconded the motion. All in favor, none opposed. Motion carried. (7:43 p.m.) Note: Discussion only in Executive Session. No decisions were made by City Council.

V. COMMENTS FROM THE AUDIENCE

No comments or questions.

VI. Adjournment:

Councilmember Esarey made a motion to adjourn. All in favor, non-opposed. Meeting adjourned at 7:44 p.m.

Date: September 19, 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.