

**City Council Meeting**  
**December 12, 2017**  
**7:00 P.M.**  
**City Hall**

**Council Members Present:**

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

**Council Members Absent:**

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None

**Staff Present:**

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City Administrator Jake Broom; Assistant City Administrator Daniel Moore; City Clerk Kelly J. Lovette; Director of Finance Tyler Howanyk; Director of Recreation Gary Stuber; Director of Planning and Zoning Kara Browder

**Staff Absent:**

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None

**Invocation:**

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Corey McClary

**Pledge of Allegiance:**

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Mayor Heitzler

**Press Present:**

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None

**Guests Present:**

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None

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**I. Call to Order:**

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

**II. Comments from the audience**

No comments from the audience

**III. Approval of Previous Minutes:**

City Council Workshop – June 27, 2017  
City Council Workshop – October 30, 2017  
City Council Meeting – November 14, 2017  
City Council Workshop - November 28, 2017

Councilmember Esarey made a motion to approve the minutes, as stated by Mayor Heitzler. Councilmember Condon seconded the motion. All in favor, none opposed. Motion carried.

**IV. Public Hearings:**

Mayor Heitzler stated the first item under Public Hearing is the second and final reading of a proposed Ordinance to raise revenue and adopt a budget for Fiscal Year 2018. Mayor Heitzler recognized Mr. Jerry Glass who inquired if the meetings were recorded. Mayor Heitzler stated yes. Mr. Glass inquired as to who was responsible for transcribing the minutes. Mayor Heitzler stated the City Clerk. Mr. Glass inquired if transcription of the minutes was verbatim. Mayor Heitzler stated the minutes do not capture every single word spoken. Mr. Glass stated that

was a concern as he finds his name mention in the minutes as “Jerry Glass made comments in reference to his concerns” which he believes does not represent the information he was trying to convey to City Council and requested the minutes be more detailed. Mr. Glass stated his concerns about the possible compromises made that allowed for the proposed Fiscal Year 2018 Budget to pass first reading at the City Council Meeting in November. Mayor Heitzler stated City Council felt compelled to save as much as they could in preparing the City’s budget for 2018 and they decided to trim items that were not essential. He stated if issues arise concerning this decision, it would need to be reevaluated at a later time. Mayor Heitzler read the title of the proposed Ordinance.

AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF GOOSE CREEK, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2018 AND ENDING DECEMBER 31, 2018 (Second and Final Reading)

Mayor Heitzler inquired if City Council wished to act. Councilmember Habib made a motion to adopt the proposed Ordinance, as stated by Mayor Heitzler. Councilmember Cox seconded the motion. Mayor Pro Tem Phillips stated the Maintenance Division has maintained some capabilities to maintain ditches; however, it will be reduced and landscaping will be contracted out to another source. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Mayor Heitzler stated the second item was the second and final reading for the construction of storage facilities in the City. He read the title to the proposed Ordinance.

AN ORDINANCE TO AMEND SECTION 151.082 DESIGN STANDARDS OF THE ZONING ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO REGULATE THE CONSTRUCTION OF STORAGE FACILITIES (Second and Final Reading)

Mayor Heitzler inquired if City Council wished to act. Councilmember Green-Fletcher made a motion to adopt the proposed Ordinance, as stated by Mayor Heitzler. Councilmember Esarey seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Mayor Heitzler stated the third and final item under Public Hearings was the second and final reading regarding a proposed incentive Ordinance to add an area of property to the “Incentive Area Map” to encourage development in the City. Mayor Heitzler recognized Mr. Jerry Glass who inquired as to the retention of the audio recordings of City Council Meeting. Ms. Lovette stated two (2) years. Mr. Glass stated he believes City Council is catering to certain businesses because the developer of Goose Creek Villages stated he would not proceed with the project if City Council does not include the project in the incentive zone. Mr. Glass stated he is concerned that individuals who have positions in the City have a personal interest in seeing the Goose Creek Village be developed. He stated he is concerned the City is spending tax money to help mitigate property issues for a developer without advertising that opportunity for other developers to do the same.

Mayor Heitzler stated he wanted it noted for future reference that he would be limiting public comments to two (2) minutes per person, per item. Mayor Heitzler read the title to the proposed Ordinance.

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, TITLE XI BUSINESS REGULATIONS, CHAPTER 112. ECONOMIC DEVELOPMENT INCENTIVES PROGRAM, BY AMENDING THE INCENTIVES PROGRAM AREA MAP AND ADDING THE PROPERTY IDENTIFIED AS TMS NUMBER 234-00-00-047 (LOCATED NEAR THE CORNER OF PLANTATION NORTH BOULEVARD AND ST. JAMES AVENUE) (Second and Final Reading)

Mayor Heitzler inquired if City Council wished to act. Councilmember Cox made a motion to adopt the proposed Ordinance, as stated by Mayor Heitzler. Mayor Pro Tem Phillips seconded the motion. Councilmember Esarey recused himself from the vote the agent who was representing the developer has the same name as his business. Councilmember Esarey stated he does not have a relationship with the agent’s company, but it could be perceived as such. Mayor Pro Tem Phillips stated property being in the incentive zone does not guarantee that the developer will be approved for incentives, as they are digressionary. Councilmember Habib clarified that the City would not be spending any tax dollars on the incentives; there are no expenditures made by the City, with anybody’s tax

dollars to incentivize economic development. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

## **V. Monthly Department Report:**

**Administration Department (Tyler Howanyk, Finance Director)** – Mr. Howanyk thanked City Council for allowing him to opportunity to provide an update on the status of the Administration Department. He stated as of November 30, 2017, the General Fund revenue exceeded expenditures by 2.7 million dollars and business license collections increased this year by 16%. He stated the City has issued 590 additional business licenses in the current year compared 2016 which increase its revenue by an additional \$941,000 in 2017. Mr. Howanyk stated 262 new housing starts occurred in 2017, which is a 43% increase from last year. He stated 212 additional permits have been issued this year; and while the City has issued more building permits, the revenue is slightly down about 3%. Mr. Howanyk stated local Hospitality Tax collections have increased 4% from last year. The Administration Department has processed over 104,000 water bills and almost 2,400 late notices this year. He stated customers are starting to pay their bills online and utilize the City's monthly bank or credit card draft services. Mr. Howanyk stated this year, the quantity of payments processed is astounding as some days 3,500 checks are processed in one day. He stated to help with increase the department has implemented a remote deposit system; checks are scan as soon as they are received and directly deposited in the bank. He stated some of the advantages of the remote deposit system were that it reduces processing float time, the City can start earning interest instantly and funds are available immediately. The Administration Department has increased interest income in the General Fund by moving idle cash reserves to the State Treasury local government investment pool. The General Fund is earning an average of \$2,200 in interest a month, which is an increase from \$250 it was previously earning with the City's local bank. Mr. Howanyk stated none of this would be possible without the City's dedicated staff and he publicly thanked each of them for their hard work. He stated out of nineteen employees two have over twenty-five years of service with the City, three have fifteen to twenty years, four have ten to fourteen years and two employees will reach their ten-year anniversary in 2018. The Administrative Department works diligently to process the growing number of business licenses, building permit, and water payments while striving to maintain excellent customer service while continuing to look for ways to improve the efficiency of its operations while not jeopardizing the quality of their work.

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

**Recommendation – Re-Appointments to Boards and Commission** – Mr. Broom stated every December City Council has the option to reappoint members, that choose to continue serving, if their term have expired. The following is a list of members whose term have expired:

Architectural Review Board – Mr. David Cantrill and Mr. Tom Risso

Planning Commission – Ms. Jeannette Follower, Mr. Jeffery Smith and Mr. Joshua Johnson

Zoning Board of Appeals – Mr. Jason Dillard, Mr. Larry Monheit, and Mr. Gerald Stinson

Mayor Heitzler inquired if City Council wished to act on the request. Mayor Pro Tem Phillips made a motion to reappoint the member of Boards and Commissions whose terms have expired, as presented by Mr. Broom. Councilmember Green-Fletcher seconded the motion. Mayor Pro Tem Phillips inquired if there will be vacancies. Mr. Broom stated yes as one member of the Architectural Review Board (ARB) and one member of the Zoning Boards of Appeals (ZBA) are resigning their positions. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

**Purchase Request – Recreation Department – City Pool House Roof Repairs** – The Recreation Director requested to hire a contractor to repair the pool house roof at the City Pool. City staff request to hire the low bidder, Williford Roofing (North Charleston, S.C.) in the amount of \$11,500.

Mayor Heitzler inquired if City Council wished to act on the request. Councilmember Habib made a motion to approve the request, as presented by Mr. Broom. Councilmember Condon seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

## **VII. Mayor Report:**

Mayor Heitzler stated that every month at a City Council meeting he likes to report on one of the strategic goals for the year. He stated a goal for 2017 was to refurbish the Crowfield Golf Course Clubhouse. Mayor Heitzler was happy to report that it had been completed and invited everyone to visit the clubhouse and enjoy the ambience.

## **VIII. Comments and Questions:**

Mayor Heitzler recognized Mr. Keef who inquired about the status of the swimming pool bubble. Mr. Stuber stated City Council requested City staff to research pool bubbles, information has been collected and will be discussed at a future meeting. Mayor Heitzler stated the pool bubble will be a topic for the next Strategic Planning Workshop. Mayor Heitzler recognized Mr. Jerry Glass who inquired as to the cost of the renovations to the clubhouse at the Crowfield Golf Course. Mayor Heitzler stated is cost \$250,000. Mr. Glass stated he would like to make a comment on Councilmember Esarey recusing himself from the incentive vote, in that perception is a reality until it is proven otherwise.

Mayor Heitzler recognized a lady from the audience who stated she watched a program that discussed the heart of cities and eluded that the heart of a city is based upon 80 to 100 acres of land that include a bank, a decent restaurant and facilities for people to gather, and inquired if the Goose Creek Village would be considered something as such. Mayor Heitzler stated yes, but he would not consider that the heart of the City of Goose Creek, as he believes the heart of the City is in the schools and churches. Mayor Heitzler recognized a gentleman from the audience who stated about a month ago there was an open house regarding Henry Brown Boulevard and he wondered if the City had any input in rebuilding that road. Mayor Heitzler stated no, the City observes the road and can use political influences, but a developer built the roadways and turned them over to Berkeley County. He stated Berkeley County was improving the road to a three-lane parkway with a ten-foot-wide hiker biker trail.

## **IX. Adjournment:**

Councilmember Esarey made a motion to adjourn. All in favor, none opposed. Meeting adjourned at 7:39 p.m.

\_\_\_\_\_ Date: January 9, 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.*