

**City Council Meeting**  
**February 13, 2018**  
**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 Economic Development Matt Brady; Assistant Chief of Police John Grainger; Director of Public Works Chuck Denson; Director of Golf Operations Troy Sanders

**Staff Absent:**

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None

**Invocation:**

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Mayor Pro Tem Mark A. Phillips

**Pledge of Allegiance:**

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Mayor Heitzler

**Press Present:**

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Ricky Dennis, Goose Creek Gazette

**Guests Present:**

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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**

Mayor Heitzler recognized Mr. Joel Arenson who stated the roads in The Hamlet have not been repaved since they were installed in the late 1990's. He stated he spoke with the Engineer for Berkeley County regarding roads; however, he did not provide answers. Mr. Arenson stated the residents need City Council to lobby Berkeley County to repave roads that are at least twenty-five (25) to thirty (30) years old. Mayor Heitzler thanked Mr. Arenson and stated he agreed with everything Mr. Arenson had to say and that he met with Berkeley County Supervisor Bill Peagler to discuss the very same topic. Mayor Heitzler stated roads are the biggest infrastructure the City has. Councilmember Esarey stated residents should call their State Representatives regarding this topic. Mr. Arenson inquired as to where tax monies are going since the claim is there are no resources to fix the roads. Mayor Heitzler stated he met with the Secretary of Transportation, Ms. Hall, who stated they are in a three-year acquisition of the gasoline tax. He stated the first phase that the State Highway Commission has laid out for Ms. Hall is to bring the streets and bridges up to safety standards. He stated if the City does not have a safety issue, the money will be spent elsewhere. Mayor Heitzler stated after the State satisfies safety standards they will consider adding additional turn lanes to mitigate places where traffic is an issue. Lastly, the State will project into the future as to the impending needs of South Carolina. Mayor Heitzler stated Secretary Hall presented a three-year Finance Revenue Plan for rectifying the road problem.

Mayor Heitzler recognized Mr. Jerry Glass who stated his dislike for how City Council has handled his concerns in the past. He stated it appeared City Council has little concern with his issues and that he will refrain from

speaking in the future. Mr. Glass stated he will document his concerns to be recalled at a time that may be more appropriate.

Mr. Jerry Glass stated he wished to make a public statement. “Mr. Mayor, this will be my response to recent events in the past. I have been confronted about the comments I have made in public meetings, during the public comments sections of the meetings. These events include being followed out of this Council Chamber, bullied, intimidated and threaten that if I continue to voice my concern and opinions I would be held accountable. I was approached at a subsequent meeting by another member of City Council and after discussing my concerns about certain actions taken by Council to continue to provide a lot of money for what used to be the Crowfield Country Club and now the Goose Creek Golf Course, it was stated that maybe I should consider moving to The Hamlets. This comment and attitude did not address any of my concerns. It was also stated that during a scheduled meeting that certain issues being discussed for approval did not concern some members because they live in an HOA and a home owners association and the issues being discussed would not be allowed in their subdivision anyway. I also heard that during a meeting in Council that a statement was made that opinions of people from certain subdivisions didn’t matter because there were not enough votes to make a difference either way. I also noticed that the minutes of the previous meeting do not include comments that I made during meetings only a reference in a fact that I provided some concerns. After I commented in public and being the only person that spoke at that meeting the Clerk was told to make a change in the Agenda to restrict comment from the audience to two minutes because of these and other issues I have decided that it appears that Council has little issues with the kind of concerns I have so I will refrain from speaking and in future will only document my concerns to be recalled at a time that may be a more appropriate venue. Lastly, I would like to confirm that I need no one to speak on my behalf, either in person or social media. I do not do Facebook and I will not ask anyone to voice an opinion for me on their Facebook account. Mayor Heitzler thanked Mr. Glass.”

### **III. Approval of Previous Minutes:**

City Council Meeting – January 9, 2018  
City Council Workshop – January 23, 2018

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

### **IV. Public Hearings:**

Mayor Heitzler stated the first item under Public Hearings was the introduction and first reading to a piece of property the owners would like to have annexed into the City limits. Mayor Heitzler recognized a gentleman from the audience who inquired if this was an individual person asking to be annexed. Mayor Heitzler stated yes. Mayor Heitzler recognized Mr. Joel Arenson who inquired about the current zoning of the property. Mayor Heitzler stated the property will come into the City as Conservation Open Space (CO) and the owners could then apply for a change in its zoning. Mr. Broom stated the owner’s Letter of Intent was to apply for Residential zoning, as well as Business Professional Office (BPO) Zoning (The intent is to have the parcel of land subdivided). Mayor Heitzler read the title to the proposed Ordinance.

AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX AN AREA IDENTIFIED AS TMS 235-13-03-021 INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION

Mayor Heitzler inquired if City Council wished to act. Councilmember Cox made a motion to approve the proposed ordinance, as stated by Mayor Heitzler. Mayor Pro Tem Phillips seconded the motion. Councilmember Condon inquired if the size lot, 1½ acres, was correct. Mr. Broom stated yes. Councilmember Condon inquired if there was a minimum lot size for Medium Density Residential (R2). Mr. Broom stated yes, however it would be significantly smaller. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Mayor Heitzler stated the second item under Public Hearings was the second and final reading of an Ordinance that would change the City's Zoning Map from Conservation Open Space (CO) to General Commercial (GC). Mayor Heitzler read the title to the proposed Ordinance.

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: THE PROPERTY LOCATED AT 2432 NORTH MAIN STREET (TMS#222-07-00-002) FROM CONSERVATION OPEN SPACE (CO) TO GENERAL COMMERCIAL (GC)

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. Councilmember Condon inquired if the other properties around this property is zoned commercial. Mr. Broom stated yes. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Mayor Heitzler stated the last item was the second and final reading that would change the zoning of a piece of property from Conservation Open Space (CO) to High Density Residential (R-3). Mayor Heitzler recognized Mr. Arenson who inquired the size of the property. Councilmember Condon stated approximately 1 acre. Mr. Arenson inquired if this could be used for apartments. Mr. Broom stated it is owned by the Daniel Island Company, it will likely be a residential property like what is there now. Mayor Heitzler read the title to the proposed Ordinance.

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTY: THE PROPERTY LOCATED AT 227 OLD SUMMERVILLE ROAD (TMS#222-10-00-011) FROM CONSERVATION OPEN SPACE (CO) TO HIGH DENSITY RESIDENTIAL (R-3)

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 Condon seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

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

**Golf Department - (Troy Sanders, Director of Golf Operations)** – Mr. Sanders stated 2017 was the second year in which the golf course had dealt with a hurricane, as well as a very wet summer; these conditions caused the golf course to be down 800 rounds from the previous year. He stated the numbers were similar to 2016, wherein the Golf Department brought in 1.2 million dollars of revenue and spent a little over 1.2 million dollars. He stated in 2017 the Golf Department brought in \$20,000, more Revenue than the previous year. Mr. Sanders stated despite being down 800 rounds, that told him golfers were spending more time and money at the clubhouse. He stated interior renovations of the clubhouse have been completed, and he continues with the improvement plan to the course. Mr. Sanders stated he has received nothing but positive feedback from all customers.

Mr. Sanders stated in 2018, the Golf Department is hopeful for a year without a major storm. He stated the winter storm caused the course to be closed and unplayable for seven (7) days in January. He stated once the snow melted, the golf course went back to normal golfing levels. Mr. Sanders stated the Golf Department was anticipating a great spring at the course.

Mr. Sanders stated currently there are 115 memberships which continue to increase. These memberships break down to eighty-six (86) single, eighteen (18) family, nine (9) corporate and two (2) junior. He stated the Golf Department will be hosting twenty (20) charity golf tournaments and six (6) member golf tournaments throughout the year. He stated currently there are six (6) groups that play weekly, and four (4) of those play twice a week. Mr. Sanders stated there will also be an after-work golf league scheduled for the summer. Mr. Sanders stated some of the events held at the golf course are: the popular Spring Concert Series, a collaboration with the Recreation Department, is an event he is looking forward to hosting; his department was in the planning stages of hosting its first 5K run at the golf course which will include the ruins; and, they would also be launching a limited food service starting May 1<sup>st</sup>, which will provide a small pub style menu, four (4) days a week from 11a.m. - close.

Mr. Sanders stated lastly the Golf Department offers a popular Swing and Swim Camp in the summer to promote junior golf. He stated this was a weeklong camp designed for beginners, whereas golf instruction will be provided in the mornings, followed by lunch and end the day swimming at the pool. Mr. Sanders stated they participate in the Junior Interclub program where a team of Juniors travel around the area to compete against teams from other clubs. He stated they host one (1) to two (2) US Charleston Local Tour events a year. Mr. Sanders stated next Monday the golf course would be hosting a SC Junior Golf Association President Day Event where kids from all over the State are registered to play. He stated currently they host two (2) high school golf teams, Northwood's Academy and Stratford High School. He stated this year they have fifteen (15) boys on the Golf Teams and shared that Stratford woman's team was projected to have four (4) to eight (8) golfers.

Mayor Heitzler stated Mr. Sanders did a great job with his presentation, and then recognized a woman from the audience who inquired if the upgrades to the clubhouse included installing lights on the outside to light the way to the parking lot. Mr. Sanders stated that had not been done yet, but he was looking to improve the lighting from the parking lot to the clubhouse. Mayor Heitzler recognized a gentleman from the audience who inquired about the projected cost for expanding the food service. Mr. Sanders stated the budget had been planned for food service and that it was considered low risk as only two-part time cooks would be hired to serve a limited menu. Mayor Heitzler recognized Mr. Glass who inquired if the food service would be open to the public or just members. Mayor Heitzler stated it will be open to the public. Mayor Heitzler recognized Mr. Ryan Agostinelli who shared his appreciation for all Mr. Sanders does and is looking forward to trying the food service at the Crowfield Golf Course. Mayor Heitzler recognized a gentleman from the audience who inquired as to why Goose Creek High School does not use the Crowfield Golf Course. Mr. Sanders stated it was his understanding they do not have enough students to fill a team; however, he is open to talking with their coach if they have one. The gentleman also inquired if there were discounts to play golf if you are a Goose Creek resident. Mr. Sanders stated they offer senior discounts and military discounts. He stated if a resident joins the Crowfield Golf Club that the recreation center, pool and tennis courts are included in the membership. He stated he could check to see whether he could provide discounts for the City's residents.

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

**Approval of Records Retention (City Clerk)** – Mr. Broom stated the first item was a request from the City Clerk that entails one (1) Records Retention Schedule prepared by the South Carolina Department of Archives and History. He stated the schedule pertains to the City's Police Department's L3 Server. Mr. Broom stated this is a servicer the stores body cam and dash videos. He stated the Department of Archives and History recommend the City retains the backups for three (3) years before destroying. Mr. Broom stated he would like to have this integrated into the City's Records Retention Policy and he appreciated City Council consideration for the request.

Mayor Heitzler inquired if City Council wished to act on the request. Councilmember Habib made a motion to approve the records retention for the Police Department's L3 Server, 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.

**Request to Purchase Rear Steer Loader (Public Works)** – Mr. Broom stated his second request was from the Department of Public Works regarding the purchase of a Lightning Rear Steer Loader model RS. He stated the loader would be used to collect bulk items and yard debris and will replace a 2006 Model. Mr. Broom stated the request is to purchase the loader from low bidder Carolina International Trucks, Inc of Charleston, SC for \$172,263.63.

Mayor Heitzler inquired if City Council wished to act on the request. Councilmember Esarey made a motion to approve the purchase of a Lightning Rear Steer Loader Model RS, as presented by Mr. Broom. Councilmember Cox seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

**Request to Purchase Vehicles & Equipment (Police Department)** – Mr. Broom stated his third request was from the Police Chief regarding the purchase of nine (9) vehicles. He stated seven (7) were Dodge Chargers which will be patrol vehicles, one (1) was a Ford Escape for the School Resource Officer Lieutenant and one (1) was a

Dodge Ram 1500 Quad Cab Truck used by the City's two Community Service Specialists. Mr. Broom stated all the vehicles would be purchased under State Contract from Global Public Safety. He stated the dealers will ship the vehicles directly to Global Public Safety, outfit them with the equipment and then ship them to the City. Mr. Broom stated we seven (7) radios were needed for patrol cars which will be purchased under State Contract Radio Communication of Charleston, with a total cost for nine (9) vehicles and seven (7) radios is \$345,399.36, all included in the Police Department's budget.

Mayor Heitzler inquired if City Council wished to act on the request. Councilmember Habib made a motion to approve the request to purchase, as presented by Mr. Broom. Councilmember Green-Fletcher seconded the motion. Councilmember Esarey asked if the vehicles be purchased were all replacement vehicles. Mr. Broom stated yes. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

**Request to Purchase SUV – (Fire Department)** – Mr. Broom stated his final item was a request from the Fire Chief regarding the purchase of a 2018 Chevy Tahoe SUV, that will be assigned to the EMS Battalion Chief. He stated the SUV would be purchased under State Contract from, Love Chevrolet, Columbia, SC, in the total amount of \$38,716.17.

Mayor Heitzler inquired if City Council wished to act on the request. Councilmember Green-Fletcher made a motion to approve the purchase of the 2018 Chevy Tahoe SUV, as presented by Mr. Broom. Councilmember Cox seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

## **VII. Mayor Report:**

Mayor Heitzler state as part of the 2017 goals and objectives, City Council has identified blighted areas in the City that City Council would like to incentivize. Mayor Heitzler recognized a gentleman from the audience who inquired if selective incentives mean City Council is going to pick and choose which businesses they would provide incentives to, or if it means selective based on which property you want the City to look at. Mayor Heitzler stated yes to both; City Council will make that judgement. Mayor Heitzler recognized Mr. Jerry Glass who inquired if a private developer can ask for his property to be considered blighted to get incentives outside the blighted district. Mayor Heitzler stated yes, a developer can ask. Mr. Glass inquired if it has already been done. Mayor Heitzler stated the blighted district has been enlarged. Mayor Heitzler recognized Mr. Chris Harmon who inquired if it would be beneficial for the City to take ownership of the blighted area on Redbank Road. Mayor Heitzler stated no, he thinks the government should stay out of the private sector unless necessary. Mayor Heitzler stated he thinks it would be bad form for the City to buy or build a business somewhere such as a daycare. Mayor Heitzler stated we do have a daycare in a public building already and this has always bothered him. Mayor Heitzler stated he thinks City Council should consider not having a daycare in a public building.

Mr. Harmon suggested the City purchase the blighted area located on Redbank Road and use the income generated to increase the City's police force or services such as Fire and EMS. Mayor Heitzler stated he would be opposed to the government owning that area. Councilmember Condon stated if the City starts competing with the private sector, other businesses would not want to come into the City. He stated they would be worried if their business starts turning a profit, the City will see it as an opportunity to compete against them for cheaper and with tax payer dollars; therefore, it makes no sense. Mayor Heitzler stated it would be an unfair advantage.

Mayor Heitzler recognized a gentleman from the audience who suggested the City add septic systems to the blighted area since that is a need and shared a news article referencing a golden triangle where a city took a blighted area and installed power, roads, and water to get it ready for businesses. He stated a major multimillion dollar industry moved into that blighted area and the return that the city received was 300% more than projected. Mayor Heitzler stated City Council wants to provide the infrastructure to create an incubator for businesses to grow.

## **VIII. Executive Session:**

**Executive Session – Goose Creek Village Application for Incentives** – Mayor Heitzler stated he would ask City Council to go into Executive Session by motion to discuss matters related to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body. Councilmember Condon made a motion to go into Executive Session. Councilmember Esarey seconded the motion. Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried. (7:43 p.m.) Councilmember Esarey made a motion to come out of Executive Session. Mayor Pro Tem Phillips seconded the motion. Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried. (7:50 p.m.) Mayor Heitzler stated while in Executive Session Mr. Broom asked City Council for guidance to write an ordinance that would be a contract between the City of Goose Creek and a potential developer that would provide incentives. Mayor Heitzler stated no decisions were made regarding what the incentives would be, but City Council provided guidance to Mr. Broom. He stated Mr. Broom will bring City Council an Ordinance and in open public session City Council will explain what the request are, what kind of incentives the developer would like, and vote.

## **VIII. Comments from the Audience:**

Mayor Heitzler recognized a gentleman from the audience who stated he was told Fire Station 1 has an access road. He is concerned if a train breaks down or stops there is no true road that can allow for a \$600,000 piece of equipment to get back onto Highway 52. He inquired if there were any plans in making an actual road to protect the investment of these fire trucks. Mayor Heitzler stated yes as the City will put a thick layer of ROC on the access road, so the road can carry a truck in an emergency, and the road will then be considered for paving in the future. This gentleman inquired as to when the City will have enough fire trucks to take care of the entire city as Carnes Crossroads does not have a Fire Station. Mayor Heitzler stated we recognized that a fire station is needed at Carnes Crossroads and it will be addressed in the 2018 Strategic Planning session. He stated until that time, the fire station at Stratford High School and Old Mount Holly Road service that area.

Mayor Heitzler recognized a gentleman from the audience who inquired if there is a plan to build three (3) additional fire stations. Mayor Heitzler stated two (2) are planned, one (1) at Carnes Crossroads and one (1) at Liberty Hall. This gentleman inquired as to the estimated cost and how it would be funded. Mayor Heitzler stated currently we do not know.

Mayor Heitzler recognized a woman from the audience who stated she built a home in Liberty Hall about fifteen (15) years ago and the fire station was discussed but it has not come to fruition. She stated she now she lives in Carnes Crossroads and hears about a fire station and inquired as to the estimated time for the fire station at Carnes Crossroads. Mayor Heitzler stated three years for Carnes Crossroads and longer for Liberty Hall.

## **IX. Adjournment:**

Councilmember Esarey made a motion to adjourn. All in favor, none opposed. Meeting adjourned at 8:01 p.m.

\_\_\_\_\_ Date: March 13, 2018

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.*