

City Council Meeting
March 13, 2018
7:00 P.M.
City Hall

Council Members Present:

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:

None

Staff Present:

City Administrator Jake Broom; Assistant City Administrator Daniel Moore; City Clerk Kelly J. Lovette; Director of Economic Development Matt Brady; Fire Chief Steve Chapman; Director of Public Works Chuck Denson; Director of Recreation TJ Rostin; Public Information Officer Frank Johnson; Director of Information Technology Ryan Byrd

Staff Absent:

None

Invocation:

Councilmember James R. (Kimo) Esarey

Pledge of Allegiance:

Mayor Heitzler

Press Present:

Ricky Dennis, Goose Creek Gazette

Guests Present:

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. Nash who inquired as to the law regarding unrestrained Pitbull's, as he was chased by four (4) last month. Mayor Heitzler stated it was against the law and requested Mr. Broom look into the incident.

III. Approval of Previous Minutes:

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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 second and final reading of an Ordinance to annex a piece of property into the City. Mayor Heitzler stated the property would be annexed into the City as Conservation Open Space (CO) and then the owners could apply for a change in zoning to Residential Medium Density (R2). 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 (Second and Final Reading)

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

Mayor Heitzler stated the second item was the introduction and first reading of a proposed Ordinance that would provide economic development incentives for the Goose Creek Village to be located on Plantation North Boulevard. Mayor Heitzler recognized Mr. Joel Arenson who inquired as to the kind of incentives the City would provide. Mayor Heitzler stated in the form of reimbursements, the following incentives would be offered: 50% of the development Impact Fees paid by the developer; 50% of all Building Permit Fees paid by the developer; and 50% of the developer's Business License Fees for up to 5 years. Mayor Heitzler stated these incentives are only offered for the developer of the land, not future tenants. Mayor Heitzler recognized Mr. Arenson who inquired as to the total sum he would incentivize. Mr. Broom stated the estimate was \$30,000, but City staff would not know for sure until the developer provides additional information. Mayor Heitzler recognized a gentleman from the audience who inquired if it was common practice to offer incentives when the sum has not been provided. Mayor Heitzler stated this is common practice in other places, but it is not common for the City as this is the first time the City was offering incentives. Mayor Heitzler stated City staff would go into negotiations with the developer where all details will be decided upon. Mayor Heitzler read the title to the proposed Ordinance.

AN ORDINANCE AUTHORIZING CERTAIN ECONOMIC DEVELOPMENT INCENTIVES, PURSUANT TO TITLE XI, CHAPTER 112 OF THE CITY OF GOOSE CREEK CODE OF ORDINANCES, FOR A PROJECT KNOWN AS GOOSE CREEK VILLAGE; APPROVING AN ECONOMIC DEVELOPMENT INDUCEMENT AND INCENTIVE AGREEMENT; AND OTHER MATTERS RELATED THERETO (Introduction and First Reading)

Mayor Heitzler inquired if City Council wished to act. Councilmember Esarey recused himself from the vote. Councilmember Habib made a motion to approve the proposed Ordinance, as stated by Mayor Heitzler. Councilmember Cox 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 fourth items were related to annexing two (2) parcels of land. He stated the owner would like to use the property for commercial development on Liberty Hall Road. Mayor Heitzler recognized Mr. Arenson who inquired how wide the strip was that would be annexed. Mayor Heitzler stated about 100 feet. He stated Mr. Harbin would like to purchase a portion of land that the City owns to make his property one continuous piece. Mayor Heitzler stated the City has agreed to sell this to him in principle. 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 244-05-01-021 INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION (Introduction and First 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. Councilmember Esarey seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Mayor Heitzler read the title to the proposed Ordinance for the fourth item.

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 244-05-01-032 INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION (Introduction and First Reading)

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

V. Monthly Department Report:

Public Information - (Frank Johnson, Public Information Officer) – Mr. Johnson thanked Mayor Heitzler and City Council and stated he would like to share what the City was doing regarding communication. Mr. Johnson stated his main goal was to establish a good line of communication and that the four (4) avenues he uses to provide information are the City's website, social media, local news media and the City's newsletter. Mr. Johnson stated a couple years ago City Council voted to have an improved, interactive, business, mobile and user-friendly website. Mr. Johnson shared analytics regarding the City's website stating since its launch in April of 2017, there have been over 100,000 unique visits. The analytics also shows that usage is gradually increasing. Mr. Johnson stated that 57% of users are reaching the City's website via mobile devices which is a change from the past ten years. Mr. Johnson stated the new website streamlines notification alerts which means close to 1,500 residents have signed up to be informed via e-mail regarding updates. Regarding social media, Mr. Johnson stated he wanted to increase the City's social media imprint and how the City interacts with its residents. Mr. Johnson stated the City's social media is used to provide fun as well as crucial information. He stated being active on social media is important to share accurate information as there can be a lot of misinformation posted online, hence Twitter and Facebook are used regularly. Mr. Johnson stated the City Administrator answers resident's questions at least once a month via Facebook, which is a benefit to

the residents. Regarding news media, Mr. Johnson stated he wanted to partner with the media for the City. He stated he uses the media to share events, economic news, and general information regarding Goose Creek. He stated he re-shares the stories written by the media as content on the City's social media websites to spread the information for them, as well as the City. Regarding the City's newsletter, Mr. Johnson stated fifteen (15) years ago the newsletter was the main source of information and now it's only distributed twice a year with broad information and he makes sure it displays the other active outlets that are updated daily, such as social media and the City's website. Mayor Heitzler thanked Mr. Johnson for his presentation.

VI. City Administrator's Report:

Purchase Report Self-Contained Breathing Apparatus (Fire Department) - Mr. Broom stated this equipment would be used to replace existing equipment that no longer meets NFPA standards, and it was City staff's recommendation to purchase from the lowest bidder, Rhinehart Fire Services of Asheville, NC, for the total amount of \$68,043.24.

Mayor Heitzler inquired if City Council wished to act on the request. Councilmember Cox made a motion to purchase the equipment, as presented by Mr. Broom. Councilmember Condon seconded the motion. Councilmember Condon stated he sees this was an item in the 2018 FY Budget and inquired if the actual price is what was budgeted. Mr. Broom stated he believes the actual figure is lower than what was budgeted. Councilmember Cox inquired if this is the best equipment. Fire Chief Chapman stated yes, and they were finishing out a Federal Grant that helped to purchase all new breathing apparatus except for one (1) for the City's reserve units. He stated this will outfit the reserve units with breathing apparatuses. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Purchase Request Disaster Recovery Solution (IT Department) – Mr. Broom stated this request was for a server and associated software that will be installed at Fire Station I. Mr. Broom stated if anything happens to the servers in this building, all the data will be backed up, off site, in a secure location. Mr. Broom stated the City can switch instantly to the backup data located on the new server in an emergency. He stated City staff was requesting to purchase the equipment from State Contract vendor, TEAMia of Lexington SC for the total amount of \$40,157.04.

Mayor Heitzler inquired if City Council wished to act on the request. Councilmember Esarey made a motion to approve, 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 Enter into Contract Liberty Hall Road Water Main Relocation Project (Department of Public Works) – Mr. Broom stated he had a request from the Director of Public Works to hire a contractor to relocate 725-feet of 10-inch water main located on Liberty Hall Road. He stated the South Carolina Department of Transportation (SCDOT) required the City to move approximately 750-feet of 10-inch water main in 2016, to accommodate the widening of Liberty Hall Road near Henry Brown Boulevard. He stated the City was recently informed that SCDOT's initial drawings were incorrect and now required an additional 725-feet of line to be moved. He stated City Staff requested to hire the low responsive bidder, Eadie's Construction Company of Ridgeville, SC, for the total amount of \$84,653.78.

Mayor Heitzler inquired if City Council wished to act. Councilmember Condon made a motion to approve, as presented by Mr. Broom. Councilmember Green-Fletcher seconded the motion. Councilmember Condon inquired if this would be the last time it needs to be moved. Mayor Heitzler stated we hope it will be the last time. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Purchase Request Activity Center Furniture & Gymnastics Equipment (Recreation Department) – Mr. Broom stated his final request was from the Recreation Director regarding furniture, information technology (IT) equipment and gymnastic equipment for the new Activity Center. He stated City staff requests to purchase the furniture from Wulbern-Koval of Charleston, SC; the printers from Managed Print of Columbia, SC; microphone systems from Carolina Sound Communications of North Charleston, SC and telephone system from CNP Technologies of Charlotte, NC for the total amount of \$48,780.44. He stated City staff request to also purchase gymnastic equipment from low bidder, East Coast Gym Supply of Columbia, SC in the amount of \$138,880.94. He stated this cost includes equipment, installation and the in-ground tumbling pit. Mr. Broom stated a lot of equipment will be moved from the Casey Center to the new facility, however new equipment is needed as the activity center is much larger. The total of all request is \$187,661.38.

Mayor Heitzler inquired if City Council wished to act. Councilmember Habib made a motion to approve, as presented by Mr. Broom. Councilmember Esarey seconded the motion. Councilmember Condon inquired as to how much equipment will be brought over to the new activity center. Mr. Rostin stated fifty-five (55) pieces of equipment will be brought over. He stated that if this equipment is bought new it would cost \$92,000. Councilmember Condon inquired as to what can be done regarding the equipment that is not being brought over. Mr. Rostin stated he spoke with the Finance Director regarding selling it on GovDeals. He stated some item will not be able to be sold due to age, but some cost can be recuperated by selling the rest.

Councilmember Esarey inquired if this would be the finishing touches for the gymnastic center. Mr. Broom stated yes. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

VII. Mayor Report:

Mayor Heitzler stated an item under the 2017 One (1) Year Goals & Objectives is to evaluate impact fees and corresponding Capital Improvements Plan. He stated City Council directed Mr. Broom to evaluate Impact Fees. Mayor Heitzler defined Impact Fees as a fee the developer must pay to receive a permit and permission to build in the City. He stated the Impact Fee has to be relevant to the value of the property, relevant to the impact on the environment and cost to keep the infrastructure in place. He stated Impact Fees can be used for water and sewer, roads, drainage, and storm water. Mayor Heitzler stated the City is using the Impact Fees for Capital Improvements items such as new fire stations. He stated the study that Mr. Broom was tasked to pursue was not yet complete; however, following the conclusion, City staff believes the City will have the data to show that Impact Fees can be raised to provide additional revenue and to stand the test of court.

VIII. Comments from the Audience:

Mayor Heitzler recognized Ms. Judy Edwards, a resident of Carnes Crossroads, who thanked DPW for their quick response to fix her water situation. Mayor Heitzler recognized Mr. Ricky Teton who commented on the Impact Fees being studied, and stated he saw that in February's City Council Workshop the City knew that two (2) additional fire stations needed to be built before the two (2) stations that were just built totaling \$13,000,000. He inquired as to why the City did not look into spending less money on the fire stations and try to spread the wealth. Mayor Heitzler recognized Mr. Joel Arenson who inquired why the City was getting involved in the project from SCDOT to move the water main since the City does not own the roads. Mayor Heitzler stated the City owns the water line. Mayor Heitzler recognized Mr. Ryan Agostinelli who requested if the City's Public Information Officer could do a better job via Twitter or Facebook to promote the April 3rd election. He also stated that North Charleston highlights some local businesses and restaurants on their City website and requested the City does this as well. Mayor Heitzler recognized a lady from the audience who inquired who she could contact to have sidewalks installed in the Foxborough subdivision. Mayor Heitzler stated her streets and Right-of-Ways were owned by the State of South Carolina and she could contact them. Mayor Heitzler stated the reason Foxborough subdivision does not have sidewalks is that it was annexed into the City before there was subdivision regulations. He stated all subdivisions built after 1984 must have curb, gutter, ditches and sidewalks. Mayor Heitzler recognized Ms. Gala McSwain who inquired if there was still a vacancy on the Architecture Review Board (ARB). Mr. Broom stated yes. Mayor Heitzler requested Mr. Broom to follow up with Ms. McSwain. Mayor Heitzler recognized Mr. George Clawson, a resident of Boulder Bluff, who stated he was not happy with the road that has opened that goes all the way through his subdivision. He stated traffic is backed up for miles in the afternoon and the intersection has not been cleaned. He suggested the police direct traffic during busy hours. Mayor Heitzler stated the street sweeper would be directed to clean the intersection. Mayor Heitzler recognized Ms. Diane Hudson who inquired if someone on City staff could be assigned to look into the City obtaining grants. Mr. Broom stated depending the grant, a staff member of that department is assigned to research grants.

Councilmember Green-Fletcher requested that Mayor Heitzler allow every candidate that was running for City Council to introduce themselves. The following candidates introduced themselves as running for City Council: Mr. Christopher Harmon; Mr. Corey McClary; Mr. Jerry Tekac and Mr. Tom Keefe.

IX. Adjournment:

Councilmember Esarey made a motion to adjourn. Councilmember Condon second the motion. All in favor, none opposed. Meeting adjourned at 7:53 p.m.

Date: April 10, 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.