

**City Council Workshop**  
**June 26, 2018**  
**7:00 P.M.**  
**Fire Department Training Room**

**Council Members Present:**

Mayor Gregory S. Habib; Mayor Pro Tem Kevin Condon; Councilmember Debra Green-Fletcher; Councilmember Brandon L. Cox; Councilmember Jerry Tekac; Councilmember Corey McClary

**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; Director of Recreation TJ Rostin; Head Golf Professional Bobby Donellan

**Press Present:**

**Guests Present:**

Ricky Dennis - Goose Creek Gazette

**I. Call to Order:**

Mayor Habib called the meeting to order at 6:00 p.m. and stated having City Council Workshops in the Fire Department Training Room is conducive for City Council.

**II. Staff Presentation & Updates:**

- a) **Draft Impact Fee Study Report:** Mr. Broom introduced Ms. Molly McKay, Principal Consultant from Willdan Financial Services, who presented a presentation explaining Impact Fees and their recommendation for a new fee structure. Ms. McKay stated the City had not raised impact fees since it was adopted in 1987. The City has since reached the point where the need for additional revenue outweighs the desire for flexibility with the revenue it currently has. She stated impact fees can be used only for specific purposes such as facilities and some equipment. She stated State law dictates that the Planning Commission shall develop and make recommendations to the governmental entity for a Capital Improvement Plan (CIP) which may be adopted by the governmental entity by Ordinance. She stated City Staff has worked for several months with Willdan to formulate a draft CIP for the Planning Commission's consideration and recommendation to City Council.

The Ms. McKay stated capital improvements, such as facilities and equipment, are the current needs for the City. She stated the South Carolina Development Impact Fee Act of 1999 (Title 6, Article 9 of the South Carolina Code of Laws) dictates that a process of identifying a need, identifying the benefit, and the rough proportionality for each item in the CIP needs to be defined. The process used to determine impact fees is as follows:

1. Estimate existing development and future growth;
2. Identify facility standards;
3. Determine new facility needs and costs;
4. Allocate share to accommodate growth;
5. Identify alternative funding needs;
6. Calculate fee by allocating cost per unit of new development.

Ms. McKay presented the following draft Capital Improvement Plan:

<b>Item</b>	<b>Description</b>	<b>Year</b>	<b>Cost</b>
1	Fire Station IV	2019	\$4550,000
2	Police & Fire Equipment	2020	\$1,413,700
3	Joint Police/Fire Training Facility	2021	\$2,000,000
4	Carnes Crossroads Park	2022	\$3,000,000
5	City Hall Expansion	2023-2025	\$1,750,000
6	Police Department Expansion	2023-2025	\$3,500,000
7	Public Works Headquarters	2026-2028	\$4,000,000
		<b>Total</b>	\$20,213,700

Ms. McKay presented her recommendation for maximum justified impact fees and stated that a policy decision could be made to lower the recommendation. The recommended maximum justified impact fees are as follows:

1. Single Family Residential Unit totals to \$3,253;
2. Multi Family Residential Unit totals to \$2,440;
3. Commercial Nonresidential per 1,000 square foot totals to \$590;
4. Office Nonresidential per 1,000 square foot totals to \$448;
5. Industrial nonresidential per 1,000 square foot totals to \$265.

Ms. McKay presented a PowerPoint slide that compared the City's new Impact Fee structure to Mount Pleasant and Summerville. She stated if approved, City Council will consider the recommended fee structure and CIP during the July City Council meeting. She stated a final vote will take place at the August City Council Meeting and the new Impact Fees will go into effect sixty (60) days later.

In closing Ms. McKay left her business card for City Council in case they had additional questions. Discussion occurred between City Council and Mr. Broom regarding the rate of increase and the substantial increase in impact fees for Multifamily Units. It was agreed that Mr. Broom will research the last four apartments that were built in the City and calculate the fees that were paid to provide a comparison.

- b) Northwood Church Firework Display Application (Vote Required):** Mr. Broom stated City Ordinance required anyone wishing to hold a firework display to come before City Council and ask for a permit. He stated Northwoods Church annually holds their "Red White and Blue Bash" and it is held every July 4<sup>th</sup>.

A motion was made by Councilmember Cox to issue a permit to Northwoods Church as presented by Mr. Broom. Councilmember Tekac seconded the motion. Hearing no discussion, Mayor Habib called for the vote. All in favor, none opposed. Motion carried.

- c) Crowfield Golf Club Logo & Branding:** Mr. Broom stated the previous logo for the golf course was changed in 2015 to incorporate the old City logo. He stated their logo is outdated once again since the City changed its current logo. He stated that a debate held in the past was to balance letting people know it is a public course without the negative connotations that come with being a municipal course. Mr. Broom stated there are three main options:

1. Incorporate the new goose into the logo.
2. Go back to the old logo.
3. Designed a new logo with ruins.

Mr. Broom stated the estimate to design a new logo would be \$250. After discussion regarding which logo City Council preferred, City Council decided to go back to the old logo.

### **III. City Council Discussion Items:**

**a) Mission & Composition of Economic Development Advisory Committee (EDAC):** Mr. Broom stated the following was discussed in previous workshops:

1. Define the Mission of EDAC
2. Expand Membership
3. Attendance Policy
4. Recommend Composition of the Membership

Mr. Broom presented the draft mission statement that the EDAC devised and asked for feedback from City Council.

**Draft EDAC Mission:** The mission of the Economic Development Advisory Committee is to support the attraction of new businesses to the city and to help existing businesses thrive. The Committee serves its mission by generating leads for city staff, working with city staff to review city policies, and serving as positive references for prospective new businesses.

Mayor Habib stated the mission statement will be adopted at the next City Council meeting by Resolution.

**b) Board Vacancies, Roles, Effectiveness & Necessity:** Mr. Broom stated this topic came up in a workshop a few months ago and he was looking for feedback on how City Council would prefer to move forward. He inquired how would City Council would like to fill the vacancies and if they think their roles need to be redefined.

Discussion occurred about how to move forward with the process and suggestions regarding criteria. It was decided that Mayor Habib will assign Councilmembers to be liaison for Boards. Discussion occurred about how to standardize processes. Mr. Broom stated City staff can come up with recommendations based on what other cities do.

**c) Casey Center Site Reused:** Mr. Broom stated the Director of the Department of Public Works (DPW) Chuck Denson inspected everything he could visually see and stated everything looked good. Mr. Denson spoke with the engineer who did the design work from the last two repairs who stated it needs to be brought up to code. Mr. Broom asked City Council what they want to do with the facility. Mayor Habib does not want the City to own a vacant building that will go into disrepair and prefers the building be demolished. Mr. Broom stated he will continue to research information about the building and will present it in the future to City Council.

**d) Activity Center History Display A-Tax Application:** Mr. Broom stated former Mayor Heitzler would like to apply for the Berkeley County Accommodations Tax to install a “history display” along a wall in the new Activity Center. Mr. Broom stated Mr. Heitzler would like the support of City Council for his application. Following much discussion regarding if recreation information should be displayed instead of historical information, it was decided that this item will be tabled until the next workshop to ask Mayor Heitzler more information.

Mayor Habib stated he wanted to revisit the golf logo and branding agenda item. He stated he would like to reach out to Kaitlin Bambal to include a display at the City’s golf course since that is where she learned to play at the golf.

#### **IV. Executive Session:**

A motion was made by Councilmember Tekac to go into Executive Session to discuss matters relating to Project Boilermaker, the proposed location or expansion of industries or other businesses in the area and negotiations of a proposed sale of property. Mayor Pro Tem Condon seconded the motion. All in favor, none opposed. Motion carried 8:06 p.m.

A motion was made by Councilmember Tekac to come out of Executive Session. Councilmember Cox seconded the motion. All in favor, none opposed. Motion carried 8:48 p.m.

There was no action taken by City Council on either of the two (2) subjects discussed.

**V. Adjournment:**

Councilmember Tekac made a motion to adjourn. All in favor, none opposed. Meeting adjourned at 8:49 p.m.

---

Date: September 11, 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.*