

**City Council Workshop**  
**July 24, 2018**  
**6:00 P.M.**  
**Fire Department Training Room**

**Council Members Present:**

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

**Council Members Absent:**

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Councilmember Brandon L. Cox

**Staff Present:**

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City Administrator Jake Broom; City Clerk Kelly J. Lovette; Director of Economic Development Matt Brady; Director of Human Resources Lauren McNeely

**Staff Absent:**

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Assistant City Administrator Daniel Moore

**Press Present:**

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Ricky Dennis – Goose Creek Gazette

**Guests Present:**

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**I. Call to Order:**

Mayor Habib called the meeting to order at 6:00 p.m.

**II. STAFF PRESENTATIONS AND UPDATES:**

- a) **FY2019 EMPLOYEE HEALTH INSURANCE PROPOSAL** - Mr. Broom presented information to City Council regarding the current health plan for City employees. He stated the City currently pays \$750 per employee per month and insurance rates increase by twenty (20) to twenty-eight (28) percent yearly. He stated currently City employees are paying \$821 per month for full family coverage. Mr. Broom stated after much research; City staff recommends switching to the State's health insurance plan that is managed by PEBA (South Carolina Public Employee Benefit Authority) as their rate increase per year is in the low single digits. He stated the State's health insurance is self-funded, administered by Blue Cross and Blue Shield, and provides health, dental, vision, life, long term disability and COBRA insurance. He stated all full-time employees that work thirty (30) hours a week, retirees and City Councilmembers will be able to participate. He stated employees will pay \$306 per month for full family coverage. Mr. Broom presented a power point presentation showing the difference between the current health plan and the State health plan. He stated if City Council agrees, a resolution will need to be passed authorizing the City to enroll in the State plan. He stated from there the application will be submitted, the City's Human Resource (HR) Department will attend training sessions in August and open enrollment will be done in the fall. He stated the contract will begin January 1, 2019. City Council agreed to move forward with the State's health insurance plan.
  
- b) **COURT SECURITY PROJECT UPDATE** - Mr. Broom presented photos of the court area and stated in 2017 \$15,000 was budgeted to secure the area with bullet proof windows and locks. He stated City staff received three (3) bids to which the low bid was \$64,000. He stated there is no funding in the budget this year specifically, but the Capital Projects Fund that we budgeted \$175,000 to repair the roof on the municipal complex was completed for \$103,000. He stated \$72,000 is now available. Mr. Broom proposed to spend the \$72,000 on the court security project. Mr. Broom stated he would take the proposed project before City Council at the next City Council meeting, as agreed upon by City Council.

- c) **FIRE STATION IV TIMELINE UPDATE** - Mr. Broom provided an update on Fire Station IV, and stated he is working on acquiring land for the proposed fire station. He stated the first step would be to get a design survey done which will assist in finalizing the section of land, and that City staff is currently acquiring bids. He stated the cost for the design survey may be above \$10,000 which is why it was being discussed and may be brought before City Council at a City Council Meeting. He stated Phase I design, which is a conceptual plan, is estimated to cost \$15,000. Mr. Broom stated he would like to hire an architect shortly after the land is acquired. He stated step three (3) would be the full design and the cost for budgeting purposes will average about eight (8) percent of the construction cost of the project. He stated if the City decides to hire the same firm that did Phase I, they would give us credit for that amount. He stated this will be included in the 2019 Impact Fee budget.

### III. CITY COUNCIL DISCUSSION ITEMS:

- a) **DEVELOPMENT IMPACT FEE CHANGES** - Mayor Habib stated Impact Fees should pay for growth and they should not be prohibitive to development. He stated when requesting feedback from developers, the Multi-Family Impact Fee was the only one that developers felt was out of line. Councilmember Tekac stated he would be in favor of a twenty-five percent (25%) discount. Councilmember Green-Fletcher stated she agreed with Councilmember Tekac. Councilmember McClary asked if Impact Fees are adjustable on a case by case basis. Mayor Habib stated no. He stated City Council can review this yearly; however, the entire fee for the category would need to change, not on a case by case basis. Mayor Habib stated the goal of Impact Fees is to help cover cost and that he didn't want Impact Fees to be the reason why developers will not develop inside the City. No motion was made as this was for discussion only.
- b) **REVIEW OF CITY-OWNED PROPERTY** - Mr. Broom presented a map of City owned property to City Council. Mayor Habib stated the City owns a lot of vacant lots and not green space. He stated City services are being used to maintain these vacant lots, but he believes there could be a market for housing. He stated he would like to see the City use that money from those sales and earmark them for planned green space down the road. Mayor Habib stated there are fifteen (15) vacant lots plus a park owned by the City and he believes there's a market for housing. He stated he met with the Director of Habitat for Humanity (HH) and believes a portion of these lots could be developed by HH; and, that this would be a perfect partnership and a great way to reinvest in the neighborhood. Mayor Habib inquired if this is something City Council would be interested in doing. City Council stated they were interested in the idea.

Regarding the rest of the vacant lots, Mayor Habib stated he does not want to sell everything the City owns; he wants to sell vacant lots in neighborhoods. Mayor Habib asked City Staff to investigate the possibilities of selling or developing City owned residential lots.

- c) **CHANGES TO EDAC COMPOSITION** - Councilmember Tekac stated the Economic Development Advisory Committee (EDAC) has met sporadically throughout the year. He stated this is not a true representation of the businesses in the City. He stated the committee sees value in adding additional members from all types of business backgrounds, as different industries have different needs. He stated the EDAC decided that eleven (11) members is a good number. Councilmember Tekac stated at this month's meeting a new Mission Statement was provided. He stated he and City staff were looking for the EDAC members to be ambassadors for the City. He stated City staff was providing the EDAC with a lot of data regarding what is being done in the City. He stated this allows the EDAC to share this information and bring in businesses. Councilmember Tekac stated he feels the name needs to expand and change to Action Committee instead of Advisory Committee. He stated the committee will be meeting monthly going forward. Mr. Broom stated he will present a resolution for the August City Council meeting.
- d) **CASEY CENTER SITE REUSE** - Mr. Broom stated an engineering consultant was hired to perform an asbestos survey on the Casey Center; which is currently on going. He stated once City staff finds out if asbestos is present, demolition estimates will be sought. He stated this will be brought before City Council for discussion.

**VIII. EXECUTIVE SESSION:**

Mayor Habib stated City Council was going into Executive Session to discuss the following:

- a) **SECTION 30-4-7 (A) (2) – DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED SALE OF PROPERTY (X2)** - Councilmember Tekac made a motion to go into Executive Session. Mayor Pro Tem Condon seconded the motion. All in favor, none opposed. Motion carried. (7:10 p.m.)

Councilmember Tekac made a motion to come out of Executive Session. Mayor Pro Tem Condon seconded the motion. All in favor, none opposed. Motion carried. (7:50 p.m.) City Council took no action.

**IX. ADJOURN:**

Mayor Pro Tem Condon made a motion to adjourn. All in favor, none opposed. Motion carried. Meeting adjourned at 7:50 p.m.

Date: September 10, 2019

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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.*