

City Council Workshop
Fire Department Training Room
May 28, 2019
6:00 P.M.

Council Members Present:

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

Council Members Absent:

None

Staff Present:

City Administrator Jake Broom; Assistant City Administrator Daniel Moore; City Clerk Kelly J. Lovette; Police Chief LJ Roscoe; Director of Finance Tyler Howanyk; Director of Recreation TJ Rostin

Staff Absent:

None

Press Present:

Guests Present:

I. Call to Order:

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

II. Staff Presentations and Updates:

a) Boulder Bluff Park Property – Staff Follow-Up

Mr. Broom stated he met with Chief Rosco and Mr. Rostin to create the following goals for the Boulder Bluff Park property:

- Promote/Maintain public safety in Boulder Bluff;
- Increase property values of the surrounding area;
- Be useful to the residents of Boulder Bluff;
- Not increase noise or light pollution, or dramatically increase traffic;
- Not be cost-prohibitive like the original concept plan;
- Be able to be phased if necessary, without being disjointed;
- Be accessible to motorist and pedestrians.

Mr. Broom stated the Police Department provided the following suggestions for the project: clear cut the area and provide well-lit lighting; limit entries and exits; include parking close to the road, but not blocking visibility into the park; provide clear well-lit crosswalks for pedestrian safety and provide sidewalk access to the north if possible.

Mr. Broom stated the Recreation Department provided the following suggestions for the project: survey the neighborhood to see how old the kids are, what they enjoy, and what adults want; host public input meeting at Boulder Bluff Elementary School; abandon a section of Dennis Drive to unify property; make it so the school can host field days, PE classes, etc. safely; and, avoid the wetlands to save money and make maintenance easier.

City staff made the following suggestions for pursuing the Boulder Bluff Park project: decide if City Council would like to pursue this project; solicit input from the neighborhood via door-to-door discussions and paper/online survey; take that input and come up with a new conceptual design using landscape architects and hold a community meeting at Boulder Bluff Elementary School to review and tweak conceptual design, if necessary.

Mayor Habib stated he would like to see veterans honored in this park with a memorial since this community was built by the military. Councilmember Harmon suggested City staff get a quote for the plan that was presented. Councilmember McSwain inquired if the plan will meet the City's goals. City Council gave Mr. Broom approval to pursue the Boulder Bluff Park project.

b) Update to Fund Balance Policy

Mr. Broom presented the current fund policy which is 35% General Fund; 35% Water Fund; 10% Recreation and 10% Golf. He stated the proposed new policy will be 25% General Fund; 20% Water Fund; 10% Recreation and 10% Golf, which is now combined. Mr. Broom stated Mr. Howanyk wrote the policy based on Government Finance Officers Association's (GFOA) recommended best practices. Mayor Habib suggested to include in the new policy, if the funds are excessive, the City assigns it to debt.

c) Lakeview Commons Planned Unit Development

Mr. Broom stated no written Planned Unit Development (PUD) exists for Lakeview Commons hence City staff took the opportunity to create one. He stated the developer is requesting to increase allowed number of units from 330 to 350. He stated the new phase, if approved, will have to adhere to the new parking Ordinance which consist of two spaces per unit plus 12% overflow parking. He stated currently this ordinance only applies to phases four (4) and five (5) as the rest of the development pre-dates this ordinance. Mr. Broom stated the old parking ordinance consists of two (2) parking spaces per unit with no overflow parking required.

Mr. Moore stated the developer is requesting to develop thirty-three (33) units in phase five (5) which will bring the total amount of units to 337; however, they are asking in the agreement for 350 units in order to have a cushion. Mr. Moore stated because phases one (1), two (2) and three (3) were set to the old parking standards this development did not have the 12% overflow. He stated during the development of phases 1-3 this project changed developers' multiple times. He stated one (1) developer brought in a unit that includes a garage and driveway which counts as the two (2) parking spaces required. He stated phases 1-3 have the correct number of parking spaces. Mr. Moore stated phase five (5) will include an additional twenty (20) extra spaces. He stated phase five (5) will help with the parking in this development.

Councilmember McSwain inquired as to what standards were used to build the roads since these are private. Mr. Moore stated the roads are twenty-four (24) foot roads with parking on each side. He stated Berkeley County will not take them because they are considered a parking lot. He stated they never were inspected and was built to the standards of the developer. Councilmember McSwain inquired if the City requires the developer to follow a certain standard when building roads. Mr. Broom stated typically we require them to be built to Berkeley County's standards assuming the County will take the roads; however, this development is like an apartment complex to Berkeley County and they will not accept them. Mr. Moore stated if a subdivision is being built, they are required to build the roads to Berkeley County's standards. He stated if it is an apartment complex, Berkeley County will not accept them because they are considered a parking lot. Mr. Moore stated building roads to Berkeley County's standard is already a policy for residential streets. Mr. Moore stated residents pay the Homeowner's Association (HOA) \$150 per month per unit. He stated their funding is sound and can handle fixing the roads. Mr. Broom stated this HOA is still controlled by the builder. He stated residents are currently paying enough money to maintain the roads. He stated what typically happens when the residents take over the HOA, they lower the fees. He stated when this happens, they no longer have enough money to take care of the roads. Mayor Habib stated the residents bought into a community at a price point they could afford. He stated they agreed to pay into a HOA, and if it is funded properly, they can manage to take care of their roads. Mr. Moore stated there is no guarantee that roads built to Berkeley County's standards will be accepted by Berkeley County. Mayor Pro Tem Condon stated when the HOA transitions from developer to its residents, they will need some education.

Mayor Habib inquired as to why 350 units is being requested in the PUD if they can only fit 330 units in the plan. Mayor Habib suggested approving the new PUD for 337 units. Mr. Moore stated he will get a firm number of units from the applicant.

d) SCDOT Amy Drive Sidewalk Project

Mr. Broom stated in November of 2016, he applied for a grant to put 1,400 linear feet of sidewalk on Amy Drive. He stated the total estimate for this project was \$418,195. He stated this request was presented to the Berkeley Charleston Dorchester Council of Governments (BCDCOG) which was ranked the number one (1) priority project in the entire Low Country. He stated in August of 2017, the South Carolina Department of Transportation (SCDOT) provided their estimate of \$673,896. He stated after significant dispute and involvement of SC State Legislators the SCDOT reduced their estimate to \$552,279 which was still over budget. He stated in March of 2018, City staff received approval for the increased budget from the BCDCOG and the Berkeley County Transportation Committee (BCTC) to cover the full cost once again. Mr. Broom stated in May of 2019; City staff met with SCDOT believing they would be discussing the project timeline; instead another revised estimate of \$1,051,245 was presented putting the City \$498,966 over budget. Mr. Broom presented his solution which would be to clear cut a trail and presented a map to City Council. He stated the pros for the trail are as follows: it would get kids off Amy Drive; it will be significantly cheaper than piped ditch sidewalks and it could be used by residents for recreation. He listed his cons as the following: will kids use it and will parents adapt; does it just move the problem further to the south; will it become attractive to criminals; SCDOT will require the City to maintain the trail and pay for ongoing lighting costs. Mayor Habib stated he will make some phone calls to discuss this matter further as City Council agreed not to pursue the trail.

III. City Council Discussion Items:

a) Review of List of City Owned Property

Mayor Habib reviewed a spreadsheet with City Council that listed City owned property. City Council and City staff discussed the various properties and brainstormed together to come up with ideas as to how best to use those properties.

b) Review of Draft Strategic Plan

Discussion regarding the draft strategic plan ensued. Councilmember Green-Fletcher stated she would like to include developing a plan to create an inclusive playground to help build the community. Mayor Habib stated this makes sense. Councilmember Harmon suggested developing a shared office space to support small businesses. Mr. Broom stated this could be added to the Incentive's Ordinance. Mayor Habib inquired as to partnering with education institutions to teach residents about starting a business. Mr. Broom stated this is something that City staff was approached with by a company that works to encourage the development of health food businesses and they want to teach classes for one (1) night a week for six (6) to eight (8) weeks. Mayor Habib stated he does not know how to implement the City's Strategic Plan item that states businesses employing a flex schedule, tele community and other traffic reducing practices. Councilmember Tekac stated Roper Hospital has signed up to be a part of this. He stated we can talk with businesses such as JW Aluminum and Quozel to see if there is something, we can do to help them space out their employees. Discussion regarding increase regional and statewide engagement began. Councilmember McSwain suggested City Council rotate going to Berkeley County Council meetings. Mayor Habib requested City Council and City staff develop strategies to increase employee retention.

c) 3-Minute Board and Commission Liaison Report

Councilmember McSwain, the liaison for the Planning Commission (PC), stated in April the PC voted 5-0 to recommend changing the City's Landscaping Ordinance. She also stated the commission will be welcoming Mrs. Heather Byrd to the Planning Commission.

Councilmember Tekac, the liaison of the Economic Development Action Committee (EDAC), stated no meeting was held in May. He stated in April Mr. Matt Brady, the Economic Development Director, spoke about the Facade Grant as well as Goose Creek Local.

Mayor Pro Tem Condon, the liaison of the Architectural Review Board (ARB), stated there were two (2) items under new business, Extra Space Storage Exterior Painting and Level Up Nutrition Signage, to which both passed. He stated Wendy's upfit was listed under old business.

Councilmember McClary, the liaison of the Cultural Arts Commission, stated the first "Art Talk" in the Creek was held at the Goose Creek Library. He stated this event will be held monthly. He stated, "Beauty in the Creek", the traffic signal art project, received approval by City Council to reward a local artist a \$250 stipend if their artwork is selected.

Mayor Habib stated Councilmember Harmon will be the new liaison for the Zoning Board of Appeals (ZBA).

Councilmember Green-Fletcher, the liaison for Charleston Area Transportation Study, stated she is the regional voting member for the City. She stated she volunteered herself and the Mayor to be involved with the Highway 52 Corridor Study that will look at the area from Goose Creek to Monck's Corner. She stated CHATS is also involved in the bus rapid transit which should be finished in 2025. She stated at the last meeting an analysis and assessment of bike and pedestrian safety needs was presented. She stated SCDOT also provides presentations at CHATS' meetings. She stated she is hoping to have City Council's support for two (2) resolutions for CARTA to apply for grant money to replace buses on a schedule.

Mayor Habib stated City Council talks about regional engagement. He stated he had the opportunity to speak at a breakfast for Rotary of Charleston, and that inclusion in events like this is important. He stated he recently participated in a video through the Metro Chamber of Commerce to highlight governmental interaction. Mayor Habib stated Mr. Broom and himself were able to attend Mr. Brady's "2019 Forty Under 40" celebration; and, he was also able to attend the Association of South Carolina Mayor's meeting wherein he was asked to serve on the MASC Board of Directors, of which, he accepted.

IV. Adjourn:

Councilmember Tekac made a motion to adjourn. Mayor Pro Tem Condon seconded the motion. All in favor, none opposed. Motion carried. Meeting adjourned at 8:28 p.m.

Date: August 13, 2019

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.