

**City Council Workshop**  
**July 16, 2019**  
**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 Jerry Tekac; Councilmember Corey McClary; Councilmember Gayla McSwain; Councilmember Christopher Harmon

**Council Members Absent:**

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Councilmember Debra Green-Fletcher

**Staff Present:**

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City Administrator Jake Broom; Assistant City Administrator Daniel Moore; City Clerk Kelly Lovette; Director of Finance Tyler Howanyk; Director of Recreation TJ Rostin; Director of Public Works Chuck Denson; Director of Recreation TJ Rostin; Director of Planning and Zoning Mark Brodeur

**Staff Absent:**

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None

**Press Present:**

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None

**Guests Present:**

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None

**I. Call to Order:**

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

**II. Staff Presentations and Updates:**

**a) ROLLBACK MILLAGE EXPLANATION & BRIEFING**

Mr. Broom stated every five (5) years Berkeley County does a property reassessment. He stated reassessments have to be revenue neutral; they determine the fair market value of everyone's property. He stated in order to make reassessments revenue neutral, this year City staff is projecting a roll back Millage Rate of 47.5 which is a three (3) Mill decrease from our current tax rate. He stated due to the timing of our fiscal year; this has to be approved before the budget is finalized. Mr. Broom stated Berkeley County prints tax bills in September. He stated some City's do not roll back the full amount; under South Carolina State Law we can roll back less than the required amount only if we have room under the millage cap laws, which limits the ability to increase taxes from year to year. Mayor Habib stated economic development is going to be our path to not having to raise taxes. Mayor Habib stated in the August workshop Mr. Broom will bring this before City Council.

**b) CARNES CROSSROADS MAST ARM PURCHASE (17A @ 176)**

Mr. Broom stated Berkeley County is widening Highway 176 with the first phase being from Highway 17A to Cane Bay. He stated they are going to reconfigure that intersection to make it efficient and safe. Berkeley County inquired if the City would like to add mast arms to that intersection. Mr. Broom stated yes; however, Berkeley County stated the City, or another entity would be required to pay for the mast arms. Mr. Broom stated Berkeley County will provide quotes for two (2) options, one (1) being the mast arms and two (2) being steel poles with wires. Mr. Broom stated he is researching if Berkeley County paid for mast arms in the County before. He stated they tend to require payment until its been proven its been done before. He stated the Daniel Island Company wants mast arms but does not want to pay. Mayor Habib stated he would prefer the mast arms instead of the steel poles. Mr. Broom stated if this is something City Council decides to pursue it can be assigned a fund balance. Mr. Broom stated once he has completed his research, he will bring this before City Council.

### **c) PURCHASE OF ADDITIONAL WATER PLANT CAPACITY**

Mr. Broom stated the City shares a water plant with Moncks Corner, Berkeley County and Summerville. Currently that water plant puts out 40,000,000 gallons of water a day. He stated the engineer recently let us know they are exploring an opportunity to expand the capacity using the existing equipment. He stated they think they can get an additional 5,000,000 to 7,000,000 gallons a day of capacity out of the existing plant. He stated they expect the cost to be about \$5,000,000 and said if the City is interested, to let them know how much the City is willing to contribute. He stated except for Moncks Corner, that Berkeley County and Summerville are interested. He stated we can purchase between 1,000,000 and 1,400,000 gallons of capacity for about \$1,000,000, which is very cheap. Mr. Broom stated the last two (2) expansions were \$9,800,000 for 4,000,000 gallons of capacity and \$33,000,000 for 12,000,000 gallons of capacity. He stated with the possible future expansion of the City; it could become necessary to have additional capacity. He stated we will not be able to get it as cheaply as we could with this process. He stated currently there is \$5,100,000 in unassigned fund balance. He stated this item was just informational for City Council.

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

- a) **SWIM TEAM DISCUSSION (REQUESTED BY COUNCILMAN CONDON)** - Mayor Pro Tem Condon stated currently the Crowfield Killerwaves Swim Team rents the City pool for four thousand dollars (\$4,000) per swim season. He stated it is expensive to be on the swim team which costs \$205 per swimmer. He stated currently this is the only swim team in the area and he feels our residents do not benefit from it due to the price. Mayor Pro Tem Condon stated he feels if the Recreation Department provided swim team opportunities it could be done at a price that is more affordable and could include all City and Recreation District residents. He stated this would be a good use to promote and use our swimming pool while also making our community safer by teaching kids to swim.

Mr. Broom stated the estimated cost to run a swim team will be \$61,800 a year. Mr. Broom stated the Crowfield team is one of the most expensive teams in the area. Councilmember Tekac stated the Killerwaves are the ones who set the price of \$205 per swimmer. Mr. Broom stated the only involvement the City currently has is to rent the pool for \$4,000 a season. Councilmember Tekac inquired why Crowfield is charging so much. Mr. Rostin stated they are the only team that has to pay for pool water. Mayor Pro Tem Condon stated they are only allowed to have 124 swimmers hence it is not open to all residents. Councilmember Tekac suggested dropping the fee of the pool to help with cost for the Crowfield swim team. Mr. Broom stated the issue with starting a swim team is the cost. He stated if the City hires someone to run the swim program, this means we will not have the funds for an existing program. Mayor Pro Tem Condon feels the Crowfield swim team is not run properly. Mayor Habib stated there are plenty of opportunity for those that want to join a swim team to do so outside of Crowfield. Mr. Broom stated he feels taking over a swim team is an extreme measure if the biggest complaint is, they do not organize their practices well. Mr. Broom stated the only thing we can do is not charge a rental fee, but that is only 20% of their fee. Mr. Broom stated this should be up to the board of the swimmers as the City is not involved. Mayor Habib stated there are opportunity for kids to swim in the City and around the City.

- b) **MOVING CONDITIONAL USE PERMITS FROM THE ZBA TO CITY COUNCIL** - Mr. Broom stated previously City Council discussed moving Conditional Use Permits (CUP), specifically the multifamily component, from the Zoning Boards of Appeals (ZBA) to City Council. He stated currently multi-family CUP's can be approved and City Council is not always made aware. He stated Mr. Brodeur has been working on a proposed Ordinance to revoke CUP's from the ZBA and give City Council the authority to approve.

Mayor Habib stated he was the one who initiated this discussion. He stated apartments are being built; however, the people who got elected have no say and he felt this was problematic. He stated it was not his idea to revoke CUP's from the ZBA. His suggestion was to have a multi-family zone. He stated this way it would have to go before the Planning Commission and then to City Council. Mr. Broom stated the issue he sees with establishing a multifamily zone is we would have to make every multifamily property in the City conforming. Mr. Moore stated a benefit that a CUP allows is the permit follows the applicant, not the land. Mr. Moore stated City Council gave the authority to the ZBA per Ordinance and this would have to be revoked. Mr. Broom stated this topic will go before the Planning Commission for discussion and then be brought before City Council at a future meeting.

- c) **REPEAL OF REQUIREMENT THAT NEWLY ANNEXED PROPERTY HAVE C.O. ZONING** - Mr. Broom stated as previously discussed, due to the City's ordinance, any property that has been annexed into the City enters with a zoning of Conservation Open Space (CO). He stated City Council has discussed removing that requirement. He stated most cities include the preferred zoning as part of the annexation petition. City Council agreed to repeal the current Ordinance.

**d) 3-MINUTE BOARD & COMMISSION LIAISON REPORTS:**

**Economic Development Action Committee (EDAC):** Councilmember Tekac stated EDAC has not met since the last update.

**Planning Commission (PC):** Councilmember McSwain stated the PC did not meet this month; however, at the previous meeting they were introduced to the new Planning Director and were told that will begin next month.

**Architectural Review Board (ARB):** Mayor Pro Tem Condon stated there were only two (2) items on last night's agenda. Mr. Moore stated the Board and City staff discussed the process for dealing with buildings that are non-compliant.

**Cultural Arts Commission (CAC):** Councilmember McClary stated every third Monday "Art Talk" is held at the library at 6:00 p.m. He stated artists from Goose Creek have a chance to present their art. He stated the CAC has chosen the winners for the traffic box submissions and are waiting on the South Carolina Department of Transportation (SCDOT) to get preapproved before presenting them to City Council and notifying the winners.

**Zoning Board of Appeals (ZBA):** Councilmember Harmon stated the ZBA annexed Devon Forest Apartments at the last meeting.

Councilmember McSwain suggested that a person on all boards and commissions be assigned to make motions in order to keep public meetings moving. She suggested that liaison reports be presented at City Council meetings. Councilmember McSwain suggested that a statement is made at City Council meetings that items on the agenda have been previously discussed in workshops.

**IV. Adjourn:**

Mayor Pro Tem Condon made a motion to adjourn. Councilmember Harmon seconded the motion. All in favor, none opposed. Motion carried. Meeting adjourned at 7:30 p.m.

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Kelly J. Lovette, MMC  
City Clerk

Date: September 10, 2019

*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.*