

Mayor
Ricky Waring

Council Members:
Bob Jackson
Russ Touchberry
Aaron Brown
Terry Jenkins
Kima Garten-Schmidt
William McIntosh



Town Administrator
Lisa Wallace

Town Clerk
Beth Messervy

Town Attorney
G.W. Parker

TOWN of SUMMERVILLE

SPECIAL CALLED COUNCIL MEETING MINUTES CPI / IMPACT FEES WORKSHOP January 10, 2022

ATTENDANCE

Present: Mayor Ricky Waring, Councilmembers Terry Jenkins, Kima Garten-Schmidt, Bill McIntosh, Aaron Brown, Russ Touchberry, and Bob Jackson. Councilman Jackson attended via Zoom.

Also present were Town Administrator Lisa Wallace and Town Attorney GW Parker. Town Clerk Beth Messervy attended via Zoom. Other staff was present. The public and press were duly notified, and the meeting was livestreamed from the Town's web site.

CALL TO ORDER

The Special Called Council meeting was called to order by Mayor Ricky Waring at 4:30pm on Monday, January 10, 2022.

PROPOSED CAPITAL IMPROVEMENT PLAN:

Town Administrator Lisa Wallace presented the proposed Capital Improvements Plan. She stated that items listed on the CIP are NOT approved until funds are appropriated and approved by Town Council during the annual budget process; items added or subtracted to the CIP will not impact the proposed impact fee rates; and impact fee rates are based on new development (residential and non-residential), the cost to serve the new development, and the rate of growth for the community. Ms. Wallace asked if Council had any comments or questions regarding the list of items on the Capital Improvement Plan as shown in the PowerPoint presentation as well as provided to Council in an email. Ms. Wallace answered questions from Council.

IMPACT FEE STUDY:

Ms. Wallace reviewed the changes made since the last report that was given to Council:

- 2021 Population estimate: 51,920 – this was updated throughout the report
- Study base year: 2021 – this was updated throughout the report
- Page 1-4: changed the color of the three components to reflect the chapter colors for each
- Page 2-3: updated Table 2.2 to reflect the new population for 2021 & minor formatting changes
- Pages 3-5 to 3.7: updated Table 3.2 to reflect the updated fire calls and population for 2021

- Pages 4-3: updated residential and employee costs based on new population
- Pages 4-5: updated Table 4.2 based on new calculations

She reviewed what Impact Fees can and cannot be used for, and she reviewed some general guidelines for impact fees. All revenues collected are to be maintained in an interest-bearing account. Monies collected must be spent within 3 years of scheduled date of construction within the CIP. There is an annual monitoring report generated. Comprehensive review and updated every 5 years. New projects and all maximum allowable fee changes require an updated study.

Ms. Wallace presented the impact fee worksheet, showing how changing the discount rates would affect the impact fees required. She stated that the Planning Commission voted to offer no discount rates. Some discussion followed.

The discussion on impact fees was continued in the Finance Committee meeting that was held after this Special Called Council meeting.

ADJOURN:

There being no further business, the meeting was adjourned at 5:30pm.

Respectfully Submitted,

APPROVED:





Beth Messervy, Town Clerk

Ricky Waring, Mayor