



## CITY OF CAYCE

**ITEM I. B.**

*MAYOR*  
ELISE PARTIN

*MAYOR PRO-TEM*  
JAMES E. JENKINS

*COUNCIL MEMBERS*  
TARA S. ALMOND  
EVA CORLEY  
TIMOTHY M. JAMES

*CITY MANAGER*  
REBECCA V. RHODES

*ASSISTANT CITY MANAGER*  
SHAUN M. GREENWOOD

### CITY OF CAYCE Public Hearings and Regular Council Meeting June 4, 2013

A Public Hearing was held at 6:00 p.m. in Council Chambers to obtain public comment on the proposed Increase in the Residential Sanitation Fee. Those present included Mayor Elise Partin, Council Members Tara Almond, Eva Corley, Tim James, and James Jenkins, Assistant City Manager Shaun Greenwood, Mendy Corder, Municipal Clerk and Garry Huddle, Municipal Treasurer. Mayor Partin asked if members of the press and the public were duly notified of the Public Hearing in accordance with the FOIA. Ms. Corder confirmed they were notified.

#### **Opening Statement**

Mayor Partin stated that the purpose of the Public Hearing was to obtain public comment regarding the Proposed Increase in the Residential Sanitation Fee. Mayor Partin gave the opening statement. She explained that Council and staff are working toward each City department being able to fund themselves. She stated the residential sanitation fee will increase from \$1.50 a month to \$4.50 a month. She stated that even with the increase the City of Cayce is still approximately \$10 a month lower than surrounding municipalities with comparable services. Mayor Partin explained the proposed increase will help the Sanitation Department become self sufficient within the next five years.

#### **Public Testimony**

No one from the public in attendance offered any public testimony or comment.

#### **Close Hearing**

Mayor Partin closed the public hearing noting that no public comment was received.

Immediately following, a Public Hearing was held at 6:05 p.m. in Council Chambers to obtain public comment on the establishment of a Transaction Fee charged to the City's Customer Utility Service Account for Online and Telephone Payments on the Customer's Account. Those present included Mayor Elise Partin, Council Members Tara Almond, Eva Corley, Tim James, and James Jenkins, and Assistant City Manager Shaun Greenwood, Mendy Corder, Municipal Clerk and Garry Huddle, Municipal Treasurer. Mayor Partin asked if members of the press and the public were duly notified of the Public Hearing in accordance with the FOIA. Ms. Corder confirmed they were notified.

### **Opening Statement**

Mayor Partin stated that the purpose of the Public Hearing was to obtain public comment regarding establishment of a transaction fee charged to the City's customer utility service account for online and telephone payments on the customer's account. She explained that instead of the City paying the \$1.00 fee the customer who chooses to use this service would cover the cost. She stated the establishment of the transaction fee would mean all taxpayers would not be paying for the few utility customers that use this service.

### **Public Testimony**

No one from the public in attendance offered any public testimony or comment.

### **Close Hearing**

Mayor Partin closed the public hearing noting that no public comment was received.

Immediately following, a Public Hearing was held at 6:10 p.m. in Council Chambers to obtain public comment on the establishment of a Utility Service Account Fee. Those present included Mayor Elise Partin, Council Members Tara Almond, Eva Corley, Tim James, and James Jenkins, and Assistant City Manager Shaun Greenwood, Mendy Corder, Municipal Clerk and Garry Huddle, Municipal Treasurer. Mayor Partin asked if members of the press and the public were duly notified of the Public Hearing in accordance with the FOIA. Ms. Corder confirmed they were notified.

### **Opening Statement**

Mayor Partin stated that the purpose of the Public Hearing was to obtain public comment regarding establishment of a utility service account fee. She explained currently the City charges a refundable deposit to set up a new utility account but in the future will charge a utility service account fee. She explained existing customers will not have to pay a new fee but will in fact receive a credit on their utility account.

### **Public Testimony**

No one from the public in attendance offered any public testimony or comment.

### **Close Hearing**

Mayor Partin closed the public hearing noting that no public comment was received.

Immediately following, a Public Hearing was held at 6:15 p.m. in Council Chambers to obtain public comment on the Annual Budget for the City of Cayce for FY13-14. Those present included Mayor Elise Partin, Council Members Tara Almond, Eva Corley, Tim James, and James Jenkins, and Assistant City Manager Shaun Greenwood, Mendy Corder, Municipal Clerk and Garry Huddle, Municipal Treasurer. Mayor Partin asked if members of the press and the public were duly notified of the Public Hearing in accordance with the FOIA. Ms. Corder confirmed they were notified.

### **Opening Statement**

Mayor Partin stated that the purpose of the Public Hearing was to obtain public comment regarding the FY13-14 annual budget for the City. She explained that currently the City of Cayce's millage is 43.27 and the proposed increase is .9 mills which will bring the millage to 44.17. Mayor Partin explained one mill equals approximately \$42 per \$1,000 of assessed value so Cayce residents will have an approximate increase in their property taxes of \$4.00. She explained the very small increase in taxes will not only help cover the 19% increase in health insurance for staff but also enables the City to hire three additional firefighters.

### **Public Testimony**

No one from the public in attendance offered any public testimony or comment.

### **Close Hearing**

Mayor Partin closed the public hearing noting that no public comment was received.

The Regular Council Meeting immediately followed the Public Hearing at 6:20 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Tara Almond, Eva Corley, Tim James, and James Jenkins, and Assistant City Manager Shaun Greenwood, Municipal Clerk Mendy Corder and Garry Huddle, Municipal Treasurer. City Attorney, Danny Crowe, Director of Utilities, Blake Bridwell, and Public Safety Director Charles McNair were also in attendance. Mayor Partin asked if members of the press and the public were duly notified of the Council Meeting in accordance with the FOIA. Ms. Corder confirmed they were notified.

Mayor Partin explained that City Manager Rebecca Rhodes would not be at the Council Meeting due to a family emergency and Assistant City Manager Shaun Greenwood would lead the meeting in her place. Mayor Partin called the meeting to

order. Councilmember Jenkins gave the invocation and the assembly recited the Pledge of Allegiance.

### **Approval of Minutes**

Council Member Almond made a motion to approve the minutes of the May 7, 2013 Regular Meeting, and the May 21, 2013 Special Meeting as submitted. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

### **Presentations**

#### **A. Presentation of Whole Sole Award**

Mayor Partin presented staff member Teddy Luckadoo with the Whole Sole Award for assisting a water customer who became very ill and was in and out of consciousness due to issues she was having with her diabetes.

### **Public Comment Regarding Items on the Agenda**

No public comment was given.

### **Ordinances and Other**

#### **A. Approval of Ordinance to Adopt an Annual Budget for the City of Cayce For FY13-14 - Second Reading**

Council Member James made a motion to approve the Ordinance to adopt the annual budget for FY13-14 for the City of Cayce on second reading. Council Member Jenkins seconded the motion.

Mr. Greenwood stated many of the capital items were cut out of the budget but staff met with the Directors and left in any capital items needed for safety purposes. Council Member Almond stated she was still concerned about cutting capital and repairs and maintenance to fund the salary increases for employees. She stated she had talked to several of the City's Department Heads and they feel what is included in the budget is what they need. Council Member Almond stated she has not heard from any of the City's citizens or the public and has not heard any negative comments regarding the budget. She stated she does agree that all the things that were talked about during the budget discussions are needed and she does agree the Sanitation Department does need to be self sustaining so she is inclined to change her prior statements and move forward with the budget.

Council Member James stated just to clarify that everything left in the budget was anything that is safety oriented and that meets the needs of the Department Heads. He stated the City is not trying to grow its services at this time but to sustain its services. Mr. Greenwood confirmed that the employees working conditions will be improved with the items included in the current budget and the City's services will stay the same.

Council Member James stated that at the last Council Meeting there was a great deal of discussion regarding safety. He explained with his background in Public Safety he believes that the City can buy the best piece of equipment but if you don't maintain and sustain trained employees with experience then there is no sense in having good equipment. He stated he believes the 2% increase is extremely vital when it comes to safety as well since trained employees are needed and should be compensated accordingly.

After discussion, the motion was unanimously approved by roll call vote.

- B. Approval of Ordinance Repealing City Code Section 40-61 ("Service Deposits"), Providing for Credits for Deposits, and Adding a New City Code Section 40-4 ("Setup and Transaction Fees") Relating to Utility Service Accounts – Second Reading

Council Member Jenkins made a motion to approve the Ordinance on second reading. Council Member James seconded the motion which was unanimously approved by roll call vote. Mayor Partin told the assembly that the City is getting a new bill format and no longer using the postcard format. The new format gives the City the opportunity to include messages to residents and customers on the bills.

- C. Approval of Ordinance Amending the Amount of the Fee for Residential Sanitation Service – Second Reading

Council Member Almond made a motion to approve the Ordinance amending the amount of the fee for residential sanitation service. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

- D. Approval of Ordinance to Rezone Cayce Grammar School Property from PDD to RS-3 Single Family, Small Lot – Second Reading

Council Member James made a motion to approve the Ordinance to rezone the Cayce Grammar School property. Council Member Almond seconded the motion. Mr. Greenwood stated the Planning Commission and staff recommends moving forward with the rezoning and feels this is the best use for the property. The motion passed unanimously by roll call vote.

- E. Approval of Ordinance to Amend the Development Agreement with Lexington School District II for Land Use Development of Brookland Cayce High School – First Reading

Council Member James made a motion to approve the Ordinance to amend the Development Agreement between the City of Cayce and Lexington County School District II for land use development of Brookland-Cayce High School on first reading. Council Member Almond seconded the motion. Mayor Partin asked Mr. Greenwood if the word on-site is in the language of the agreement or is it assumed. Mr. Greenwood stated it is part of the language of the overall agreement; on-site parking refers to the 965 minimum required parking spaces. The motion passed unanimously by roll call vote.

- F. Approval of Ordinance to Amend Section 10-31 to Adopt the Most Recent Technical Codes – First Reading

Council Member Almond made a motion to approve the Ordinance to amend section 10-31 to adopt the most recent technical codes. Council Member Corley seconded the motion. Mr. Greenwood explained the Building Codes Council of the state has adopted new codes and by law the City has to adopt the latest codes and cannot change them unless the Building Codes Council gives their approval. Council Member Jenkins asked if the Building Code Official will receive training on the new codes. Mr. Greenwood explained that in previous years the training budget for the Building Official was cut but these funds have been put back in the budget. He explained this position is very technical and staff felt that training was a necessity. The motion was unanimously approved by roll call vote.

- G. Discussion and Approval of Funding for Engineering for Riverwalk Phase IV

Mr. Greenwood stated that Grants Coordinator Tara Yates recently attended a meeting with SC PRT to discuss the next round of grants. SC PRT now requires that the City shows progress in the next phase of the Riverwalk to ensure eligibility for grant funds. The project needs to be "shovel ready" by December 2013 in order to be considered for the next round of Parks Recreation and Tourism funds.

Mr. Greenwood explained the required services will include Landscape Architectural Design and Construction Management once the project is underway. In addition, a FEMA No Impact Study must be conducted since Phase IV will require some small bridges. Staff is asking Council to give approval to use up to \$65,000 in TIF funds for engineering services for Phase IV of the Riverwalk.

Council Member Jenkins made a motion to give staff approval to use up to \$65,000 in TIF funds for engineering services for Phase IV of the Riverwalk. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

### **City Manager's Report**

Mr. Greenwood stated the new water bills are currently at the printers and will go out on the next billing cycle. He stated that one of the City's utility department employees, Scott Miller, competed in the local Backhoe Rodeo contest and won First Place and will next compete in the state competition. Mr. Greenwood explained staff has been meeting with software companies and has scheduled demo days so all departments can evaluate the software. He stated the history research project the Museum is working on is going well and currently an oral history is being taken from Mr. Leo Redmond the Director of the Cayce Historical Museum. The final Master Plan for Knox Abbott Drive is awaiting the City Manager's signature and then strategic planning sessions will be scheduled to get citizen's input.

### **Committee Matters**

- A. Approval to Enter the Following Committee Minutes into the City's Official Record

Council Member Almond made a motion to approve entering the following Committee minutes into the City's official record:

Planning Commission – March 18, 2013  
Events Committee – April 4, 2013  
Board of Zoning Appeals – April 15, 2013

Council Member James seconded the motion which was unanimously approved by roll call vote.

- B. Committee Appointments/Reappointments

Cayce Beautification Foundation – One Position

Mr. George Caulder's term expired in May and the Beautification Foundation recommends his re-appointment. Council Member Almond made a motion to reappoint Mr. Caulder to the Foundation. Council Member James seconded the motion which was unanimously approved by roll call vote. Council Member Corley stated that on the Committee Matters white paper it states April Blake's letter of resignation from the

Beautification Board is attached but it was not in her agenda packet. Ms. Corder apologized and stated she forgot to take that item off from the last Council Meeting.

### **Executive Session**

- A. Receipt of legal advice relating to a claim and potential claim by the City  
And other matters covered by the attorney-client privilege
- B. Discussion of negotiations incident to proposed contractual arrangements  
Regarding proposed redevelopment of 800 Lexington Avenue (Cayce  
Grammar School)
- C. Discussion of negotiations incident to purchase of property for new City  
Hall
- D. Discussion of contractual matters as it relates to sewer service
- E. Discussion of negotiations incident to proposed contractual arrangements  
for animal services
- F. Discussion of negotiations incident to a contractual arrangement with SC  
DOT for interchange improvements
- G. Discussion of negotiations incident to a contractual arrangement with  
SCANA for interchange improvements

Council Member James made a motion to move into Executive Session to discuss the matters above. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote. Council Member James thanked Lexington County Council Member Bill Banning for taking the time to attend the Council Meeting.

### **Reconvene**

After the Executive Session was concluded, Council Member James made a motion to reconvene the Regular meeting. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote. Mayor Partin announced that no vote was taken in Executive Session other than to adjourn and resume the Regular meeting.

### **Possible Actions by Council in follow up to Executive Session**



Council Member James made a motion to approve and authorize the City Manager to proceed with the property at 800 Holland Avenue as discussed in Executive Session. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Council Member Almond made a motion to approve and authorize the City Manager to proceed as discussed with the contractual arrangements with SC DOT and SCANA with the interchange agreements for the I-77 Interchange. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

There being no further business, Council Member James made a motion to adjourn the meeting. Council Member Almond seconded the motion which was unanimously approved by roll call vote. The meeting adjourned at 8:15 p.m.

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Elise Partin, Mayor

ATTEST:

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Mendy C. Corder, Municipal Clerk

