



CITY OF CAYCE

MAYOR
ELISE PARTIN

MAYOR PRO-TEM
JAMES E. JENKINS

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

CITY MANAGER
REBECCA VANCE

ASSISTANT CITY MANAGER
SHAUN M. GREENWOOD

CITY OF CAYCE Regular Council Meeting April 7, 2015

The April Regular Council Meeting was held this evening at 5:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Tara Almond, Eva Corley, Tim James, and James Jenkins, City Manager Rebecca Vance, Assistant City Manager Shaun Greenwood and Municipal Clerk Mendy Corder. Municipal Treasurer Garry Huddle, Director of Utilities, Blake Bridwell, Chief Charles McNair and City Attorney Danny Crowe 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.

Executive Session

- A. Discussion of Employment of Economic Development Consultant

Council Member Jenkins made a motion to move into Executive Session to discuss the matters above. Council Member James seconded the motion which was unanimously approved by roll call vote.

Reconvene

Council Member Jenkins made a motion to move out of Executive Session and reconvene the Regular Meeting. Council Member Almond 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.

Call to Order

Mayor Partin called the meeting to order. Council Member Skip Jenkins gave the invocation. Mayor Partin introduced Mr. Lester Robinson, a United States Military Veteran, who led the assembly in the Pledge of Allegiance. Mr. Robinson was born July 4, 1941 and is 73 years old. He served in the US Army from 1961 to 1963 doing communications work during Vietnam. He is also retired from the NY police force and retired from the US Postal Service after 22 years of service.

Approval of Minutes

Council Member Almond made a motion to approve the minutes of the March 3, 2015 Regular Meeting and the March 18, 2015 Special Meeting as submitted. Council

Member Corley seconded the motion. Council Member James stated that the March 18, 2015 Special Council Meeting minutes needed to be corrected to reflect that he was not in attendance. Council Member Almond amended her motion to note the one change needed to the minutes and Council Member Corley seconded the amended motion which was unanimously approved by roll call vote.

Presentations and Proclamation

A. Presentation of Community Service Award

Mayor Partin presented the Community Service Award to Mr. JD Martin. Mr. Martin is 16 years old and a junior at Airport High School with a 4.0 GPA. He is a Boy Scout with Troop 1 and is working towards the Eagle Scout Rank. JD built ten pet waste stations for the City of Cayce to use in its Parks and neighborhoods. Mayor Partin thanked Mr. Martin for his hard work both in building the waste stations and working to become an Eagle Scout.

B. Approval of Proclamation – National Service Recognition Day

Council Member Jenkins made a motion to approval a Proclamation recognizing April 7, 2015 as National Service Recognition Day. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

C. Presentation by Ms. Maryann Dowd re Improvements in Cayce

Ms. Dowd appeared before Council to present her concerns regarding code enforcement issues in the City. (See comments attached).

D. Presentation of the Priority Investment Schedule

Ms. Greenwood presented the priority investment schedule for the Capital Improvement Plan for 2015 to Council. She stated that the City's Hospitality Tax was enacted in October 2014 and these funds can be used for tourism related activities. She explained that the Museum's Capital Improvement Plan will be adjusted for 2016 to reflect Hospitality Tax funds.

Ms. Greenwood stated that the Penny for Progress did not pass so the City will continue to pursue funding options for the Utility Department's operational capital improvement plan and the water and sewer infrastructure plan. She explained that the city applied for CDBG funding for a waterline replacement project but did not receive funding this year. Staff will apply for CDBG funding again in 2016.

Ms. Greenwood stated that the Penny for Progress did not pass therefore the City will have to pursue other funding options for Public Safety's and the Parks Department's operational capital improvement plans. The City will also have to pursue other funding options for storm drainage improvements. She explained that Phase IV of the Riverwalk was completed in 2014. The City was awarded a \$250,000 grant from the Land Water Conservation Funds and these funds will be used for improvements in Guignard Park. This project should be completed in 2016.

Ms. Greenwood explained that City funds and a private partnership were used for improvements in Burnette Park and this project is complete. City funds and a private partnership are also being used for a park in Riverland Park, this project will start in 2015. She stated that Phase I of the Airport Blvd. sidewalk project is complete and the State Street sidewalk project will be complete once Phase V is finished. The planning for the sidewalk project on Julius Felder Road started in 2014 and should be completed this year. At that time, staff will pursue funding options for Phase II of this project. The City received DOT grants for Phase I and II of the Riverland Drive project and it should be completed in 2016.

Public Comment Regarding Items on the Agenda

Ms. Corder advised that no one signed up for public comment.

Ordinances and Resolutions

- A. Discussion and Approval of Ordinance 2015-04 Amending Certain Sections of Chapter 4 ("Alcoholic Beverages") of the City Code – First Reading

Ms. Vance advised that in reviewing the City of Cayce Code of Ordinances, Staff recently discovered language that was outdated and that may be in conflict with the new Ordinances governing Sunday Alcohol Sales. In accordance with the advice from the City Attorney, the suggested changes will clarify the City Code to ensure there are no conflicting sections. These changes will also ensure the City Code complies with State Law.

Council Member Corley made a motion to approve the Ordinance on first reading amending certain sections of Chapter 4 of the City's Code of Ordinances. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

- B. Discussion and Approval of Ordinance 2015-03 Amending Article 7 ("Conditional Use and Special Exception Regulations") of the Zoning Ordinance of the City of Cayce – Second Reading

Mayor Partin stated that due to time constraints she was not able to discuss this item with Mr. Greenwood before the meeting and asked if there would be a drawback to postponing this item to the next meeting. Ms. Vance stated there would not be a drawback. Mayor Partin asked that this item be postponed. Council Member James made a motion to postpone this item to the next meeting. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

C. Consideration and Approval of Resolution Approving Mutual Aid Agreement with Richland County Sheriff's Department

Council Member James made a motion to approve the Resolution approving the mutual aid agreement with the Richland County Sheriff's Department. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

Other

A. Discussion and Approval of Agreement with Lexington County for Temporary use of Magistrates in City Court

Ms. Vance explained that Council approval is needed for an Agreement with Lexington County Magistrates to provide temporary replacement for the City Judge during medical leave. The City's Municipal Judge's medical leave begins April 24, 2015. The County of Lexington and the Chief Magistrate have agreed to assign a magistrate/s to serve as supportive Municipal Judges in order to conduct jury trials; hold preliminary hearings, issue search and arrest warrants and assist in the administration of Criminal/Traffic Court as needed by the City while the City Judge is on medical leave.

Council Member James made a motion to approve the agreement with Lexington County for temporary use of magistrates in City Court. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of Consent to Amendment to Restrictions Relating to Property at Old Barnwell and Emanuel Church Roads

Mr. Crowe explained that the City has been approached by a company developing a tract in West Columbia at the intersection of Old Barnwell and Emanuel Church Roads. The property is not in the City limits but is serviced by City of Cayce for water and sewer. There was a commercial deed restriction mistakenly placed on the property a few decades ago that the company is trying to have removed. As part of that process it was able to secure 77 signatures from surrounding neighbors to lift the deed restriction.

Mr. Crowe stated that the title company is requiring that the utility providers also sign off on the deed restriction waiver. The property is currently comprised of 9 separate single-family homes and a large tract of land behind it. It was marketed as a commercial tract and portions of it were even utilized in the past for commercial purposes. He explained that no one was aware of the deed restriction until the company ran title on the properties.

Council Member Almond made a motion to approve the amendment to the restrictions and authorize the City Manager to execute a consent page for that amendment. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

C. Discussion and Approval of Hospitality Tax Fund Request – Congaree Bluegrass Festival

Ms. Vance distributed a chart to Council listing the latest Hospitality Tax revenues and expenditures. She explained that the City has received \$379,245 in hospitality tax revenues and has budgeted \$385,000 in expenditures. This number includes the \$251,000 budgeted for general operations and maintenance. Ms. Vance stated staff is projecting that the City will receive \$641,000 in hospitality tax revenue from October to June. This amount was initially projected to be the revenue for the entire twelve month period therefore the projected revenue for the year has been adjusted to \$840,000.

Ms. Corder stated that the City's Events Committee has requested \$30,000 in hospitality tax funds for the 2015 Congaree Bluegrass Festival. She explained that in the past the entire budget for the festival was approximately \$15,000. The festival is in its eighth year and continues to grow each year. It provides a great opportunity to build tourism in the City of Cayce. In addition, since the festival is held at the City Hall Complex, it provides an excellent opportunity to showcase the Cayce Historical Museum.

Ms. Corder explained that the Events Committee would like to hire a media consultant to work with the committee and City staff to market the festival. Marketing would include TV and radio commercials, billboards, advertising in national magazines, digital ads and new signage for the festival. She stated the Events Committee feels that the festival has so much potential and the requested funds will help them to guarantee it reaches its maximum potential.

Council Member Jenkins voiced concern that the Festival could outgrow its current venue with additional marketing. Ms. Corder confirmed that this is a concern of the Committees as well but feels that there is room to grow in its current venue. All of Council agreed that the Congaree Bluegrass Festival is one

of the City's signature events and is very family friendly. Council Member James stated that for years the festival has been run on a very limited budget and thanked the committee and staff for all their hard work in making it a success. Ms. Vance stated that the Events Committee is a wonderful committee that is very active in assisting staff with the planning of the festival and working the festival each year. She stated their help is invaluable. Mayor Partin stated that it is awesome that a resident came up with the idea for the Congaree Bluegrass Festival. She commented on what a great legacy that is for Mr. Creamer who created the festival. She asked Ms. Corder to thank him and all of the Committee for all of Council.

Council Member Jenkins made a motion to approve \$30,000 in hospitality tax funds for the Congaree Bluegrass Festival. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

D. Discussion and Approval of Hospitality Tax Request – Cayce Riverwalk Repairs

Ms. Vance stated that staff is requesting up to \$7,000 of Hospitality Tax Funds for safety repairs and handrail additions along portions of the City's Riverwalk. She explained that there is an immediate need for the addition of two handrails located at Phase I and Phase IV.

Ms. Vance explained that due to safety concerns the failing overlook at Phase I needs to be demolished and fencing added in its place. She stated that currently this area is an eyesore and safety risk. The City applied for a Hazard Mitigation Grant from FEMA in the amount of \$29,557 to correct other safety, soil stabilization, and erosion issues along Phase I. However, if the City is not awarded this grant staff will request additional Hospitality Tax Funds at a later date to correct those issues as well.

Council Member James made a motion to approve up to \$7,000 in hospitality tax funds for repairs in the Riverwalk. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

E. Discussion and Approval of Hospitality Tax Fund Request – Girls on the Run 5K

Ms. Mary Lohman, the Director of Girls on the Run Columbia, stated this is their sixth year hosting their own 5K run and they have received their warmest welcome ever from Cayce staff. She stated everyone has been so helpful and they hope to make Cayce the permanent home for the 5K.

Ms. Lohman explained that the Girls on the Run 5K is the culminating event of every Girls on the Run season. She stated over the twelve week course girls in grades 3rd – 8th learn life skills through fun and engaging lessons that celebrate the joy of running. She stated the program inspires girls to improve their emotional and physical health and contribute positively to their communities. At the end of the season, girls from all the GOTR teams in the Midlands come together to celebrate their accomplishments with the non-competitive 5K.

Ms. Lohman stated that the amount requested will fund two 5K events in 2015. These events will start and finish at the Historic Columbia Speedway. The 5k runs through surrounding neighborhoods and around the City of Cayce Department of Public Safety and the Municipal Complex. Combined the two runs will attract approximately 4,500 visitors of which 97% will be from outside the City of Cayce.

Council Member Almond made a motion to approve \$15,771.65 in hospitality tax funds for the Girls on the Run 5K events. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

F. Discussion and Approval of Hospitality Tax Fund Request Application Amendment – Cayce Serves Tennis Tournament

Ms. Vance stated that once Council approves hospitality tax funding for an event and the budget is approved then if the Event Organizer realizes they need to amend their budget it should come back before Council for approval. She explained that originally the Public Safety Foundation thought the Cayce Serves Tennis Tournament would fall under the Cayce Tennis and Fitness Center's general liability insurance. However, it was later determined that a separate liability insurance specifically covering the Foundation and the City would be necessary to satisfy the terms of the hospitality tax grant.

Ms. Vance stated no additional funds are being requested, only permission to transfer budgeted amounts to a different line item. She explained that the line item for Advertising in the amount of \$500 has been replaced with a line item for Liability Insurance in the amount of \$500.

Council Member James made a motion to approve the requested amendment to the application. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

G. Discussion and Approval of the Accommodations Tax Committee's Recommendation for Distribution of Funding for FY15-16

Ms. Corder provided Council with a chart listing each event, the amount requested and the Accommodations Tax Committee's recommendation for distribution for FY15-16. The Committee's recommendations are as follows:

Replenish supply of Advertising Specialties - \$1,200
Airport High School Boys Soccer Tournament - \$2,500
Airport High School Girls Soccer Tournament - \$2,500
BC High School Boys Soccer - \$2,500
Cayce Museum – Christmas Traditions - \$3,350
Cayce Museum Aide's Salary - \$11,500
Cherokee Trail Riverfest - \$2,500
Christmas in Cayce Festival of Lights - \$8,500
Columbia Metro Convention & Visitors Center - \$1,000
Congaree Bluegrass Festival - \$16,700
Greater Cayce West Columbia Visitors Center - \$18,000
Guided Nature Tours - \$500
The River Alliance/Tartan Day South - \$4,000

Council Member Jenkins made a motion to approve the recommendations as submitted. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

H. Discussion of Proposed FY2015-2016 Utility Fund Budget

Ms. Vance stated that the revised proposed Utility Fund Budget provided to Council lists staff's reduction recommendations and gives three options for balancing the budget. She reminded Council that a draft budget has to be presented to the Purchasers by April 30th. In talking about the Utility Fund revenues Ms. Vance explained that the transition fee was established for the City as part of the agreement with the Purchasers. The transition fee was a three year fee provided to the City from the Purchasers that would help with the City's budgeting. The fee ends in December which means the FY2015-16 Utility Budget will have a \$500,000 reduction in revenues.

Ms. Vance stated staff is waiting on the City Auditor's recalculation of the purchasers costs based on new budget expenses, this will be an estimate based on the purchaser's strengths. She explained other revenues include Calhoun County and Coventry Woods. She explained that the City is adding new Utility customers but overall water usage is decreasing. Larger companies are looking at ways to decrease their usage and all new construction is built with water efficiency measures. Ms. Vance stated as the City adds more customers that is only keeping up with the reduction in the transition fee and the reduction in use.

Ms. Vance stated staff did reduce the Capital Expenditures including lease purchases from \$1.6 million to \$390,000. She reminded Council that last year capital was drastically cut and delayed until midyear where it was all cut during midyear budget cuts. She stated only emergency purchases were made last year. In the proposed budget staff changed the purchase of vehicles to lease-purchases to reduce expenditures. Ms. Vance explained that the Utility Fund is exactly like running a business and every year equipment and vehicles must be replaced and stepped down. She expressed concern regarding the Utility Fund getting into the position that the General Fund was in four years ago. She stated it only takes two years of no purchases and the hole becomes insurmountable.

Ms. Vance stated staff did leave in the budget the few positions that were requested. She explained that overtime was reduced and basically the City can either pay overtime or pay for an additional person. She stated that the depreciation and WWTP Transfer are two allowable charges that can be passed on to the purchasers but the City must budget for them. Staff has budgeted \$550,000 for depreciation expense and \$400,000 for the WWTP renewal and replacement transfer per the City Auditor's recommendation. The City has funded depreciation before and staff has tried every year to do the WWTP transfer and have not been able to fund it the past few years. She stated that staff has presented Council with three options to fund the transfer. She explained that a 1% rate increase only generates \$100,000. The three options are a 1%, 2% or 3% rate increase to cover the cost of the transfer.

Ms. Vance stated the budget currently does not include a cost of living increase for City staff. She stated staff is still awaiting Health Insurance numbers and should have those by the end of April. She explained the budget does include a \$1.6 million transfer to the General Fund for Indirect Costs. She explained that the City Auditor recommends a 2% -3% increase in the rates every year. Ms. Vance stated staff plans to work with a Financial Advisor to see if the 2007 debt can be restructured.

Council Member Jenkins asked if the City is losing revenue due to water being used and not accounted for. Ms. Vance explained that staff is making every effort to find new ways to detect any uncollected water and sewer sales and remedy the situation. For example, elder valves are used to turn off sewer service so the customer has to come in to pay their delinquent bill. Council Member Jenkins also suggested purchasing spare pumps to be used in emergency situations. Ms. Vance explained that staff does this when it's feasible but stated that some of the pumps cost hundreds of thousands of dollars.

City Manager's Report

Ms. Vance stated that the City received \$30,000 in C Funds from Lexington County for the stormwater drainage project. The total cost of the study is \$60,000 so staff will request matching funds from Council in the near future to fund the project. She stated that the Hwy 321 waterline replacement project will begin soon and staff will publicize any lane closures related to that project. The sub-station in Riverland Park has been torn down in preparation for the park being built there. Ms. Vance stated Ms. Greenwood is working on the Façade Program's procedures and guidelines and this will be brought before Council for their consideration in the near future.

Committee Matters

- A. Approval to Enter the Following Approved 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:

Cayce Events Committee – February 12, 2015
Beautification Board – February 10, 2015
Planning Commission – February 23, 2015

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

- B. Appointments and Reappointments

Museum Commission – Two Positions

Ms. Lynn Summer's term expired in April. She has been contacted and would like to serve again and the Commission recommends her for reappointment. Council Member Corley made a motion to reappoint Ms. Summer to the Commission. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

The Museum Commission has one open position and Mr. Dale Gaskins has submitted a potential member application for this opening. The Museum Commission has reviewed his application and recommends him for appointment. Council Member Jenkins made a motion to appoint Mr. Gaskins to the Commission. Council Member James seconded the motion which was unanimously approved by roll call vote.

Council Comments

Council Member Almond thanked staff for their work on the City's Easter Eggstravaganza. She stated it was a successful first time event and the children enjoyed it. Council Member Jenkins stated he agreed with Council Member Almond.

Executive Session

- A. Receipt of legal advice relating to claims and potential claims by the City and other matters covered by the attorney-client privilege
- B. Discussion of negotiations incident to proposed contractual arrangements with Lexington County
- C. Discussion of negotiations incident to proposed contractual arrangements for funding of Utility projects

Council Member James made a motion to move into Executive Session to discuss the matters above. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Reconvene

Council Member James made a motion to move out of Executive Session and 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 authorize the City Manager to work with Lexington County on a confirmation letter and an agreement concerning the conversations discussed in Executive Session in reference to the 911 Communications Center. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Adjourn

There being no further business, Council Member Almond made a motion to adjourn the meeting. Council Member Corley seconded the motion which was unanimously approved by roll call vote. The meeting adjourned at 8:58 p.m.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, Municipal Clerk

First, I WOULD LIKE TO CONGRATULATE THE WEST METRO CHAMBER OF COMMERCE FOR THE EXCELLENT BROCHURE THAT IS IN THE South Carolina VISITORS BUILDINGS. WE WERE RETURNING FROM FLORIDA, STOPPED AT THE VISITORS CENTER AND FOUND THE BROCHURE. IT DOES A GOOD JOB OF TELLING CAYCE'S ACCESS TO THE CITY OF COLUMBIA, THE UNIVERSITY OF SOUTH CAROLINA AND THE INTERSTATE HIGHWAYS.

A LOT OF PEOPLE HAS APPROACHED ME SINCE THEY HAVE HEARD ABOUT MY CAMPAIN TO HAVE THE CITY OF CAYCE CLEANED UP. THERE HAS NOT BEEN A DAY THAT SOMEONE DOES NOT CALL OR CONTACT I ABOUT A DIFFERENT PLACE THAT HE OR SHE FILL THE CITY SHOULD DO SOMETHING ABOUT. AS YOU CAN SEE, THERE IS A LOT OF CONCERN BUT PEOPLE WILL NOT STEP FORWARD FOR ONE REASON OR ANOTHER TO SPEAK UP. I AM PRESENTING YOU COPIES OF PLACES JUST IN EDENWOOD AND BROADACRES THAT NEEDS TO BE TAKEN CARE OF. THERE WOULD HAVE BEEN MORE BUT WE RAN OUT OF PAPER. I FEEL THAT IF THESE PEOPLE ARE SITED THIS CITATION SHOULD BE ON GOING FROM YEAR TO YEAR. THE CITY IS WASTING VALUABLE TIME WHEN THEY HAVE TO SEND SOMEONE OUT SEVERAL TIMES A YEAR FOR THE SAME PROBLEM AT THE SAME PLACE. I SPOKE WITH ONE OF THE OFFICERS THAT DO THIS WORK AND THEY AGREED THAT THEY ARE SPINNING THERE WHEELS BY HAVING TO RETURN TO THE SAME PLACE FOR THE SAME PROBLEM Repeatedly. I AM GIVING EACH OF YOU A LIST OF PLACES I WOULD LIKE THE CODE OFFICERS TO LOOK AT AND I WOULD LIKE FOR EACH OF YOU TO LOOK AT THESE PLACES ALSO. IF THERE IS NOT AN ORDENIENCE ALREADY ABOUT THIS, PLEASE COME UP WITH ONE. ONE THING WE FOUND OVER AND OVER – GARBAGE CANS IN THE FRONT YARDS, SUBBERY OVERGROWN TO THE POINT THAT YOU COULD HARDLY SEE THE HOUSE. VINES ALL OVER THE HOUSE, INSIDE HOUSE FURNITURE ON THE FRONT POARCH (SUCH AS SOFA AND CHAIRS). EMPTY BUSINESS BUIILDINGS THAT HAVE BEEN SETTING EMPTY FOR YEARS OR THEY ARE OFTEN WORKING ON THE STREET. AN EXAMPLE IS A BUSINESS ON THE CORNER OF FRINK AND STATE WITH OLD REFRIGERATORS HALF ON THE STREET AND STROWN ALL OVER THE BACK OF THE BUIILDING AND THE YARD. IS THIS WHAT CAYCE WANTS NEW PEOPLE TO SEE? ANOTHER THING IS THE RAILROAD TRACKS, WHEN WAS THE LAST TIME YOU LOOKED DOWN THE RAILROAD TRACKS? IT SEEMS THAT EVERYTHING THEY USED THEY THRU DOWN AND LEFT IT, RAILROAD TIES, METAL AND THE LIST GOES ON. AT THE CORNER OF FORMAN AND FRINK STREET THERE IS A HOUSE FALLING IN AND ON THE OTHER CORNER IT LOOKS LIKE A RAILROAD BOX CAR AND A LOT OF DEBRI AROUND IT. I ASK AGAIN, IS THIS WHAT CAYCE WANTS VISITORS TO SEE? WHEN THE VICE PRESIDENT WAS IN TOWN TO VISIT THE STEEL MILL IS THIS THE STREET HE WAS RIDING ON. I SURE HOPE NOT. ALL ALONG STATE STREET IS BUILDINGS SITTING EMPTY, UNPAINTED OR BOARDED UP. THRU THE WINDOWS THE BUILDINGS ARE FULL OF DEBRI . NEXT, DOOR TO SOME OF

THESE BUILDINGS LOOKS LIKE CRACK HOUSES. ALL OF THIS COMES BACK TO LANDLORDS SUCKING OFF MONEY AND NEVER PUTTING ANYTHING BACK IN RETURN. THIS CAN CE STOPPED IF ORDENIENCES WERE IN PLACE TO PREVENT A DRAIN LIKE THIS ON THE WELFARE OF THIS CITY. LOOK AT THE VISTA WHEN IT FIRST STARTED OUT. IT TOOK A RUN DOWN AREA, STARTED BY CLEANING IT UP AND RENTED TO ARTIST AND LOOK AT IT NOW. THE SAME THING HAPPENED ON WHALEY STREET. HOWEVER, NO ONE IS GOING TO WANT TO PUT ANYTHING BESIDE A HOUSE THAT LOOKS LIKE A CRACK HOUSE OR WITH REFRIGERATORS ALL OVER THE STREET AND YARD. PLEASE START THINKING OUTSIDE OF THE BOX, PUT PRESSURE ON THESE LANDLORDS TO CLEAN UP OR GET OUT. THIS GOES FOR HOMES AS WELL AS BUSINESSES. IT ALL DEPENDS ON WHAT WE WANT THE FUTURE OF CAYCE TO BE A DESIRABLE PLACE TO LIVE OR A SLUM.

I AM ALSO GIVING YOU MORE INFORMATION ON WHAT THE CITY OF GREER IS DOING. BELIEVE ME, WHEN I SAY THE CITY OF GREER WAS AT THE SAME PLACE CAYCE IS NOW A NUMBER OF YEARS AGO. THEIR BUDGET MAY BE BIG NOW BUT IT WAS NOT THEN. HOWEVER, THE CITY COUNCIL HAD A VISION. ANNEXATION AND GROW THE CITY. IT WAS NOT EASY ON THE COUNCIL, THEY CAUGHT A LOT OF *dissension* FROM THE PEOPLE AND THE NEWSPAPER BUT THEY KEPT THE VISION ALIVE. CAN THIS COUNCIL BE AGGRESSIVE AND DO WHAT NEEDS TO BE DONE TO MAKE THIS CITY GREAT OR WILL IT FAULTER AND GIVE IN TO THE PEOPLE WHO DON'T CARE ABOUT CAYCE. THE POWER IS IN YOUR HANDS.

I DO WANT TO SAY ONE MORE THING. THE CITY NEEDS TO BE CAREFUL ABOUT HOW THE CITY GROWS. WE ALREADY HAVE AN OVERBUNDANCE OF LOW END BUSINESSES. THE CITY NEEDS TO LOOK AT GETTING GROCERY STORES, CLOTHING STORES AND RESTAURANTS THAT CATER TO THE MIDDLE AND UPPER MIDDLE CLASS. BE CHOOSIE AND DON'T ACCEPT JUST ANYTHING. BUSINESS

THANK YOU FOR ALLOWING ME THIS TIME AND I LOOK FORWARD TO SEEING ALL KINDS OF CHANGES TAKING PLACE IN THE NEAR FUTURE.

