



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 V. RHODES

ASSISTANT CITY MANAGER
SHAUN M. GREENWOOD

CITY OF CAYCE Special Council Meeting September 18, 2013

A Special Council Meeting was held 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 Rhodes and Assistant City Manager Shaun Greenwood. Mendy Corder, Municipal Clerk and Garry Huddle, Municipal Treasurer were also in attendance. Mayor Partin asked if members of the press and the public were duly notified of the Special Council Meeting in accordance with the FOIA. Ms. Corder confirmed they were notified.

Call to Order

Mayor Partin called the meeting to order and Council Member Jenkins gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

Other

Ms. Rhodes asked Council to postpone Item II.B. until the October 1, 2013 Regular Council Meeting in Executive Session. She stated there were questions brought up regarding the City's annual leave policy and to answer those questions employee's names and salaries will need to be discussed. Council Member James made a motion to postpone Item II.B. to the October 1, 2013 Council Meeting in Executive Session. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Ms. Rhodes advised Council that Item's II.A. and II.C. will need to be talked about in conjunction with each other since the breakdown of TIF Funds will need to be discussed with both items.

Discussion of Current City Projects

Ms. Rhodes stated that after the Hospitality Tax discussion she advised Council that the City's priorities would need to be adjusted since there are no new revenue sources at this time. She explained in detail the City's current projects and initiatives and stated there are projects that do not have a funding source and a source/s will need to be found before the projects can be completed.

Ms. Rhodes said the Beautification Foundation is close to finishing the entryway signage at Knox Abbott Drive and reminded Council that Lexington County has

agreed to give the City the same amount that they gave the City of West Columbia for their signage.

Ms. Rhodes advised that the City Attorney is working on amending the annexation ordinance. The City has paid the Central Midlands Council of Government to draft new land development regulations. Mr. Greenwood has received that draft and is reviewing it now. She advised that staff is researching a rental registry program for rental properties in the City and Sunday alcohol sales to be put on the ballot in 2014.

Council Member Jenkins asked for details regarding the Silver City redevelopment project. Ms. Rhodes said the property has been purchased and the plan is to demolish the existing homes and build low to moderate homes there similar to the ones on Naples Avenue. Mayor Partin asked if the Grammar School project was still viable. Ms. Rhodes explained that the builders have run into some issues with SCDOT's requirements for driveways. She stated DOT's regulations basically prohibit any new infill development. She said the developers are trying to get an exemption at this time.

Council Member Jenkins asked for more details regarding the demolition and redevelopment of Peach Street Barracks property possibly with assistance from Habitat for Humanity. Ms. Rhodes stated the staff with Habitat for Humanity is speaking with the property owner and so far the discussions have not been positive. The property owners are no longer willing to donate the property but will sell it for its appraised value. She explained that Habitat for Humanity does not have the funds to purchase property unless they receive money from CDBG grants.

Approval of TIF Funds for Phase V of the State Street Streetscaping Project

Ms. Rhodes explained that the City received \$145,000 in SCDOT Enhancement funds for Phase V of the State Street Streetscaping Project. She stated Phase V will complete the streetscaping of State Street by continuing the ADA compliant sidewalk, lights, and landscaping to Indigo Avenue. She explained part of the SCDOT Enhancement Fund grant requirement is for the City to provide a cash match. The City's match portion would be \$46,080.

Ms. Rhodes stated the City currently has \$1,449,117 in TIF funds. One payment of \$245,926 has already been made this year and there is one payment left to be

made this year. The total TIF funds for 2013 is \$1,203,191. She explained that the proposed expenditures for the current year are as follows:

SCDOT State Street Streetscaping Phase V - \$46,080
Riverwalk Phase IV - \$350,000
Master Plan for Knox Abbott Corridor - \$19,000
Riverland Drive Sidewalk Improvements - \$74,350

Ms. Rhodes explained that if these projects are completed this year then there will be \$713,761 left in the TIF Fund. She stated the bond payment each year is \$491,852. The City receives approximately \$763,964 in revenue each year and nets approximately \$272,112 yearly. Ms. Rhodes explained that all TIF funds have to be expended by 2017 and if the four proposed projects are done with TIF funds then the City will have \$1,530,097 left in 2017.

Ms. Rhodes stated other possible expenditures for TIF funds are the Centennial Plaza and the purchase of property for a new City Hall. She explained staff has talked to the City's Attorneys about extending the TIF but it would be difficult to do since there has been redevelopment and it is no longer a blighted area.

Council Member James asked if the TIF funds have to be spent by the end of 2017 or up to 2017. She explained the City has until the date the TIF was enacted to spend the funds. The TIF was enacted in August or September. Council Member Jenkins asked Ms. Rhodes to explain in detail why the TIF cannot be extended. She said to get a TIF District approved you have to prove the area is blighted and then a redevelopment plan has to be created for that area. She explained that the City's TIF District is no longer blighted which means that the TIF did work and has improved the area.

Council Member Jenkins asked about using TIF funds on State Street. Ms. Rhodes explained that TIF funds can be used on façade improvements on current business facades but the issue with that is the property owners have to sign over the rights to the front of their buildings to the City. She explained to use TIF funds the City would have to get façade easements from the property owners. Council Member Jenkins asked staff to send letters to the property owners on State Street to see if they might be interested in façade enhancements.

Council Member Almond made a motion to approve TIF Funds in the amount of \$46,080 for Phase V of the State Street Streetscaping Project. Council Member James seconded the motion which was unanimously approved by roll call vote.

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 for animal services
- C. Discussion of bid approval and approval of a contract for engineering Services for the Lexington Avenue waterline replacement project
- D. Discussion of negotiations incident to proposed contractual arrangements between the City of Cayce and Lexington School District Two

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

Reconvene

After the Executive Session was concluded, Council Member Jenkins made a motion to 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.

Possible Actions by Council in follow up to Executive Session

Council Member Jenkins made a motion to approve and authorize the Mayor to sign the intergovernmental agreement with Lexington County for animal services with one amendment stating the City will not spend more than \$150,000 for any additional construction costs incurred by the County. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

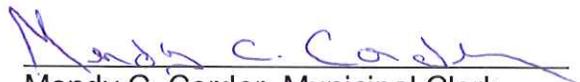
Council Member Almond made a motion to approve and authorize the City Manager to sign the contract for the Lexington Avenue waterline upgrade. Council Member James seconded the motion which was unanimously approved by roll call vote.

There being no further business, Council Member Jenkins made a motion to adjourn the meeting. Council Member James seconded the motion which was unanimously approved by roll call vote. The meeting adjourned at 7:20 p.m.



Elise Partin, Mayor

ATTEST:



Mendy C. Corder, Municipal Clerk