

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 May 21, 2013

A Special Council Meeting was held this afternoon at 5 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, Assistant City Manager Shaun Greenwood, Municipal Clerk Mendy Corder, Chief Charley McNair, Utilities Director Blake Bridwell, 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 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

- A. Presentation by Lexington School District II regarding Final Plans of the DAD, Development Agreement District

Ms. Rhodes explained that as part of the Development Agreement Lexington School District II is required to come before Council and present their final plans. Dr. Venus Holland and architect Mr. Todd Sease were in attendance to make the presentation. Dr. Holland thanked Ms. Rhodes and Mr. Greenwood for all their assistance during the lengthy process. She stated the Design Committee for the new stadium has finalized the plans and stated there will be a groundbreaking celebration in conjunction with the City Cayce since it is a win-win for both the City and School District.

Mr. Todd Sease, the architect of the new stadium, showed Council renderings of the stadium and answered questions from Mayor and Council. Council Member James asked what was the total amount of parking spaces. Mr. Sease stated initially there were 965 parking spaces on campus but after some revisions the total is now 984. Ms. Rhodes stated the development agreement is very specific so Council will need to discuss amending the agreement. She explained the amount of parking spaces is the same but the exact totals are not in the areas specified in the agreement.

Council Member James asked if there was a vehicle access route on the visitor's side of the stadium. Mr. Sease explained there is but it is an egress only driveway. Council Member Jenkins voiced concern over people crossing Knox Abbott Drive to go

to a game. Mayor Partin asked what the seating capacity was in the stadium, Mr. Sease stated it was 4,500.

Mayor Partin asked what the plans were for the property line at the Masters Inn. She stated she was concerned how it would look from Knox Abbott Drive. Mr. Sease stated there will be a black vinyl coated fence installed that will replace the chain link fence that is currently there. Council Member Corley asked if the driveway between the BC cafeteria and the field would be used to drop people off. Mr. Sease stated that driveway was for emergency vehicles only.

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

Mr. Greenwood stated the City was approached by Mr. David Bryant who was interested in building 16 single family detached houses on the Cayce Grammar School property at 800 Lexington Avenue. The property is currently zoned a PDD (Planned Development District). The proposed development will require a Special Exception under the City's zoning ordinance to allow for "zero lot lines." Zero lot lines means that the house may be built on one of the side property lines, provided there is at least 5ft. between the next house.

Mr. Greenwood explained that RS-3 (Single family, small lot) is the requested zoning because it is the contiguous zoning district and it will allow the developer to build what he wants with the smallest potential negative impact to the existing community. The re-zoning is necessary because state law does not allow for PDD developments that do not contain commercial entities.

Mr. Greenwood stated the Cayce Board of Zoning Appeals met recently and granted the special exception contingent upon successful re-zoning to RS-3 and the Board also granted a variance to reduce the common open space requirement in the ordinance to zero. The common open space requirement says for any development with 7 or more houses 15% of the total property has to be left as a common open space for neighborhood use. Mr. Greenwood explained that it would be a difficult application since every bit of property is needed to make the development profitable for the builder.

Mr. Greenwood stated the Planning Commission considered the re-zoning request at their May meeting. He stated there were no members of the public present to speak against the request. The Planning Commission voted unanimously to recommend rezoning the property. He stated the requested zoning will be in compliance with the Comprehensive Plan.

Mr. Greenwood explained that initially the requested rezoning was for a RG-2 district. The public did not feel the RG-2 zoning was appropriate for this property since multifamily housing could be built on that small property if it was zoned RG-2. Mr. Greenwood and the City Attorney reviewed the ordinance and they came up with a way to do the special exception with RS-3. The property owner was more than willing to pull the application when he was told there was public concern with the RG-2 zoning.

Council Member Jenkins made a motion to approve the rezoning of 800 Lexington Avenue from PDD to RS-3. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

C. Approval of Ordinance to Adopt an Annual Budget for the City of Cayce for FY13-14 – First Reading

Ms. Rhodes explained that she took Council's recommendations from the previous Council Meeting and the balanced budget before them reflects these priorities. Council's priorities were funding for three new firefighter positions, funding for a part time position in the Recorder's Court Department to assist with cleaning up the backlog of cases and a 2% cost of living raise for all employees. Ms. Rhodes explained that all capital items were cut from the General Fund budget except bunker gear, the equipment for the three new firefighters and computer equipment. She explained funding to repair Public Safety's parking lot was also cut out of the budget.

Ms. Rhodes stated the General Fund budget includes a .9 mill increase in property taxes. She explained 1 mill in the City of Cayce brings the City approximately \$42,860 and will cost the owner of a \$100,000 home \$4.00. The budget also includes a \$3.00 per month increase in the residential sanitation base fee.

Council Member Almond voiced concern over raising resident's taxes, residential sanitation fees and water and sewer rates but the City's employees are receiving a cost of living raise and the 19% increase in health insurance is not being passed on to employees. Ms. Rhodes explained the 19% increase in health insurance equaled a \$141,000 increase in the General Fund and a \$90,000 increase in the Utility Fund.

Council Member James stated that the City's salaries compared to other municipalities are very low and explained that even with a 2% COLA the City is still not catching up with other municipalities salaries. He explained that the City loses employees due to low salaries and ends up spending more on recruiting new employees and training them. Ms. Rhodes stated the 2% COLA costs the General Fund \$117,300 and the Utility Fund \$56,600.

Council Member Almond asked if there was a current salary survey. Ms. Rhodes stated there was one done around 2000. The survey was presented to Council and no salary increases were made at that time. Ms. Rhodes advised that a salary survey costs approximately \$20,000 and she stated there was no point in doing one if the City is not willing to bring the salaries up to where they need to be. Council Member Almond stated that she felt if the salary survey was done in 2000 than those salaries have probably actually come down comparatively since then. She explained that had been her experience in the private sector.

Ms. Rhodes explained that the property tax increase only generates approximately \$40,000 which does not cover the COLA increases in either fund. She stated the increase in residential sanitation rates is necessary so the service can pay for itself. Council Member Almond stated she agrees with all the increases that have been proposed but finds it hard to justify a COLA for employees and the City also paying for the 19% increase in health insurance. She suggested possibly giving employees that make under a certain amount a COLA. Ms. Rhodes stated staff looked into only giving employees who make under \$50,000 an increase in salary which would save \$30,000 in the General Fund and \$14,000 in the Utility Fund.

Ms. Rhodes stated the Ms. Barkley did a salary survey before she retired and it showed that the City's department heads, water plant operators and Public Safety Officers salaries were all very low comparatively. Council Member Almond stated she could empathize but stated the City thankfully had not had any layoffs.

Mayor Partin explained she felt it was a better use of taxpayer dollars to show value to the employees than using the money to recruit new employees and train them. Council Member Almond stated that based on the current workforce in the private sector you can actually hire people with advanced degrees and a higher education for the salary of someone with a Bachelor's Degree. Mayor Partin stated she agreed that is currently true but eventually those same people will look for a job that is equivalent to their degree. Council Member Almond stated that they are only talking about one budget year and it is hard to justify to citizens all the increases in rates and justify COLA's for staff.

Ms. Rhodes stated that employees have not received a COLA every year. She explained there are studies that show that retention and recruitment are a major cost and the importance of keeping the people you have and their knowledge and consistency. She explained that even though the City pays for its employee's health insurance, any employee that has family coverage will also have to pay the 19% increase.

Council Member Almond commented that a COLA for employees was not in the first draft of the budget and once it was added almost all of the capital items were cut. She voiced concern over how important the capital items really were since they were cut from the budget. Ms. Rhodes explained that after meeting with Council one on one, she included their priorities in the budget. She stated all items in the budget are important but when choosing priorities other items have to be cut.

Council Member Almond voiced concern over the safety of the employees since so many capital items were cut. Ms. Rhodes explained that she meets with each individual department head and they prioritize what is needed and what can wait another year. She stated in the Utility Fund budget the dump trailer and the sewer machine were the most important items needed and they are both included in the budget. In the General Fund budget the firemen's bunker gear was the most important safety equipment and it is in the budget as well.

Council Member Corley stated she initially was concerned about the safety of employees since so many capital items were cut from the budget but she stated after meeting with Ms. Rhodes she felt much better. She stated Ms. Rhodes explained to her that she met with each department head and discussed what they absolutely had to have and staff made sure those items were included in the budget.

Council Member Jenkins asked Ms. Rhodes if there was a priority list for all the items that were cut from the budget so when funds do become available these items can be purchased. She explained that each department has a Five Year Plan and these items stay in their plan and are purchased as soon as funds are available.

Ms. Rhodes stated the Risk Manager was a new position that was included in the Utility Fund budget this year and was not cut. She explained this new position will help greatly with safety for staff. This new position will be able to address any safety concerns that need to be addressed and create new safety policies.

Mayor Partin asked Council Member Almond to meet with her before the second reading of the budget if she thinks of any safety issues that need to be addressed. Council Member James stated that he knows staff is going to make it a priority to over communicate with the City's residents regarding the budget and increases so they will be well informed.

Mayor Partin stated that she feels the Council Members who have served on Council the longest have comfort with the budget because they have seen the improvements in the last few years in the quality of the equipment that staff needs to do their jobs. She stated they have also seen improvements in taking care of things that would cause an OSHA violation. When they first began to serve on Council, employees

were doing what had to be done with duct tape and equipment that didn't work. Mayor Partin stated that staff loves the City and are invested and do a great job with what they have.

Council Member James made a motion to approve the Ordinance to adopt the annual budget for the City of Cayce for FY13-14 for first reading. Council Member Jenkins seconded the motion which passed with a four to one vote with Council Member Almond voting no.

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

Ms. Rhodes stated it was discussed in previous Council Meetings that Council would like to discontinue the City's current practice of taking deposits when a utility service account is set up and, instead accept a non-refundable set up fee. She explained this will allow the revenue from accounts being set up to be used as a revenue and not a liability.

The proposed Ordinance further allows for the City to return those deposits that are currently on the books to residents in the form of a credit on their utility bills. This will remove these deposits from the City's finances as a liability. The Ordinance also allows the City to pass on the \$1 transaction fee that is charged for using online payment service to the City's customers.

Ms. Rhodes explained the proposed Ordinance further establishes a new set up fee of \$50 for in-city customers and \$75 for out of city customers. She stated previous information presented to Council shows that this fee is reasonable compared to other municipalities and will make the City's account set up process more fair and efficient.

Council Member Almond made a motion to approve the Ordinance as stated. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

E. Approval of Ordinance Amending the Amount of the Fee for Residential Sanitation Service – First Reading

Ms. Rhodes explained the proposed Ordinance amends the fee for residential refuse collection from \$1.50 a month to \$4.50 a month. Council Member Almond made a motion to approve the Ordinance. Council Member James seconded the motion which was unanimously approved by roll call vote.

Ms. Rhodes explained to all present at the meeting that the new fee for residential refuse collection is part of the Five Year Plan and it will be analyzed every year. She stated if the City has more growth then the fee will not be raised as much each year. The City does not want to make any revenue off of residential sanitation pick-up and only wants the service to be a self supporting function of the City so resident's taxes and business license funds can be used for core functions like Public Safety and City parks.

Council Member James asked Ms. Rhodes to forward Council the Budget Fact sheet, the survey on water and sewer rates, the survey on sanitation service fees and the Five Year Plans for Public Safety and Sanitation.

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

Mayor Partin asked that staff find a way to communicate to utility customers about the deposit credit they will receive. Ms. Rhodes stated the new water bill format will be in use soon so the information can be put on all water bills.

Executive Session

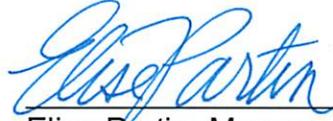
Council Member Jenkins made a motion to move into Executive Session to discuss the matters below. Councilmember James seconded the motion which was unanimously approved by roll call vote.

- A. Discussion of negotiations incident to proposed contractual arrangements for public relation services
- B. Discussion of negotiations incident to proposed contractual arrangements with the Town of Pine Ridge

Possible Actions by Council in follow up to Executive Session

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.

There being no further business, Councilmember James made a motion to adjourn the meeting. Councilmember Jenkins seconded the motion which was unanimously approved. The meeting adjourned at 6:40 p.m.



Elise Partin, Mayor

ATTEST:



Mendy C. Corder, Municipal Clerk