

**CITY OF CAYCE
Council Retreat
Cayce Tennis & Fitness Center
Friday, September 16, 2011 – 12:00 noon**

A Council Retreat was held today at 12:00 noon at the Cayce Tennis and Fitness Center. Those present included Mayor Elise Partin, Councilmembers Steve Isom, Tim James, James Jenkins, and Kenneth Jumper, City Manager Rebecca Rhodes, Tammy Barkley, Municipal Clerk, and Shaun Greenwood, Director of Planning & Development. Mayor Partin advised that members of the press and the public were duly notified of the meeting in accordance with the FOIA and welcomed everyone to the meeting.

Discussion Regarding the Following Items

Ms. Rhodes stated she wanted the meeting to be informal and wanted Council to feel free to chime in at any time during the presentation. She stated there are some big topics on which she needs Council guidance and direction. She stated she feels as City Manager that it is Council's job to come up with a vision and it is her job to guide that vision to fruition. She thanked Mr. Greenwood and Ms. Barkley for assisting in putting together the power point presentation and the meeting today and the Recreation Commission for allowing the City to use their facilities for the meeting. Ms. Rhodes stated that she had provided Council with a copy of the slides to be presented at today's meeting.

A. Economic Development

Ms. Rhodes stated that she wanted to have a little bit of a structured conversation about economic development and incorporate some of the suggestions made through the Charrette process and start moving through the process. She stated that in speaking of economic development she is not referring to industrial economic development as that is usually left up to counties and feels Lexington County does a good job with that. She stated we have a large amount of industry surrounding us with the Saxe Gotha and Lexington County Industrial Parks. She stated that she does know that the County is working very hard and that the Saxe Gotha industrial park will be full before we know it. She stated that the economic development she was talking about was more retail, restaurants and office recruitment and retention. She stated we have a good base of our restaurants and retail, but need to expand in that regard. She stated that the Charrette focused a lot on State Street and gave Knox Abbott some time, but not enough. She stated that Knox Abbott from the river to 12th Street, including State Street, is where we need to focus on economic development, recruitment, retention and general improvements. She stated that she felt that was Cayce's core. She stated that she does not like to refer to it as Cayce's downtown, as suggested it be defined in the

Charrette, but feels it is the City's core area. She stated that any movement we can get along Knox Abbott will hopefully flow down State Street and 12th Street, Airport Boulevard and Hwy. 321, but focus needs to be on the core area. She stated she hope this is the way that Council wants to proceed and if not, to please let her know.

Ms. Rhodes stated that the city did a good job with sign regulations in the beginning by taking all the huge signs down and replacing them with monument or lower signs. She stated the city has had some good development with the Southern First building and the American Engineering building. She stated that hopefully the Brickworks project will act as a catalyst for the rest of Knox Abbott and as Council has seen in weekly reports, Mr. Charlie Thompson has requested TIF funds and that is a good start as the clock is ticking for him to begin development within the next five years. She stated that the city will be working with him as he begins recruiting businesses.

Discussions continued on the market potential and key opportunities for the City. At the time of the Charrette process the following areas were denoted for potential growth: electronics and appliances (it was noted that Radio Shack will be occupying the old CVS building in Parkland Plaza) , clothing, sporting goods, grocery stores (Reid's helped to meet this demand), general merchandising and other areas such as hobby and craft, office supplies, books, florists, etc. Ms. Rhodes stated that in reference to economic development, we need to be realistic. She stated that most larger businesses, or chain restaurant/retail, have a threshold that they are looking for and that is population, traffic counts, demographics and per capita income. They will know before we will know if we're ready for certain things. She stated all we could do is position ourselves to be ready for them and make it an inviting place to be. She stated that one of the problems we have is that we are competing with Harbison and the city does not have the numbers to support businesses such as Sears, Lowe's, HH Gregg, etc.

Ms. Rhodes stated that the city is situated in a very good place because if you take into consideration the downtown college students, Harbison and Sandhills is too far away and we could catch some of that audience. In reference to sporting goods stores, she suggested going towards fishing and more urban types of sports and she stated that Mr. Greenwood has been speaking with Adventure Carolina regarding this area of growth. She stated that there is some demand for specialty stores such as bakeries or specialty meat stores, etc. She stated that the median income of Cayce's population is \$39,873 and stated this is not bad. She stated the State's median income if \$42,442 and obviously we are not a Hilton Head, but this is a respectable income figure and lends itself to some things we are discussing.

Ms. Rhodes stated that in general merchandising, West Columbia has the Wal-Mart Shopping center, and Lowes, but there is still potential on the southern side or 321 side of Cayce for some sort of big box retail and a big box store has looked at a couple of pieces of property on the 321 corridor and have contacted the city about different pieces of property. She stated it would be a good location for a big box operation and

there is a decent population there. She stated that some people are not thrilled about big box organizations, but if they are put in the right place and comply with landscaping regulations, it can be an attractive center. She stated that potential is there and the business license for a large big box retailer is fantastic. Councilmember James inquired if the City's ordinances were in place for big box development should one decide on property within the City limits. Ms. Rhodes stated we do have landscaping and parking requirements. Mr. Greenwood stated the city does have the parking requirements in place. He stated the issue with landscaping and parking when it comes to big box retail or a shopping center of any kind, is that the more heavily regulated it is, the more the site has to be desirable for them. He stated that if the ordinances are too strict, they will not want to develop a site within the city. He stated the balance we have to have is we want to regulate it, but we do not want to make it so cumbersome that they don't want to build on the site. He stated that currently the ordinances are not strict in the sense of the upscale places such as Hilton Head. They are not overly cumbersome and could probably be a little more strict, but again the pros and cons would need to be considered. Ms. Rhodes stated that there are some options the city could consider depending on the type of development. Mr. Greenwood stated that the city was not, what is considered a food desert--an area where you go certain mileage to get food. He stated a specialty food market would be more in line with what the city could attract. Current population statistics and the future statistics as well as social capital were discussed. Mr. Greenwood stated he would try and provide Council with additional information on the definition of social capital.

Mr. Rhodes pointed out that the Town of Lexington is doing a very good job in recruiting new business due to their statistics and we need to keep that in mind. She stated that even though we do not need more restaurants, our restaurants are doing well. She stated that the Charrette focused on smaller independently owned businesses. Councilmember James stated that we need an Outback. Mr. Greenwood stated that he is currently searching for the information on the regional manager of this area to meet with him to discuss that possibility. He stated Outback's customers are probably our population and if you put it close enough to downtown, it would pull people across the river for lunch and dinner. Ms. Rhodes stated that Mr. Greenwood is very proactive in approaching businesses and that is one of the reasons she hired him.

Councilmember Jenkins inquired as to who owns the businesses along Knox Abbott. Ms. Rhodes stated that would be discussed later in the retreat. He then inquired as to who owns the old Chinese restaurant on Knox Abbott. Mr. Greenwood stated the property is owned by the Guignard's and that he has met with Charlie Thompson regarding the property and plans they have for its future. Mr. Greenwood stated that slow movement of economic development is partly due to today's economy. He stated that banks are not loaning as much as in the past and requirements are much tighter which makes it difficult for developers.

Ms. Rhodes stated that in reference to the large visitor market, the City needs to come up with ways to pull people off the interstate and into the City. Ms. Barkley

mentioned that Newberry has done a great job advertising their city and what it has to offer. She suggested that possibly the City should consider placing funds in the budget for advertising and promotion.

Ms. Rhodes asked Council to provide input on businesses they would like to see in the city. Council provided the following suggestions: Senior citizens want a place to shop (shopping center) so they do not have to go outside the city to shop, Chick-fil-A, more bicycle lanes, bicycle shops, department store, Target, movie theaters, gas stations.

Discussion took place regarding the entrances to the Riverwalk on Gervais Street versus the City's entrance on N and Axtell. Ms. Barkley mentioned it is highly visible and the events held there make it more popular. Councilmember James asked if the City could mirror those benefits. Mayor Partin stated that there are a couple of opportunities the City has in that you can put in canoes at the City's boat landing, overnight canoe trips and fly fishing. Ms. Rhodes stated that at the West Columbia's end you get to the river faster and the City's portion is more natural and takes longer to walk along the river. She stated that as the Brickworks develops, suggestions have been made to improve the Blossom Street access to the river.

Council reviewed slides of suggested intersection improvements, City gateway signs and a City clock tower project. Ms. Rhodes discussed TIF funds and how they can be used. She stated there is not a lot of money left in that account, but it could be used for infrastructure within the TIF area which could help in making the city more attractive for economic development. She stated there has also been discussions regarding the businesses on Knox Abbott and their need to revitalize and improve their appearance. She stated there are communities that set up funds that businesses can apply for façade enhancement projects. She stated that it would not take a lot of money and funds could be awarded to a couple of businesses each year which sometimes spurs other businesses to make enhancements on their own. She provided Council with information on how the City of Manning accomplished this with specific guidelines.

Mayor Partin stated that she liked the idea of setting aside funding to spur enhancements of businesses along Knox Abbott and inquired as to how much money would be needed for this type of project. Ms. Rhodes stated that we would probably need to offer property owners around \$5,000 to be matched by the requestor. She stated that in Manning, they provided 2 grants per year and from those 2, another 2 were motivated to upgrade their properties. She suggested that the budget include \$20,000 and offer \$5,000 grants with a \$5,000 match. She stated the program would be set up as a reimbursement. The property owner would have to submit receipts and the City would have to approve what they are doing at the beginning. She stated Council or a committee would need to decide how much money to set aside and the requirements for the grant awards. She stated for little money, you get a bigger bang and you encourage others to do the same.

Mayor Partin inquired if we have on the books what we need to keep development in line with what we envision. Mr. Greenwood stated that technically the city has regulations in place. Ms. Rhodes stated that some ordinances need to be tightened up and more defined. There are some ordinances that can be interpreted in different ways. Councilmember James stated clarify and tightening up the ordinances is where we need to start. Mr. Greenwood stated that the overlay district does not allow for a strip mall. He stated Council may want to allow for strip malls. Ms. Rhodes stated you can place a limit on the number of units, storefront features, etc., but wanted to discuss these with Council to find out which way they want us to go. Councilmember Jenkins inquired about the additional buildings that were originally requested on the Charlton Hall site. He asked staff to check into the status of this project.

Ms. Rhodes stated there are probably some tweaks that need to be made to the sign ordinance, the overlay districts and possibly some landscaping that would probably be helpful. She stated that Council may want to define what a strip center is and define or limit the number of units. Ms. Rhodes stated that she and staff would be working on these changes and will be submitting the changes to Council for review and approval.

Ms. Rhodes stated that Mary Ellen Cannizzaro did some renderings for the Beautification Foundation about some potential for the way Knox Abbott should look. She stated that the streetscaping of State Street is moving along and now we need to move to Knox Abbott. Ms. Rhodes stated that when the public sector decides to make an investment in an area, that makes the private sector more comfortable in making an investment. Council reviewed the slides of the renderings and discussed the various aspects, potential costs, and importance of each to economic development. Councilmember James stated he was concerned that we were holding new businesses to a higher level regarding landscaping than those businesses who have been in their locations for a long time. Mr. Greenwood stated that you cannot force older businesses to comply with regulations that were recently put into place.

Ms. Rhodes stated the next two slides were renderings for the Beautification Foundation's new gateway signs fund raiser on November 4. After that, they will be making a presentation to Council requesting TIF funds to help with this project. She also stated the City would request C-Funds from Lexington County as West Columbia did for their sign to assist in this effort as well. Ms. Rhodes stated the last rendering is a clock tower project at the Guignard Park area. She stated that the clock they erected in Manning was \$25,000 for the clock alone and Mr. Greenwood stated the one added in Forest Acres was \$100,000. Councilmember Jenkins stated that if we move towards dressing up the intersections he would like to suggest that the surface of the streets be redone. Mayor Partin stated she feels that one of the major obstacles Cayce has is that people drive through the City from the Airport or across the bridge and they do not give a thought as to where they are. Mr. Greenwood stated that one of the hardest things for a small to medium community is establishing identity. Ms. Rhodes stated it is the difference between "driving through" versus "arriving in" a city and we want people to "arrive" in Cayce.

B. Hospitality Tax

Ms. Rhodes stated the types of funds available for the projects previously discussed are very limited. She stated we have uses for every dime we get and we are not going to be able to raise taxes to pay for these projects. She stated there is limited grant funding available through CDBG, TEA21 or DOT funds or C-Funds and provided information on types of funding that could possibly be available. She stated there is no foundation or grant funding source for streetscaping projects and there is really not a lot for parks other than PARD or PRT grants. She stated that in the city's tool box there are some TIF funds and a small amount of ABC funds that come from liquor licenses. She stated the city receives State Accommodations Tax and use all that money through the Accommodations Tax Committee for city sponsored and other events. She stated that the only fee or tax she could come up with to fund these types of projects is a hospitality tax. She stated that the Town of Lexington had this tax for 18 months and then stopped it but still have funds left in this account. She stated that all of the town's parks were funded by hospitality tax. She provided Council with a list of purposes that could be funded by hospitality taxes.

She stated that the 2008 figures at a 2% hospitality tax on prepared food would yield approximately \$669,744 yearly. She advised that half or \$334,872 of that revenue could be used for the operation and maintenance of facilities such as the Museum and Riverwalk which would provide us some relief in the General Fund. It can also be used to pay public safety officers' salaries who work certain events. Councilmember Jenkins inquired as to the downfall of a hospitality tax. Mr. Greenwood stated that when you buy a hamburger at a restaurant, the restaurant collects the 2% tax and then the restaurant submits it to the city. He stated that in Forest Acres about 33% of the people paying the tax were not residents. He stated that number for Cayce would probably be larger due to the large lunchtime crowd. Ms. Rhodes stated that she spoke with West Columbia and the Town of Springdale regarding charging a hospitality fee as requested by Council during the budget process. Mayor Partin stated that previously Margaret Pope provided Council with a figure of 50% non-residents who would come from I-77 because there are several fast food restaurants there.

Ms. Rhodes stated that some of the projects that used hospitality tax funds were the parks in the Town of Lexington, Falls Park in Greenville used \$13 million for this project which revitalized their downtown, the Newberry Opera House, Forest Acres events including baseball classic, festivals, concert services and Christmas tree lighting. Mr. Greenwood explained that their restaurant association was a recipient of funding to put on the concert services, etc. which helped them benefit and reach out to the community.

Ms. Rhodes stated that potential projects in the City that could be funded through hospitality taxes would be the Museum, a conference center or performing arts center, streetscaping, intersection improvements, interchange improvements, city signage,

parcs, all festivals and events, maintenance and extension of the Riverwalk, the city's website and promotional activities. It can also be used as revenues to pay back a bond used for tourism related facilities. She stated that she has searched for funding sources and if Council truly wants to begin with the projects we've discussed today we have to have a funding source and the hospitality tax is the best option. Ms. Rhodes asked for Council's input regarding the hospitality tax option.

Councilmember Jenkins stated he would like staff to move forward. Ms. Rhodes stated that she would like to put together a presentation and meet with restaurant owners about this option as well and get their input. Councilmember Jenkins inquired if the city had ever tried this option. Ms. Barkley stated not to her knowledge. Ms. Rhodes stated it takes the pressure off the General Fund so that you can use the General Fund budget for other expenditures.

Councilmember Isom stated that everyone knows his feelings on taxes and did not feel Council should be having this type of discussion during these tough economic times. Councilmember Jenkins inquired as to how Council expected the City to grow. Councilmember James stated at first look, he was not for it. He stated that he did not think growth should be placed on the backs of other people at this particular juncture, however, he would not be opposed to obtaining community input. He stated that if we could bring in some of the city's community leaders together to discuss the options about growth and here's what it is going to take and get a swell of support from the beginning, he would be much more amenable to that.

Ms. Rhodes stated she could have Margaret McGee update the numbers, come up with a comprehensive list of projects, and have a meeting with the restaurants. She stated she wanted the opportunity to meet with these businesses, show them a list of projects, and how the projects can be accomplished. Councilmember Isom stated he disagrees with a go ahead as the burden should not be placed on the taxpayers in a depression/recession and not to spend time on it if it will not go anywhere. Ms. Rhodes stated she needed Council's approval to go ahead and if it is a dead issue, then it is a dead issue. Councilmember Jenkins stated we are trying to do things better for the citizens, but appear to be afraid to move forward. He stated you cannot have it both ways. Ms. Rhodes stated she was not asking Council to be bold, but just to do something. Councilmember James stated he is somewhere in between. He stated he wants to over-communicate with the citizens of Cayce, let them see the vision, let them get excited and until then he is not going to vote for it. Ms. Rhodes stated she welcomes the opportunity to meet with the businesses and citizens and tell the story. She stated she wants Council's direction on this issue and she is not going to out and talk about this until she has Council's support. Councilmember Jumper stated that people in Cayce do not want to hear about taxes right now.

Ms. Rhodes stated her other question would be what else does Council see that we could be doing to get some of these improvements done to help spur economic development. Ms. Barkley stated that if you want a pro-active economic development

department, improvements have to be done to support the actions of staff. Ms. Rhodes stated she would obtain current numbers and work on a priority list of projects and bring that information back to Council in a Council meeting to obtain additional input.

C. Annexation

Ms. Rhodes stated the City of Cayce has within its sewer use ordinance that when people tap on to the water/sewer system and they are in the county, they are supposed to sign an annexation agreement stating that if their property becomes contiguous they have to petition to be annexed into the City. This Ordinance has not been enforced and the agreements are not being signed. She stated her point is that we have an ordinance and we are not enforcing it and we either need to change the ordinance or enforce it. Ms. Rhodes stated that most municipalities have a similar agreement and her recommendation is to amend the ordinance to make it more in line with the current ordinances that have been contested and legally tested and start requiring people to sign the agreement. General consensus of Council is that Ms. Rhodes is right on target with this issue.

Ms. Rhodes stated that one thing she noticed when she began employment at Cayce, was that we had just adopted a future Land Use Plan and that plan severely limits the amount of growth the city wanted to have down Hwy. 321. She stated the previous Plan included this area. Council reviewed the maps. Ms. Rhodes stated that when you do an annexation, it should agree with the City's current Land Use Plan and if it does not you have to amend that plan. She questioned why the Hwy. 321 corridor was not included on the current adopted Land Use Plan. She stated Hwy. 321 was a huge opportunity for development and the city has been contacted by a big box retailer and two subdivisions down that way. She inquired if Council wanted Mr. Greenwood to begin talks with the Planning Commission to amend the Land Use Plan. General consensus of Council is that Mr. Greenwood should begin discussions with the Planning Commission to amend the Plan to include the Hwy. 321 corridor.

D. City Facilities

Ms. Rhodes stated that as everyone knows, the city hall offices are in dire need of additional space and renovation and she needs to start planning or getting a direction of what we need to do to address these issues. She provided Council with four ideas and asked for Council's direction. She stated staff has done a good job of keeping things running using every bit of space available, but at this point there are a lot of water damage issues, peeling paint, etc. and some investment in the property is needed or it is going to get to a point beyond repair. She stated there is a really high moisture content in Council Chambers and there is literally water seeping inside the building. She stated that right now we do not function well. Councilmember Isom asked what the minimum amount is needed to keep things running. She stated that we need to have someone come in to do a study to advise us what we need to do. Councilmember James stated he agrees that we need external assistance to help plan for the future.

She inquired if we are tied to the campus idea or would Council be interested in looking at other properties.

Ms. Rhodes provided the following options to Council: renovate and add on to current location, demolish current City Hall and rebuild at current location, acquire properties in front of City Hall and construct new facility to house administrative functions, acquire property on Knox Abbott Dr. and construct facility to house administrative functions. She stated that Public Safety is also in need of additional space. Councilmember Jenkins suggested that City Hall be demolished and rebuilt at the same location.

Ms. Rhodes stated that the City has approached by the owner of property on Knox Abbott. She stated relocating to a location Knox Abbott would definitely jump start economic development along Knox Abbott Drive. Councilmember Jenkins expressed his concern with the traffic in that area. Ms. Rhodes provided Council with architectural conceptual renderings of the proposed site. She stated there are a lot of new creative ways that some municipalities are following such as new market tax credits and lease/purchase options to fund needed facilities. She stated that one of the things the Charrette pointed out is we need to bring people into the city. She stated that the Town of Lexington and City of West Columbia included special event rooms for meetings, wedding receptions, etc. and use it as a funding source. She stated that accommodations tax and hospitality funds can be used to help fund portions of their buildings.

Ms. Rhodes stated that she and Mr. Thompson talked a great deal about development and he suggested placing City Hall on the Brickworks property, but she stated she wanted to keep that property on the tax rolls. Councilmember James stated that there is no doubt something needs to be done with City Hall and he likes the option of moving City Hall to Knox Abbott Drive. Councilmember Isom asked Ms. Rhodes to provide Council with additional information on this option including funding alternatives.

E. Additional General Fund Revenues

Ms. Rhodes stated that as part of our recent settlement agreement, we have some additional business license revenue and in order to spend any of it, the budget would need to be amended. She provided Council with the following capital expenditures that were not funded during the budget process:

Garage – additional large truck bay and work to the parts room to make it more efficient.

Animal Shelter – the John Hardee Expressway is scheduled to go through the shelter we have now. She stated that she has had discussions with West Columbia and they are willing to partner with the City on the cost to build the facility, furnish it with appropriate equipment, and they would continue to pay yearly operating costs as well.

She stated the hope would be to set up some type of adoption program and suggested the shelter be named the Cayce-West Columbia Animal Shelter. She stated that there are grant funds for adoption facilities.

Software Upgrade – the City's current Finance, Utility Billing, Business License and Permit software is extremely outdated and needs to be replaced. She stated that currently building permits are being kept manually in a log book and purchase orders are typed on a typewriter. She stated that if we could get a good software program, we could be more efficient because the workflow at this point is not cohesive.

New Website Design – she stated this is a small expense, but the site needs to be revamped and it is outdated and not user friendly.

Ms. Rhodes provided Council with a list of one time expenditures as follows:

Architectural Study of City Hall – this is needed to plan for renovated or new facilities.

Drainage Study – Needed to begin the process of correcting the city's drainage issues. Councilmember Isom inquired if the study is done would the city have enough funds to follow the recommendations. Mr. Greenwood stated that this will not be known until the study is completed.

Reserve Fund – Ms. Rhodes stated she would like to start building the City's reserve funds and that a portion of the revenues be placed in this fund. She stated she would like to build this fund to cover the city for three months in case of an emergency or disaster.

Ms. Rhodes provided Council with a list of reoccurring expenditures as follows:

Three full-time firefighters – Ms. Rhodes stated Public Safety requested six firefighters during the budget process.

One new Parks/Streets position – Ms. Rhodes stated that all the new sidewalks and landscaping on State Street will have to be maintained by the City's Parks Department personnel.

IT Consultant/Full Time Position – Ms. Rhodes stated we have a certain amount of money in the budget for our IT Consultant and we have been discussing hiring a full time person. She stated there are some municipalities that feel having a consulting firm is the way to go because it is difficult to have a full time person and keep them trained on everything you need. In addition, it could create a high turnover position. Others state it is not that hard to keep a full time person trained. She stated that her preference is to have a full time consultant on a 24-7 basis so we have access to all other assets in that firm. Mayor Partin stated she felt the City could hire someone full time on staff for

the amount of funds being requested. Ms. Rhodes stated the problem would be making sure the person hired would be fully trained in all areas. She stated that she would advertise for the position. Councilmember James stated that with the economy the way it is, the City may be able to find the "be all" person. Councilmember Isom concurred.

Phone System – Ms. Rhodes stated that the current phone system is extremely outdated and needs to be replaced.

F. Other topics

It was suggested that yearly operation costs for the new Animal Shelter be calculated. Mayor Partin inquired if additional Animal Services personnel would be needed if the City provided an adoption center.

Mayor Partin inquired if staff would be working with old or outdated computers. Ms. Rhodes stated that in this budget year, approximately 18 computers will be replaced and will try to do this a little each year. She stated that she could provide exact numbers to Council and that our current IT Consultant has a replacement plan in place.

Councilmember James stated that in regard to the three full-time firefighters there is no better time than now with our new ISO rating to delve in to what we want to do with fire services. He stated that the city has been very fortunate to get an increase in our ISO rating especially since we are a public safety department. He stated for the last 10 years from time to time discussions have centered on whether we should continue with public safety or go with separate police and fire services. He stated the required training today for police and fire is killing what was the public safety model for many years. He stated that rather than adding three new firefighters, he would like to meet with Chief McNair and look at some alternative opportunities. He stated that Chief McNair was very honest when we met during the budget process that he needed more money for our people. In prior years he stated it was easier to find people who wanted to do fire and police services. Now, he stated, it is difficult to find people who want to do both. He stated that it takes a lot of funding for double training, double duty, have to have cars, etc. and you start getting away from a benefit years ago to a burden. He suggested that discussion and research begin looking at alternatives before we put more money into it. Ms. Rhodes inquired as to how Council wanted her to proceed. It was decided that the City Manager, Mayor Partin, Councilmember James and Chief McNair would meet to discuss this issue and if research is available by the next Council meeting, it will be presented to Council at that time.

Councilmember Jenkins inquired as to the status of placing a substation in the Hunters Mill subdivision. Ms. Rhodes stated that the developer did not provide the property. Councilmember Jenkins asked that the issue be reviewed. Councilmember Jumper stated that at one time a substation at the Airport was discussed but fell through. Councilmember James stated it may be another option to try and partner with

the Airport for fire services. Ms. Rhodes stated that she and Chief McNair have had discussions with the County, the Airport and Springdale regarding future plans for fire services in no great detail, but ongoing discussions continue. Councilmember Jenkins inquired about the documentation to justify additional firefighters. Ms. Rhodes stated that Council receives monthly reports with this information and she will put a meeting together with Chief McNair. She stated that the training requirements now are creating less time for actual work. Councilmember Jenkins stated that he feels there is a safety concern in that an officer has worked his shift and then gets a call to fight a fire and must do so no matter how tired he/she may be. Councilmember James stated that this is a legitimate concern.

Ms. Rhodes stated that she has heard back from Council regarding the issues brought forward on compliance with the sign ordinance. She stated that Councilmember James suggested that we phase in enforcement on our existing ordinance. She stated she was not sure that could be done, but could work on a date that everyone would need to be in compliance and communicate that to businesses. She stated that she believes the intent was not to allow banners except for city events schools and churches. She stated that enforcement of that section of the ordinance has not been done and she and Mr. Greenwood wanted to send out a letter giving them an amount of time to come into compliance. She stated that she has heard from others that a change in the ordinance may be what is needed allowing various options. It was the consensus of Council that the issue be placed on a Council agenda and allow for public input.

Adjourn

Councilmember James made a motion to adjourn. Councilmember Jenkins seconded the motion which was unanimously approved. There being no further business, the Retreat adjourned at 5:05 p.m.

Elise Partin, Mayor

ATTEST:

Tammy P. Barkley, CMC, Municipal Clerk