



CITY OF CAYCE

MAYOR
ELISE PARTIN

MAYOR PRO-TEM
JAMES E. JENKINS

COUNCIL MEMBERS
TARA S. ALMOND
PHIL CARTER
EVA CORLEY

CITY MANAGER
REBECCA VANCE

ASSISTANT CITY MANAGER
SHAUN M. GREENWOOD

**City of Cayce
Regular Council Meeting
Tuesday, August 1, 2017
6:00 p.m. – Cayce City Hall – 1800 12th Street
www.caycesc.gov**

I. Call to Order

- A. Invocation and Pledge of Allegiance
- B. Approval of Minutes
July 11, 2017 Regular Meeting
July 19, 2017 Strategic Planning Session

II. Public Comment Regarding Items on the Agenda

III. Ordinances and Resolutions

- A. Discussion and Approval of Ordinance 2017-06 Imposing a Temporary Moratorium on Operation of the Special Exception Provisions of Section 9.8 of the City Zoning Code concerning Parking of Campers, Recreational Vehicles or Boats in Front or Side Yards in Residential Districts – Second Reading
- B. Discussion and Approval of Ordinance 2017-07 Amending Budget Ordinance Adopted June 21, 2017 (Ordinance 2017-05) to Correct Scrivener's Errors as to Millage and Fees – Second Reading
- C. Discussion and Approval of Resolution to Authorize the Expenditure of Tax Increment Financing Revenues for Redevelopment Projects Located Outside of the Redevelopment Area; Providing for Notice to the Affected Taxing Districts; and Other Matters Related Thereto

IV. City Manager's Report

V. Committee Matters

- A. Approval to enter the following approved Committee Minutes into the City's Record
Events Committee – May 11, 2017
Board of Zoning Appeals – June 19, 2017

VI. Council Comments

VII. Executive Session

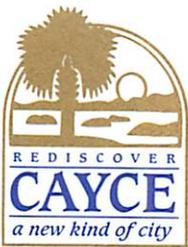
- A. Receipt of legal advice relating to claims and potential claims by and against the City and other matters covered by the attorney-client privilege
- B. Discussion of negotiations incident to proposed contractual arrangements relating to the City's Tax Increment Finance District
- C. Discussion of negotiations incident to the City's participation in the SCE&G Community Solar Program

VIII. Reconvene

IX. Possible Actions by Council in follow up to Executive Session

X. Adjourn

SPECIAL NOTE: Upon request, the City of Cayce will provide this document in whatever form necessary for the physically challenged or impaired.



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CITY OF CAYCE Regular Council Meeting July 11, 2017

The July Regular Council Meeting was held this evening at 6:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Tara Almond, Phil Carter, Eva Corley and James Jenkins. City Manager Rebecca Vance, Assistant City Manager Shaun Greenwood, Municipal Clerk Mendy Corder, Municipal Treasurer Garry Huddle, City Attorney Danny Crowe, and Director of Public Safety Byron Snellgrove 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.

Call to Order

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

Approval of Minutes

Council Member Almond made a motion to approve the June 6, 2017 Regular Council Meeting minutes and the June 21, 2017 Public Hearing and Special Council Meeting minutes as written. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

Public Comment Regarding Items on the Agenda

Ms. Venetia Sharpe, Mr. McDonald, Mr. Jim Gregory and Ms. Barbara Wessinger spoke in favor of Section 9.8 ("Storage and Use of Campers or Recreational Vehicles in Residential Zones") of the City Zoning Ordinance that provides that the Board of Zoning Appeals may permit, under certain conditions, the issuance of special exceptions to allow campers, recreational vehicles or boats to be parked or stored in front and side yards in a residential district.

Ms. Marie Watson, Ms. Renea Eshleman, Ms. Gail Brazell, Ms. Kim Masters, Mr. John Wise and Mr. Bob McArver voiced concern regarding granting special exceptions stating they are injurious to the appearance, orderliness and property values of neighborhoods and residential districts.

Presentations

A. Presentation of Cayce Calendar Photo Contest Winners

Mayor Partin explained that every year the City has a photo contest for the Cayce Calendar that is given to all residents. Ms. Becky Hancock's photo, "Nature Walk", was chosen as the winner and is featured on the cover of the calendar and for the month of April. She presented Ms. Hancock with a \$100 check and thanked her for her beautiful photograph. Mayor Partin thanked all the winners for their participation. She advised that calendars were now ready to be picked up at City Hall.

B. Presentation by Cayce Public Safety Foundation to Cayce Public Safety Department

Mr. Joseph Dickey, President of the Cayce Public Safety Foundation, explained the mission of the Foundation. He stated that the Cayce Public Safety Foundation was designated as a 501(c) (3) organization in August 2010 for the purpose of providing a vehicle for the citizens and businesses to help strengthen Cayce's Public Safety capacity to protect, serve and support the quality of life in our community. The Foundation raises funds to provide the members of Cayce Public Safety with equipment and resources to make their jobs and the community safer.

Mr. Dickey discussed the various fundraising events the Foundation hosts to purchase the Public Safety Department equipment that is needed. Ms. Kay Hutchinson, City staff member and former Public Safety Foundation member, stated that the Foundation has raised over \$52,000 for Public Safety and recently purchased the Department a Simulator. The Simulator uses video and audio to engage officers with interactive real-life scenarios, such as traffic stops, burglaries, domestic disturbances and active shooters. Additionally, the department can record its own scenarios. It provides officers with a training simulator that is preloaded with hundreds of scenarios that officers experience in the real world. Sgt. Dufault and Investigator Weaver demonstrated the simulator for Council and the assembly.

C. Presentation by Ms. Mary Ann Dowd re Code Enforcement Issues

Ms. Dowd's comments are attached.

Ordinances and Resolutions

A. Discussion and Approval of Ordinance 2017-06 Imposing a Temporary Moratorium on Operation of the Special Exception Provisions of Section 9.8 of the City Zoning Code Concerning Parking of Campers, Recreational

Vehicles or Boats in Front or Side Yards in Residential Districts – First Reading

Council Member Carter made a motion to approve Ordinance 2017-06 imposing a temporary moratorium on Section 9.8 of the City's Zoning Code. Council Member Almond seconded the motion.

Ms. Vance stated that at Council's request and the direction of the City's Attorney staff has drafted an Ordinance imposing a temporary moratorium on the Board of Zoning Appeals ability to permit, under certain conditions, the issuance of special exceptions to allow campers, recreational vehicles or boats to be parked or stored in front and side yards in a residential district. She stated that it was not permanent and only temporarily suspends the Boards ability to issue special exceptions. She stated that a notice regarding the moratorium was placed in the newspaper at the City Attorney's recommendation.

Ms. Vance stated that there were currently eight property owners requesting a special exception. She stated that Mr. Carroll Williams, the City's Director of Planning and Development, hand delivered letters to each owner explaining Council's decision to issue a temporary moratorium on Section 9.8. The property owners were given thirty days to remove their recreational vehicles. She stated that after first reading of the Ordinance the pending ordinance doctrine will apply. This will suspend the issuance of any such special exceptions or the taking or processing of any applications or requests for such special exceptions.

Ms. Vance stated that during the temporary moratorium Council will have a chance to consider and analyze the impact of such special exceptions on the goals and operation of zoning in residential districts. She stated that staff plans to discuss the issue in depth with Council at the upcoming Strategic Planning Session. She stated that the objective is to find a solution that can be uniformly enforced over the entire City and not one neighborhood versus another neighborhood.

Mayor Partin stated she and Council appreciated so many people coming to the meeting to speak for or against the moratorium. She stated that everyone's comments were so thoughtful and respectful and that was greatly appreciated. She stated that she took good notes on everything that was said. Mayor Partin stated that staff had done a lot of research on this issue for Council to review. She stated that all of Council's decisions and actions are made in public at the Council Meetings. She advised the assembly to look at upcoming agendas on the City's website to see when Council takes action on the issue. She stated that if the moratorium passed on first reading it would come back before Council at the August 1, 2017 Council Meeting for second reading.

She stated that it may or may not pass the second reading depending on if a zoning change is created to address the issue.

Ms. Vance explained that any change made to the Zoning Ordinance has to go before the City's Planning Commission and then before Council for first and second reading. She stated that this moratorium does not pertain to anyone that already has a boat or recreational vehicle in the appropriate place or already has a special exception. It only applies to anyone requesting a new special exception to have their recreational vehicle in their front or side yard.

Council Member Carter stated that he and Council appreciate everyone's passion and advocacy that spoke. He stated that the Strategic Planning Session was the following week and he urged everyone to continue their advocacy.

Mayor Partin called the question which was unanimously approved by roll call vote.

A. Discussion and Approval of Ordinance 2017-07 Amending Budget Ordinance Adopted June 21, 2017 (Ordinance 2017-05) to Correct Scrivener's Errors as to Millage and Fees – First Reading

Ms. Vance stated that there was an error in the Ordinance adopting the FY17/18 budget. The Ordinance incorrectly stated that the new millage rate would be 50.67. The new millage rate is actually 47.69. 50.67 is the value of a mill for the City of Cayce. One mill is worth over \$50,000 today. The assessed value of the City of Cayce has improved which means that the value of the property in the City has improved. Ms. Vance stated that the Ordinance corrects that error and includes language stating that the Master Fee Schedule is incorporated into and adopted as part of the Budget Ordinance. She stated that staff wants to ensure that the Master Fee Schedule is part of the budget so anyone that wants to know a City fee can look in one place for all City fees.

Council Member Carter made a motion to approve Ordinance 2017-07 on first reading. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Ms. Vance stated that staff has been working diligently on gathering information and getting each department's Five Year Plan for the Strategic Planning Session. She stated staff also has been working on the Bond issue for the TIF. She stated that the City did receive an A Rating for the bonds which helps with the cost of borrowing

money. Ms. Vance stated that with an A Rating the City does not have to have a debt service fund, it reduces the debt coverage ratio and increases the amount of money the City can borrow.

Ms. Vance stated that the Midlands Habitat for Humanity have acquired five lots on Tree Street and will start building four houses on the lots in the Spring of 2018. She stated that work continues on Ms. Anderson's house that was damaged in a fire even though Ms. Anderson has passed. Habitat will finish the original house in her honor for all that she gave to the community.

Committee Matters

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

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

Planning Commission – April 17, 2017
Board of Zoning Appeals – May 15, 2017

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

Council Comments

Council Member Carter asked staff the status of the Demolition of Unsafe Structures Program. Ms. Vance stated she would have an updated list of properties for Council at the Strategic Planning Session. Council Member Jenkins asked if the City was going to spray for mosquitos. Ms. Vance stated that Lexington County performs vector control for the entire county. She stated there is one person that handles this for the entire county.

Executive Session

- A. Receipt of legal advice relating to claims and potential claims by and against the city and other matters covered by the attorney-client privilege
- B. Discussion of negotiations incident to proposed contractual arrangements Relating to the City's Tax Increment Finance District
- C. Discussion of negotiations incident to proposed contractual arrangements Relating to a new franchise agreement with SCE&G

- D. Discussion of negotiations incident to proposed contractual arrangements Relating to an agreement with SCE&G regarding the Knox Abbott Drive Pedestrian Safety and Calming Project

Mayor Partin stated that Items VIII. C. and VIII. D. were not going to be discussed in Executive Session due to no new information on either item. Council Member Almond made a motion to move into Executive Session. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Reconvene

After the Executive Session was concluded, Council Member Almond made a motion to reconvene the Regular meeting. Council Member Corley 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

No action was taken after Executive Session.

Adjourn

There being no further business, Council Member Carter made a motion to adjourn the meeting. Council Member Almond seconded the motion which was unanimously approved by roll call vote. The meeting adjourned at 8:13 p.m.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, Municipal Clerk

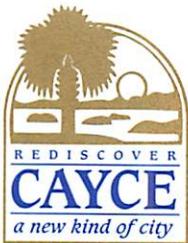
First of all I would like to commend the Enforcement team for all the positive work that have done. As I ride around the city there is evidence of this. I would like to site one in particular in Edenwood — the house was covered with vines, the shrubbery was covered with vines and growing to the roof. Today the vines are gone, the shrubbery is gone and the yard cut. It is not the ideal for the community but at least it does not look like and abandoned house. There is lots of work still to be done if we are to have the ideal city.

I read in The State paper just a few weeks ago about the BMW plant in Greer and why they decided to put the plant in that location. It seemed that the German search team rode over the city time after time looking at the homes and surrounding areas and how well they were taken care of. They felt that if the people took pride in their homes and surrounding they would take pride in their work. And this my friends tells you how a little small struggling city and community with a great deal of pride became the home of South Carolina number one growing business.

Cayce can do the same thing. We have the potential; we have the closeness to the city of Columbia and the capital. We have the Riverwalk, the history and the two Interstates right in our back yard. Now how many cities have this big package of potential. Remember what BMW was looking for — PRIDE IN THEIR HOMES AND SURROUNDING AREAS. We have to continue to make improvements. Right now I am concerned about several things that need to be done right away. 1. PARKING OF CARS – people are using their lawns for parking, some are not even using their parking pads. We must stop this because the grass is being killed and ruts are forming in the yard. I know there is an ordinance already that deals with parking but I feel it must be looked at again and reevaluated. 2. In order to become a city that takes PRIDE in its surroundings we must be mindful of its TREES. We need an ordinance that says before a tree can be cut it must be evaluated by an arborist and they make the decision as to the need of cutting this tree. No exceptions to be made if the tree is in good condition. As all of you know, trees add comfort and beauty to any city. Look at Summerville and Charleston and how much effort they go to preserve their trees. 3. The exits from the Interstate 26 –and Charleston Highway is a wreck. Garbage all under the bridge and along the exit ramps, businesses that look run down with no shrubbery or trees. Does this tell the people that are coming off the Highway what Cayce is all about? I am not sure if the vacant lot adjacent to Waffle house is a repair shop for big trucks or not but it seems every time I pass there a big truck is being worked on. The repair shop next to Waffle House is a junk pile, old tires thrown around and uncut grass along with trash in the grass. Should the city not impress on businesses that they represent their city and when they let their business look bad that makes the whole city look bad. There again is a case of not taking PRIDE in our surrounds? I would like to see the city while the new water system is being put in add a sprinkler systems at each interstate exit and plant shrubbery and trees such as the Imo exit has done. 4. Travel trailers/buses and boats. It is my understanding that this ordinance is being looked at again by the council. If people are allowed to park all of their recreational TOYS in their yards then a neighborhood will began to look like a storage lot. Is this what the city wants? When a travel trailer/bus or boat is purchased the owner knows what the ordinance is but so many people think they can skirt around the law or they can beg a little and an exception will be made for them. When you start making exceptions to an ordinance you might as well not have one because you have ~~lost~~ the authority it presents. PRIDE in our surrounds, is that what is happening here.

lost

My dream is for Cayce to be a place that people drive thru and say THIS IS WHERE I WOULD LIKE TO LIVE. THESE PEOPLE TAKES CARE OF THEIR HOMES AND TAKE PRIDE IN THEIR SURROUNDS. Thank you for listening to me and I hope that what I have said will make an impact on you.



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CITY OF CAYCE
Council Strategic Planning Session
Marriott Hotel, Hilton Head Island
Wednesday, July 19, 2017
9:00 a.m. - 5:00 p.m.

A Council Strategic Planning Session was held today at 9:00 a.m. at the Marriott Hotel in Hilton Head. Council and staff were in Hilton Head for the Municipal Association of South Carolina's annual meeting and held the Strategic Planning Session there for convenience. Those present included Mayor Elise Partin, Council Members Tara Almond, Phil Carter, Eva Corley, and James Jenkins. City Manager Rebecca Vance, Shaun Greenwood, Assistant City Manager, Mendy Corder, Municipal Clerk, Byron Snellgrove, Director of Public Safety, Rachelle Moody, Grants Manager and Carroll Williamson, Director of Planning and Development 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.

Mayor Partin gave the invocation and led the assembly in the Pledge of Allegiance.

Discussion Regarding the Items Below

A. Discussion regarding Strategic Planning

Ms. Vance stated that Mr. Jeff Shacker was in attendance to help facilitate the discussion regarding strategic planning. Mr. Shacker is a Field Services Manager with the Municipal Association of South Carolina. He has more than fifteen years of local government experience including approximately twelve years with the City of Newberry where he served as assistant city manager and city manager. He also worked with the Upper Savannah Council of Governments where he worked in regional planning and geographic information systems.

Ms. Vance stated that as part of the rebranding process the City has a proposed new mission statement. "In the City of Cayce, we strive to collaborate with our citizens, business leaders and community groups to deliver excellent services, plan for our future generations all while preserving, protecting and enhancing the quality of life." Council agreed that the proposed mission statement is a good first start. Mayor Partin asked to change "strive to" to "we collaborate".

Ms. Vance stated that strategic planning is a systematic process by which a community anticipates and plans for its future. The way to anticipate the future is through goal setting, and the way to plan for it is by setting the right activities to reach

Mr. Shacker stated that he is going to ask each Council Member to discuss their goals for the City and from those goals objectives and tasks will be chosen to reach the goals. He stated that it is important to have a measurable for each goal so it can be decided what steps need to be taken to achieve the goal. Below are the goals/priorities that each Council Member discussed for the City.

Council Member Jenkins

- Airport Blvd – have better signage in this area of the City to let people know they are in Cayce
- Crackdown on people walking the streets, need more Public Safety presence in neighborhoods
- Bus routes in the City are lacking. People can't access bus because there is only one stop on Knox Abbott Drive. Lexington County Regional Transit Authority has not had a meeting in quite a while. Is it possible to get the bus route to expand in Cayce? Mr. Greenwood stated that if the bus route expands the Dial-A-Ride Transit (DART) service will have to expand as well and that's an expensive component. Council Member Jenkins asked staff to contact the bus system to get data about ridership or potential ridership. Mayor Partin suggested helping people to understand how to use Uber and Lyft. She suggested letting people know all the other alternatives to the bus system – taxi, Uber, Lyft, etc.
- Mowing of right of way, residents maintaining the street in front of their homes is dangerous
- People are not bringing their roll carts in after they are emptied. Staff needs to increase enforcement on this issue and address it with the property owner, not just renters.

Council Member Corley

- Wants the City to have a main street. The City could host events and festivals on "Main Street". Recruit businesses to Main Street, Mom and Pop shops. Locally owned businesses. She would like staff to revisit the retail market assessment and create a game plan for recruiting and incentivizing
- Discussion regarding property registration program – is it causing people to sell homes and increase owner occupied units? Council as a whole wants to see fewer rental properties. Staff reports indeterminable statistics at this point but that is one of the goals of the Property Registration Program. The goal of the Program is to reduce rental properties and promote homeownership. Council would like the City to look into programs that offer down payment assistance. Not just for first time homebuyers. Possibly bring together local banks to see what program they have or could offer. Also possibly create a builders association

- Would like Public Safety to develop a plan to address gang issues in the City and schools

Mayor Partin

- Wants staff to start outsourcing event management so staff is not overwhelmed with so many projects. Asked staff to develop a cost estimate for this and bring to council for approval
- Install sidewalks everywhere so residents can be mobile at any age. Funding options will need to be determined to pay for sidewalks. Staff to work with local schools and encourage them to apply for grants for sidewalks. Piggy back on bike-ped plan for sidewalk development and prioritization. Essential to revitalize the City without displacement.
- Diversify revenue streams so can increase quality of the City without displacing elderly and low income. Ms. Vance stated that annexation is a good option for increased revenue.
- Staff needs an annexation policy and direction from Council
- Work with the Lexington County Recreation Commission to develop plan for facility and program improvements so youth have place to be/things to do
- Gun safety. Need to do something about officers being shot
- Possibly create a fee to place on rental properties. Staff needs to do analysis of code enforcement cases – what percentage are rental vs owner occupied? Within 3 years staff will analyze data and present to council. Analyze statistics during FY19 budget process.
- City needs graffiti policy, all graffiti will be cleaned up within 24 hours.
- Staff needs to create protocol for closing the loop on getting information out to Council and residents. For example, the City posts on the website and social media when the Riverwalk is closed but doesn't post when it re-opens.
- City needs to support secondary events, non-City events in the City. City should support or encourage promotion of these events. Staff may need to create a social media policy regarding what the City supports. Possibly Council could push such events on social media rather than the City.
- Work with apartments in the City and establish mechanism for people moving out to donate unwanted items to reduce what goes into the landfill. Is it possible to require those items to be donated to Habitat for Humanity? Encourage residents that are moving to have a sale for those items and proceeds could be donated.
- The City needs to promote more of the services we provide. For example, vacation watch and sanitation pickup for the elderly or physically challenged. We need to brag more about what we're doing.

Council Member Almond

- Continue to focus on infrastructure; stormwater, sewer, etc. Have staff submit funding options to Council
- Wayfinding signage is needed for the City. Currently only have generic DOT signs. Need wayfinding signage for the Riverwalk, City Hall, etc. Could help brand neighborhoods as well. Research possible grants to pay for signs. A better map of the City with landmarks is needed. ID specific landmarks in the City (boat landing, etc.). City could possibly give grants to neighborhoods to purchase signs.
- Is it possible to work with school district to help positively promote the schools?
- Shopping centers have 18 wheelers and broke down cars parked in their parking lots all the time. It makes people feel unsafe to have people sitting in the transport trucks.
- Possibly post garage sales on the City website and/or social media, could pull information from the sale of garage sale permits on a weekly basis

Council Member Carter

- Continue with demolition program and code enforcement. Encouragement of private property owners to maintain aesthetics. Possibly look into a livability court
- Continue training code enforcement, building officials, customer service reps on customer service to ensure that City employees provide good customer service when working with businesses and potential businesses. For example, code enforcement interactions with roofing company. It is important to provide good customer service to contractors. Sometimes contractors don't want to do work for residents in the City because they don't want to go through process of business license, etc. Promote through PR that the city provides good and streamlined service. Overcome historical bad experiences. Re-train contractors how easy it is. Outreach to contractors.
- Continue public-private partnerships for revitalization. For example, the grammar school. An economic incentives program is in process.
- Work on consistency in code enforcement and consistency in communicating the status of a code enforcement issue

B. Discussion regarding Future Budgets

Ms. Vance stated that in preparation for the discussion regarding revenue projections and expenditure projections the City's department heads updated their 5 Year Plans for their respective departments. The 5 Year Plans list all capital equipment and personnel that will be requested over the next five years. She stated

that the projections illustrate the stagnant nature of the City's revenues and the exponential growth of expenditures and the point at which the two will meet.

Ms. Vance stated that she wanted to make sure Council understood the effect of one year of no increased revenues and the ripple effect it causes. She stated the same effect occurs when needed capital items are not purchased for a year. Mr. Greenwood stated that in 2019 the City's expenditures outpace its revenues. He stated that in 2020 the cost of personnel outpace the City's revenues.

Ms. Vance stated that the City's existing budget initiatives are the Five Year Sanitation Plan, the Five Year Equipment and Vehicle Replacement Plan, the Five Year Computer Replacement Plan, the Employee Benefits Cost Of Living Adjustment Plan and the Four Year Firefighter Plan.

C. Discussion regarding the Public Safety Department

Ms. Vance stated that the Public Safety Department has the largest budget in the General Fund. She stated that the City has a Public Safety model which requires each Officer to be a certified Fire Fighter as well. She stated that the City's officers are some of the lowest paid in the region even though they are required to be both police and fire certified. She stated that the department currently has seventy six employees. Three of these positions are paid for with grants and six new grant positions are proposed in the FY17/18 budget. Chief Snellgrove stated that in 2012 Public Safety received 34,310 calls for service, 33,603 in 2013, 34,558 in 2014, 36,000 in 2015 and 36,039 in 2016.

Discussion was held regarding possibly separating Public Safety into police and fire so there would be personnel only trained as Police Officers and personnel only trained as Fire Fighters. Therefore each staff member would not have to be both police and fire certified. Discussion was held regarding having a hybrid model where some personnel would be trained for both police and fire and the remaining personnel would specialize in only one field. Discussion was also held regarding possibly consolidating with Lexington County or another city. Staff was tasked with researching the cost of each possibility and bringing the information back before Council at a later date.

D. Discussion regarding Planning

Ms. Vance stated that Mr. Carroll Williamson, Director of Planning and Development, was in attendance to discuss the City's current Ordinances regarding accessory buildings and carports, and boats and campers. Mr. Williamson stated that the City is receiving a lot of complaints on these issues so the Ordinances need to be reviewed to see if changes are needed. Currently the definition for an accessory structures is vague and there is not a definition for a carport. He stated that the City receives a lot of complaints regarding carports because residents want to place them where they are presently not allowed.

Mr. Williamson stated that the Ordinance restricts the size of an accessory structure. It cannot be larger than 50% of the principal building. A special exception allows the structure size to be up to 75% of the size of the principal structure. He stated that many of the houses in Cayce are very small, which restricts the size of the accessory buildings.

Mr. Williamson stated that a common complaint is based on the maximum number restriction on how many accessory structures are allowed on a property. Currently the limit is two accessory buildings. He stated that the height restriction often causes problems for homeowners as well. The current Ordinance requires accessory buildings to be five feet less than the height of the principal building.

Mr. Williamson stated that carports are currently regulated the same as accessory buildings. He stated that there is a 35% maximum lot coverage of impermeable surface (includes structures and paved area) element in the Ordinance that applies to carports as well. He stated that since 2011, there have been seven cases requesting a variance from the requirements of this section of the zoning ordinance. Although seven cases were brought to the Board of Zoning Appeals, complaints regarding this regulation are a regular occurrence. He stated that all of these variance requests were in neighborhoods with small lots and small houses, both of which reduce the allowable square footage of the accessory buildings compared with accessory buildings on larger lots with larger houses.

Mr. Williamson stated that there are four criteria to granting variances:

- extraordinary and exceptional conditions pertaining to the particular piece of property.
- That these conditions do not generally apply to other property in the vicinity.
- That because of these conditions, the application of the Zoning Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
- The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

After discussion, Council suggested the following changes to the Ordinance:

- Allow carports in the backyard
- Treat carports separately, not as an accessory building
- Carports have to meet the setback and be built over an improved surface
- Carports cannot be used for general storage
- Allow one carport and two accessory structures

- Allowed square footage of an accessory building – 75% of principal building, no special exceptions allowed
- Limit the height of an accessory structure to no higher than the height of the principal structure
- Boats and campers are not allowed in the front yard but are allowed in the side yard

E. Discussion regarding Stormwater Issues

Ms. Vance reviewed the options for paying for stormwater improvements in the City. She stated that staff has researched federal money options to fund the stormwater improvements and there are very few options. She stated that the level of flooding that the City experiences is not enough to qualify for FEMA money. The one state funding option that may be a possibility is Municipal Capital Improvement Penny Legislation. This would allow cities to implement a capital penny which the City could then use for stormwater. The county level options are the Capital Penny Sales Tax or a Stormwater fee. Lastly, the City could use a Municipal Improvement District, increase millage for new service, debt service and operation and maintenance, or implement a City Stormwater Fee. Ms. Vance asked Council to consider these various funding options for discussion in the near future.

There was not time to discuss annexation or finish the discussion regarding stormwater issues. Ms. Vance stated that staff would schedule another meeting in the near future to discuss these two important items.

Adjourn

Council Member Almond made a motion to adjourn. Council Member Corley seconded the motion which was unanimously approved. There being no further business, the Planning Session adjourned at 5:00 p.m.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, Municipal Clerk

STATE OF SOUTH CAROLINA	)	ORDINANCE 2017-06
	)	Establishing a Temporary Moratorium on
COUNTY OF LEXINGTON	)	Special Exceptions under Zoning
	)	Ordinance Section 9.8 for Parking and
CITY OF CAYCE	)	Storage of Campers, Recreational
	)	Vehicles or Boats in Front or Side Yards
	)	In Residential Districts

WHEREAS, Section 9.8 (“Storage and Use of Campers or Recreational Vehicles in Residential Zones”) of the City Zoning Ordinance provides, in its unnumbered sixth and seventh paragraphs, that the Board of Zoning Appeals may permit, under certain conditions, the issuance of special exceptions to allow campers, recreational vehicles or boats to be parked or stored in front and side yards in a residential district; and

WHEREAS, based on input from residents and other information brought to its attention, the Council is concerned that the granting of such special exceptions may be injurious to the appearance, orderliness and property values of neighborhoods and residential districts; and

WHEREAS, the Council has determined that it is in the interest of the City, and the Council, to declare and impose a temporary suspension or moratorium on applications for and issuance of such special exceptions while Council and City staff and the Planning Commission consider and analyze the impact of such special exceptions on the goals and operation of zoning in residential districts; and

WHEREAS, the Council further determines and finds that a period of one hundred eighty (180) days in duration is the minimum reasonable time needed to determine such impact; and

WHEREAS, the Council believes and finds that it is appropriate to establish, by this Ordinance, a temporary moratorium of one hundred and eighty (180) days on the acceptance and processing of requests or applications for special exceptions, and on the issuance of special exceptions, under Section 9.8 of the Zoning Ordinance,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that:

1. For a period of one hundred and eighty (180) days from the date of adoption of this Ordinance, and pending review by the City of the appropriateness of special exceptions under Section 9.8 of the Zoning Ordinance, the acceptance and processing of applications for such special exceptions, and the issuance of such special exceptions, is temporarily suspended.

2. The Council further intends and declares that the pending ordinance doctrine shall apply so as also to suspend the issuance of any such special exceptions or the taking or processing of any applications or requests for such special exceptions made,

attempted to be made or pending on or after the date of the previous advertisement to the public of Council's intention to give first reading to this Ordinance or on or after the date of first reading of this Ordinance.

3. The Council, by subsequent Ordinance, may extend the temporary suspension and temporary moratorium for a further time period upon appropriate findings.

This Ordinance shall be effective from the date of second and final reading.

DONE IN MEETING DULY ASSEMBLED, this ____ day of _____, 2017.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, Municipal Clerk

First reading: _____

Second reading and adoption: _____

Approved as to form: _____
Danny C. Crowe, City Attorney

Storage and Use of Campers or Recreational Vehicles in Residential Zones

All campers, recreational vehicles and boats must be parked or stored in the rear yard and shall not be within three (3) feet of any property line in a residential district; however, such use may be parked anywhere on the residential lot for a period not to exceed twenty-four (24) hours during loading and unloading if it complies with the visibility and distance provisions.

No more than two (2) campers or recreational vehicles and two (2) boats may be parked or stored on a residentially zoned lot or parcel. For the purpose of this section, multiple lots or parcels that function as one shall be considered as one lot or parcel. The overall height of campers or recreational vehicles shall not exceed twelve (12) feet or boats, which shall not exceed ten (10) feet. Measurement shall be taken from ground level immediately adjacent to either the camper, recreational vehicle or in the case of boats measured from the ground level of the trailer/support blocks.

No more than one (1) towable trailer (not carrying a boat or recreational vehicle) may be parked or stored in a residential district with a maximum length of eighteen (18) feet. Trailers containing mounted equipment such as portable generators, welding equipment, mortar or cement mixers or any other equipment that would be considered commercial in nature shall be prohibited in a residential district unless in conjunction with a valid building and or construction permit.

A camper, recreational vehicle, boat or trailer shall not be considered as "parked or stored" in violation of this section if it is located completely within a garage or accessory building that is legally permitted and totally enclosed.

All campers, recreational vehicles and boats, when required shall have either a valid license or tag for operation either on the roadways or waters of the State when parked in a residential district.

After public notice and hearing, and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit, as a special exception, the parking of campers, recreational vehicles or boats in a front yard if the layout of the property or an obstruction 9-6 makes it impractical to park in the rear or side yard; provided however, that no more than one (1) camper or recreational vehicle and one (1) boat in a front yard in existence at the time of passage of this ordinance, which meet the criteria, can be automatically deemed approved as a special exception, upon written request of the property owner.

Criteria for special exception:

(1) Camper, recreational vehicle or boat to be parked or stored in any front yard shall not impede the visibility of otherwise normal vehicular traffic entering or exiting this property or any adjacent driveways. In the case of corner lots, no parking or storage shall be permitted within the visibility triangle. The visibility triangle is defined as being an area measured from a distance of 25 feet from each paved roadway and a line connecting the two.

(2) Under no circumstances shall said vehicles or boats be parked within ten (10) feet of any paved roadway surface.

(3) The overall height of campers or recreational vehicles shall not exceed twelve (12) feet; boats shall not exceed ten (10) feet. Measurement shall be taken from ground level

immediately adjacent to either the camper, recreational vehicle, or in the case of boats, measured from the ground level of the trailer.

A recreational vehicle may be occupied temporarily for a period of up to seven (7) days upon application and approval of a Temporary Use Permit issued by the Planning and Development office. This application may impose reasonable conditions and criteria for such occupation as necessary to maintain the residential character of the neighborhood

STATE OF SOUTH CAROLINA	)	ORDINANCE 2017-07
	)	Amending Budget Ordinance Adopted
COUNTY OF LEXINGTON	)	June 21, 2017 (Ordinance 2017-05)
	)	To Correct Scrivener's Errors as to
CITY OF CAYCE	)	Millage and Fees

WHEREAS, the Council, on June 21, 2017, adopted a Budget Ordinance (Ordinance 2017-05), which, it has been learned, contains clerical errors in (1) the statement of the millage rate and (2) the failure to reference, in the body of the Ordinance, the express adoption of the Master Fee Schedule that includes revised fee amounts for certain existing types of fees and that was attached to the original of Ordinance 2017-05; and

WHEREAS, the Council wishes to correct those errors by this amendment of Ordinance 2017-05,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that:

1. Ordinance 2017-05 is amended to state the millage rate for both the Lexington County portion of the City of Cayce and the Richland County portion of the City of Cayce as 47.69, rather than 50.67.

2. Ordinance 2017-05 is further amended to re-number the Section 5 therein as Section 6.

3. Ordinance 2017-05 is further amended to add, as a new Section 5, the following:

Section 5. As a part of the revenue portions of this budget, the Council hereby adopts certain new fee amounts for existing fees, as included and set out in the attached Master Fee Schedule. The attached Master Fee Schedule is hereby incorporated into and adopted as a part of this Ordinance. All fee amounts set out therein shall continue in effect from year to year until revised or modified by subsequent Council action.

This Ordinance shall be effective from the date of second and final reading.

DONE IN MEETING DULY ASSEMBLED, this ____ day of _____, 2017.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, Municipal Clerk

First reading: _____

Second reading and adoption: _____

Approved as to form: _____
Danny C. Crowe, City Attorney

STATE OF SOUTH CAROLINA)
)
 COUNTY OF LEXINGTON)
)
 CITY OF CAYCE)
)
)
)
)
)

ORDINANCE 2017-05
To Adopt an Annual Budget, Levy a
Property Tax, and Provide Revenue
for the City of Cayce for the
Fiscal Year Ending June 30, 2018

WHEREAS, State law requires that the Council adopt by ordinance an annual municipal budget and also requires that the Council act by ordinance to levy taxes; and

WHEREAS, the Council wishes to comply with these requirements of State law and believes it is in the interest of the City to adopt the attached Budget and levy a property tax as provided herein; and

WHEREAS, the Council, in order to balance the annual municipal budget as adopted, is required to adjust the millage rate by 2.33 mills, which the Council finds to comply with the millage rate limitations in S.C. Code section 6-1-320(A); and

NOW, THEREFORE, BE IT ORDERED AND ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, as follows:

Section 1. That a property tax, to cover the period from the first day of July, 2017, to the thirtieth day of June, 2018, both inclusive, for the sums and in the manner hereinafter mentioned, at a rate of 47.69 mills on the value of all real estate and personal property of every description owned and used in the Lexington County portion of the City of Cayce, and at a rate of 47.69 mills on the value of all real estate and personal property of every description owned and used in the Richland County portion of the City of Cayce, except such property in either County as is exempt from taxation under the Constitution and laws of the State of South Carolina, is and shall be levied, collected and paid into the Treasury of the County in which the property is situated, for credit to the City of Cayce and for the use and service of the City, including for corporate purposes, for permanent improvements, for the payment of current expenses, and for the payment of interest on and retiring of outstanding bonds of the City. Such tax is levied on such property as is assessed for taxation for County and State purposes.

Section 2. That the Budget attached hereto, the property tax, and the estimated revenue for the payment of the Budget as provided in the Budget are hereby adopted, and the attachment to the original of this Ordinance is hereby incorporated and made a part hereof as fully as if stated word for word herein.

Section 3. That the billing dates, the penalty dates, and the amount of penalty that shall be levied for delinquent taxes shall be the same as those established by the County in which the taxed property is situated and pursuant to State Law.

Section 4. That the City Manager shall administer the Budget and, in doing so and in order to achieve the goals of this Budget, may, among other things, do the following:

- a. Transfer appropriated funds within and between departments and funds as necessary,
- b. Implement controls by fund appropriation, and
- c. Designate continuing projects from fund balances.

Encumbrances will be carried over to the next fiscal year as a reserve to the fund balance. Expenditures approved by Council shall automatically carry amendments to fund appropriations when necessary.

Section 5. As a part of the revenue portions of this budget, the Council hereby adopts certain new fee amounts for existing fees, as included and set out in the attached Master Fee Schedule. The attached Master Fee Schedule is hereby incorporated into and adopted as a part of the Ordinance. All fee amounts set out therein shall continue in effect from year to year until revised or modified by subsequent Council action.

Section 6. If for any reason any sentence, clause or provision of this ordinance shall be declared invalid, such shall not affect the remaining provisions hereof.

This Ordinance shall take effect on the later of second reading approval by Council or July 1, 2017.

DONE IN MEETING DULY ASSEMBLED, this _____ day of June 2017.

Elise Partin, Mayor

ATTEST:

Mendy Corder, Municipal Clerk

First Reading: _____

Public Hearing held: _____

Second and Final Reading: _____

Approved as to form: _____
Danny C. Crowe, City Attorney

City of Cayce Master Fee Schedule

1110 Administration

Item/Description	Basis	Existing Fee
Printing, Reproduction, Documents		
Search/Prep *	Per Hour	\$25.00
Copies (Black & White) 8 ½ x 11"	Per Page	\$0.25
Copies (Color) 8 ½ x 11"	Per Page	\$0.35
Maps 11x17 or smaller	Per Page	\$2.50
Maps larger than 11x17	Per Page	\$5.00
B&W Copies larger than 8 ½ x 11"	Per Page	\$0.30
Video, Audio, CD	Per Disc	\$10.00
Digital, Video Copy on DVD	Per Disc	\$20.00
Postage	Per Parcel	Current Rate
Large Envelope for FOIA Response	Per Envelope	\$1.00
Unless otherwise specified, the fees listed above apply to all		
*Research time involved to locate requested documents		
Election Fes		
Council	Per Election	\$50.00
Mayor	Per Election	\$100.00
Pavilion Key Refundable Deposit Fee	Per Key	\$5.00
Check Return Fee	Per Check	\$30.00

1121 Municipal Court

Item/Description	Basis	Existing Fee
Printing, Reproduction, Documents		
Fax Services	Per fax up to 20 Pages	\$7.00
Certified Copies	Per Page	Cost of copying + \$1.00
Audio Transcripts	Per Request	Free, if blank CD provided by Applicant or regular fees apply

1210 Public Safety

Item/Description	Basis	Fee
Police Services		
Fingerprinting, Civilian – Resident	Per Set Per Set	\$20.00
Fingerprinting, Civilian – Non-resident		\$30.00
Off-Duty Police Officer	Per Hour, Per Officer	\$42.50
Funeral Escorts	Each	\$100.00
Records – Public Safety		
Police Report Copy Fee (No fee for victim)	Per Report up to 3 pages plus per page	\$ 5.00 + .25 cents per page above 3
Accident Report	Per Report up to 3 pages plus per page	\$10.00
Police Photographs, Audio or Video Recordings	Per Fee plus actual costs	\$25.00
Animal Services		
Impoundment Fees	1 st Offense	\$40.00
	2 nd Offense	\$80.00
	3 rd Offense	\$160.00
Fire Department		
CPR Class (10 Students MAX per Instructor)	Per Instructor	\$100.00
First Aid Class (10 Students MAX per Instructor)	Per Instructor	\$100.00
CPR Certification Cards	Per Card	\$5.00
First Aid Certification Cards	Per Card	\$5.00
Blue Sign Program (Address Markers)		
Sign with Numbers only	Each	\$15.00
Sign on 2"x 4" Post	Each	\$18.00
Sign on 2"x 4" Post (INSTALLED)	Each	\$20.00
Sign on 4"x 4" Post	Each	\$20.00
Sign on 4"x 4" Post (INSTALLED)	Each	\$25.00
Police Permits		
Precious Metal Permit	Per Permit, Allowed by State Law	\$50.00

City of Cayce
 Master Fee Schedule 2017

Rotation Wrecker Services (per City Ordinance)		
Vehicle Towed that is abandoned/parked unlawfully	Per Vehicle	\$85.00
Vehicle Towed for Violation	Per Vehicle	\$85.00
Vehicle Towed as a Result of Collision or Mechanical Breakdown	Per Vehicle	\$135.00
Heavy Duty Vehicle Towed as a Result of a Collision or Mechanical Breakdown	Per Hour	\$110.00
"No Tow" fee if owner claims vehicle before towing company leaves scene	Per Vehicle	\$35.00
Roadside Assistance (Tire Changes / Jump Starts)	Per Occurrence	\$35.00
Storage for All Vehicles (No Charge if vehicle claimed during same calendar day)	Per Day	\$20.00

Item/Description	Basis	Fee
Sprinkler Plan Review (New Systems)		
≤ 20 heads	Each plan	\$50.00
21-50 heads	Each plan	\$75.00
101 – 200 heads	Each plan	\$100.00
> 200 heads	Each plan	\$200.00
	Each Additional 100 Heads or fraction thereof	\$50.00 (\$500.00 MAX)
Same fees for renovated or remodeled systems*		
Kitchen Hood Extinguishing System Plan Review		
System Plan	Each Plan	\$75.00
Construction Plan Review *		
Commercial (New)	Per 1,000 sq. ft.	\$25.00 (Max \$500.00)
Commercial Alterations	Per 2,500 sq. ft.	\$25.00 (Max \$200.00)
Residential (Multi-Family)	Per 1,000 sq. ft.	\$25.00 (Max \$500.00)
* Fees only applicable when Building Official Review is not required.		

City of Cayce
 Master Fee Schedule 2017

Fire Alarm Systems Plan Review		
< 20 devices	Each plan	\$25.00
21 – 50 devices	Each plan	\$50.00
51 – 75 devices	Each plan	\$75.00
76 – 100 devices	Each plan	\$100.00
> 100 devices (add \$25.00 for each additional 50 devices or fraction thereof)	Each Plan	\$100.00
	Each Device above 100	\$25.00 (\$300.00 MAX)
Other plans not specifically listed	Each plan	\$75.00
New Sprinkler System Permit Fees		
1 – 10 heads	Each permit	\$110.00
11 – 25 heads	Each permit	\$165.00
26 – 200 heads	Each permit	\$220.00
> 200	Each permit	\$220.00
	Each head above 200	\$0.50
		\$2,000.00 (MAX)
Sprinkler Modification Permit Fees		
2 -20 heads	Each permit	\$35.00
21 – 100 heads	Each permit	\$75.00
101 – 200 heads	Each permit	\$150.00
> 200 heads	Each permit	\$150.00
	Each head above 200	\$0.25
		\$2000.00 (MAX)
Permit not required when modifying less than 2		
New Alarm System Permit Fees		
1 – 10 devices	Each permit	\$100.00
11 – 25 devices	Each permit	\$165.00
26 – 200 devices	Each permit	\$220.00
> 200 devices	Each permit	\$220.00
	Each device above 200	\$0.50
		\$1,000.00 (MAX)

City of Cayce
Master Fee Schedule 2017

Fire Alarm System Remodel Permit Fees		
1 – 5 devices	Each permit	\$35.00
6 – 25 devices	Each permit	\$75.00
26 – 100 devices	Each permit	\$150.00
101 – 200 devices	Each permit	\$220.00
> 200 devices	Each permit	\$220.00
	Each device above 200	\$0.50
		\$1,000.00 (MAX)
Clean Agent Extinguishing System Permit Fees		
1 – 50 heads	Each permit	\$150.00
> 500 heads	Each Permit	150
	Each head above 50	0.5
		\$2,000.00 (MAX)
Misc. Fire Permit Fees		
Dry and Wet Chemical Systems	Each permit	\$75.00
Standpipe Systems	Each permit	\$75.00
Radio Repeaters (BDA's)	Each permit	\$150.00
Carbon Dioxide Tanks (100 lbs or more)	Each permit	\$75.00
Re- Inspection (New Construction, Remodel, No Show/Missed appointments)	Each permit (per building)	\$50.00
*All other permits per IFC Section 105	Each permit	\$75.00
Fire Marshall Fees		
Fire Pump Test	Per test	\$150.00
Standpipe Flow Test	Per test	\$100.00
(additional test at same location)	Per test	\$50.00
Spray Paint Booth	Per inspection	\$200.00
Kitchen Hood Extinguishing System Test	Per test	\$150.00
Occupancy Card Request	Per card	\$30.00
Duplicate Occupancy Card	Per card	\$10.00
Property or Insurance Request	Each request	\$15.00
Special Duty Rate for Fire Marshal	Per hour	\$42.50

1337 Sanitation

Item/Description	Basis	Existing Fee
Bags and Containers		
Black Garbage Bags	Per Roll	\$10.00
Yard Debris Bags	Per Bag	\$5.00
Recycle Bins	Per Bin	\$10.00
Rollcart *	Per Rollcart	Actual Cost
* To replace rollcarts damaged or destroyed by anyone other than the City		
Garbage and Debris		
Residential Curbside Garbage & Recycling Pickup	Per Month	\$12.00
Tires with or without rims *	Per Tire	\$5.00
Construction Debris **	Per 20 Yard Container	\$200.00
	Per 30 Yard Container	\$300.00
Non-Residential Rollcart Pickup	Per Rollcart Per Month	\$12.00
Excessive Residential Yard Debris ***	Per Truck Load	\$100.00
* Payment required in advance		
** Service provided upon special request. Payment is required in advance. Large rocks and dirt are excluded.		
*** Fee will be determined by Supervisor on site according to apportionment based on a per truck load basis.		

1463 Planning and Development

Building Permit Fees - Residential

Item/Description	Basis	Existing Fee
Residential		
Building Permit		
\$2,999 and Under	Minimum Fee	\$25.00
\$3,000 to \$49,999.99	For 1st \$3,000	\$25.00
	Per \$1,000 thereafter	\$5.00
\$50,000 to \$499,999.99	For 1st \$50,000	\$260.00
	Per \$1,000 thereafter	\$4.00
\$500,000 and Up	For 1st \$500,000	\$1,800.00
	Per \$1,000 thereafter	\$3.00
Plumbing Permit	1st 3 fixtures	\$30.00
	Per fixture after 3	\$5.00
Plumbing Permit - No Fixtures	First \$3,000	\$30.00
	Per \$1,000 thereafter	Building permit rates apply
HVAC, Electrical, Gas (Mechanical) Permits		
\$2,999.99 and under	Minimum Fee	\$30.00
\$3,000 and up	First \$3,000	\$30.00
	Per \$1,000 thereafter	Use Residential Building Fees
Plan Review Fee	Per Plan	10% of building permit fee + direct costs (if incurred)

Building Permit Fees - Commercial

Item/Description	Basis	Existing Fee
Commercial		
Building Permits		
\$2,999 and Under	Minimum Fee	\$50.00
\$3,000 to \$49,999.99	For 1st \$3,000	\$50.00
	Per \$1,000 thereafter	\$7.00
\$50,000 to \$99,999.99	For 1st \$50,000	\$330.00
	Per \$1,000 thereafter	\$6.00
\$100,000 to \$499,999.99	For 1st \$500,000	\$600.00
	Per \$1,000 thereafter	\$5.00
\$500,000 to \$999,999.99	For 1st \$500,000	\$2,000.00
	Per \$1,000 thereafter	\$4.00
\$1,000,000 to \$499,999.99	For 1st \$1,000,000	\$3,500.00
	Per \$1,000 thereafter	\$3.00
\$10,000,000 and up	For 1st \$10,000,000	\$20,000.00
	Per \$1,000 thereafter	\$2.00
Plumbing Permit	First \$3,000	\$30.00
	Per \$1,000 thereafter	Use Commercial Permit Fees
In addition to job value	1st 3 fixtures	\$30.00
	Per fixture after 3	\$5.00
HVAC, Electrical, Gas (Mechanical) Permits		
\$2,999.99 and under	Minimum Fee	\$30.00
\$3,000 and up	First \$3,000	\$30.00
	Per \$1,000 thereafter	Use Commercial Building Fees
Plan Review Fee	Per Plan	50% of building permit fee + direct costs or pass through costs

Business License Rates

RATE CLASS	INCOME: 0 - \$2,000 MINIMUM TAX	INCOME OVER \$2,000 Rate per Thousand or fraction thereof
1	\$20.00	\$1.15
2	\$25.00	\$1.20
3	\$30.00	\$1.25
4	\$35.00	\$1.30
5	\$40.00	\$1.35
6	\$45.00	\$1.40
7	\$50.00	\$1.45
8	See individual business	In Class 8

NONRESIDENT RATES
 Unless otherwise specifically provided, all minimum taxes and rates shall be doubled for nonresidents and itinerants having no fixed principal place of business within the municipality.

Class 8 Rates

Power company	8	\$60	\$1.45
Contractor **	8.1	\$30	\$1.25
8B railroad	8.2	\$410	
Taxi **	8.21	\$30	\$1.25
Telephone	8.3	\$30	\$1.25
Cable	8.4	\$50	\$1.45
Junk/scrap **	8.41	\$60	\$2.45
Pawn	8.42	\$400	\$1.70
Auto/motor	8.5	\$20	\$0.95
Peddlers **	8.6	\$135	\$3.05
Peddlers seasonal **	8.61	\$20	\$3.05
Insurance *	8.7		
Coin operated per machine	8.8	\$12.50	
Coin machine gross receipts **	8.81	\$35	\$1.30
Amusement per machine	8.82	\$12.50	
Amusement gross receipts **	8.83	\$35	\$1.30
Bingo	8.9	\$300	\$3.05
Carnivals / circus	8.91	\$200	\$5.05
Drinking place	8.92	\$265	\$5.55
Pool hall	9	\$25	\$1.80

*NAICS 52411 – Life, Health and Accident.....0.75% of Gross Premiums
 NAICS 524126 – Fire and Casualty (Licensed in SC).....2% of Gross Premiums
 NAICS 524127 – Title Insurance.....2% of Gross Premiums

** Non-resident Rates Apply

Business License Declining Rates

Declining Rates apply in all Classes for gross income in excess of \$5,000,000.00	
Gross Income in \$ Millions	Percent of Class Rate for each additional \$1,000
0-5	100%
5-7	95%
7-9	90%
9-110	85%
Over 110	45%

Inspection Fees

Item/Description	Basis	Existing Fee
Residential		
1st Re-inspection	Per Inspection	\$25.00
2nd Re-inspection	Per Inspection	\$50.00
3rd Re-inspection	Per Inspection	\$75.00
Re-inspection of Building Final	Per Inspection	\$0.00
Safety Insection (No Permit)	Per Inspection	\$15.00
Failure to obtain inspection approval	Per Inspection	\$50.00
Commercial		
1st Re-inspection	Per Inspection	\$50.00
2nd Re-inspection	Per Inspection	\$100.00
3rd Re-inspection	Per Inspection	\$150.00
Re-inspection of Building Final	Per Inspection	\$0.00
Safety Insection (No Permit)	Per Inspection	\$15.00
Failure to obtain inspection approval	Per Inspection	\$50.00

Miscellaneous Fees

Garage Sale Permit	Per Day	\$5.00
Mobile Home Permit	Per Mobile Home	\$50.00
Demolition Permit	Per Structure	\$50.00
Communication Tower Permit	Per Tower	Same fee as commercial building permit and plan review fees.
Deposit for Tower Removal	Per Tower	10%
Land Disturbance	Per Property	Same fee as commercial building permit and plan review fees.
Zoning Permit	Per Property	No cost
Zoning Ordinance (Copy)	Per Copy, Picked Up	\$20.00
	Per Copy, Mailed	\$25.00

Property Maintenance Code Fees

Item/Description	Basis	Fee
Board of Appeals		
Application for Appeal	Per Application	\$150.00
Legal Fees		
Fees for Legal Services	Charges incurred by the City for the related legal services of its retained attorneys	Actual Charges
Demolition Fees		
Fees for Demolition Services	Charges incurred by the City for the Demolition services of the chosen Contractor	Actual Charges
	Charges incurred by the City for the Lot Clearing services of the chosen Contractor	Actual Charges
	Charges incurred by the City for Environmental Cleanup services	Actual Charges
Fees for Lot Clearing		Actual Charges
Fees for Environmental Cleanup		Actual Charges
- Includes reseeding and any other measures required for proper soil stabilization or other stormwater requirements		
Unsafe Structure Inspection Fees		
Fees for Inspection Services		
Preliminary Site Inspection	1 st Inspection	Free
Re-Inspection	Per Inspection	\$50. 00
Administrative Fees		
Condemnation Resulting in Demolition	Per Property	\$250.00
Utility Fees		
Water and Sewer shutoff fees and Water Meter removal	Per Property	\$50.00

Sign Permits

Item/Description	Basis	Existing Fee
Sign Permits		
\$1,999.99 and under	Per Sign	\$25.00
\$2,000 to \$2,999.99	Per Sign	\$50.00
\$3,000.00 and up		Same as Commercial Building Permit Fees
Temporary Sign Permit	Per Sign	\$25.00
Sign Deposit Fees (Permanent Signs Only)	Per Permanent Sign	5.00%

Zoning Plan Review Fees

Item/Description	Basis	Existing Fee
Subdivision Review		
Preliminary Plat review	Per Plat	\$100.00
	Per Lot	\$15.00
Preliminary Plat Revision	Per Plat Revision	\$50.00
	Per Lot	\$5.00
Final Plat review	Per Plat	\$100.00
	Per Lot	\$10.00
Final Plat Revision	Per Plat Revision	\$100.00
	Per Lot	\$10.00
PUD and plat amendments	Per Amendment Request	\$100.00
		+ Attorney Fees
Annexation *		
100% petition	Per Request	\$150.00
75% petition	Per Request	\$250.00
20% Petition	Per Request	\$350.00
* Annexations initiated at the request of the City of Cayce may have fees waived.		

Zoning Requests & Appeals

Item/Description	Basis	Existing Fee
	Per Request	
Zoning Requests & Appeals		
Zoning Map amendments	Per Request	\$200.00
BZA appeals	Per Request	\$125.00
Other PC requests	Per Request	\$150.00
PUD Development	Per Request	\$250.00
		+ Attorney Fees
Plotter/Large format copies	Per Copy	\$10.00

1909 Utility Billing

Section I

Item/Description	Basis	Existing Fee
Water and Sewer Rates and Bill Codes	All are Bi-Monthly unless otherwise noted	
W1 3/4 " Inside Residential Water	Base Rate Usage per 1,000 Gallons	\$ 11.40 \$ 3.59
W2 3/4" Inside Residential Irrigation	Base Rate Usage per 1,000 Gallons	Combined w/water \$ 3.59
W10 3/4" Inside Commercial Water	Base Rate Usage per 1,000 Gallons	\$ 11.40 \$ 4.40
W11 1" Inside Commercial Water	Base Rate Usage per 1,000 Gallons	\$ 28.46 \$ 4.40
W12 1 1/2" Inside Commercial Water	Base Rate Usage per 1,000 Gallons	\$ 56.96 \$ 4.40
W13 2" Inside Commercial Water	Base Rate Usage per 1,000 Gallons	\$ 91.12 \$ 4.40
W14 3" Inside Commercial Water	Base Rate Usage per 1,000 Gallons	\$ 170.85 \$ 4.40
W15 4" Inside Comercial Water	Base Rate Usage per 1,000 Gallons	\$ 455.59 \$ 4.40
W16 6" Inside Commercial Water	Base Rate Usage per 1,000 Gallons	\$ 683.39 \$ 4.40
W17 8" Inside Commercial Water	Base Rate Usage per 1,000 Gallons	\$ 854.23 \$ 4.40

City of Cayce
 Master Fee Schedule 2017

W18 8" Inside Hydrant	Base Rate	\$ 170.85
	Usage per 1,000 Gallons	\$ 4.40
W30 City of Cayce Non-Billed	Monthly	\$ -
W31 Inside Fireline		\$ -
W50 3/4" Outside Residential Water	Base Rate	\$ 22.80
	Usage per 1,000 Gallons	\$ 7.18
W51 3/4" Outside Residential Irrigation	Base Rate	Combined w/water
	Usage per 1,000 Gallons		$ 7.18
W60 3/4" Outside Commercial Water	Base Rate	\$ 22.80
	Usage per 1,000 Gallons	\$ 8.80
W61 1" Outside Commercial Water	Base Rate	\$ 56.92
	Usage per 1,000 Gallons	\$ 8.80
W62 1 1/2" Outside Commercial Water	Base Rate	\$ 113.92
	Usage per 1,000 Gallons	\$ 8.80
W63 2" Outside Commercial Water	Base Rate	\$ 182.24
	Usage per 1,000 Gallons	\$ 8.80
W64 3" Outside Commercial Water	Base Rate	\$ 341.70
	Usage per 1,000 Gallons	\$ 8.80
W65 4" Outside Commercial Water	Base Rate	\$ 911.18
	Usage per 1,000 Gallons	\$ 8.80
W66 6" Outside Commercial Water	Base Rate	\$ 1,366.78
	Usage per 1,000 Gallons	\$ 8.80
W67 8" Outside Commercial Water	Base Rate	\$ 1,708.46
	Usage per 1,000 Gallons	\$ 8.80
W68 Flat Rate Water Residential	Flat Rate	\$ 23.09

City of Cayce
 Master Fee Schedule 2017

W69 Outside Hydrant	Base Rate	\$ 341.70
	Usage per 1,000 Gallons	\$ 8.80
W80 Outside Fire Hydrant Fee-Residential	Per Unit	\$ 8.00
Outside Hydrant Fee-Industrial, manufacturing, warehouses, truck terminals	Square footage over 10,000 sq. ft. will be assessed \$1.01 per thousand Sq. Ft. or fraction thereof.	\$ 100.00
Outside Hydrant Fee-Schools	Private & Public	\$ 100.00
Outside Hydrant Fee-Auto Freight Terminals	Flat Fee	\$ 120.00
Outside Hydrant Fee-Motels	First unit plus each additional unit \$1.39 each	\$ 6.00
Outside Hydrant Fee-Restaurants	Per Unit	\$ 40.00
Outside Hydrant Fee-Apartments	First unit plus each additional unit \$4.00 each	\$ 6.00
Outside Hydrant Fee-Service Stations	Per Station	\$ 40.00
Outside Hydrant Fee-Trailer Parks	First unit plus each additional unit \$4.00 each	\$ 6.00
Outside Hydrant Fee-Small Retail or Wholesale Businesses	Flat Fee	\$ 40.00
W81 Outside Fireline	N/A	\$ -
S1 3/4" Inside Residential Sewer	Base Rate	\$ 12.36
	Usage per 1,000 Gallons of Wa	\$ 2.40
S2 Inside Flat Rate Sewer	Flat Rate	\$ 41.12
S3 Inside Unmetered Tree St Sewer	Flat Rate	\$ 41.12
S10 3/4" Inside Commercial Sewer	Base Rate	\$ 12.36
	Usage per 1,000 Gallons of Wa	\$ 3.01
S11 1" Inside Commercial Sewer	Base Rate	\$ 30.90
	Usage per 1,000 Gallons of Wa	\$ 3.01

City of Cayce
 Master Fee Schedule 2017

S12 1 1/2" Inside Commercial sewer	Base Rate	\$ 61.81
	Usage per 1,000 Gallons of Wa	\$ 3.01
S13 2" Inside Commercial Sewer	Base Rate	\$ 98.85
	Usage per 1,000 Gallons of Wa	\$ 3.01
S14 3" Inside Commercial Sewer	Base Rate	\$ 185.37
	Usage per 1,000 Gallons of Wa	\$ 3.01
S15 4" Inside Commercial Sewer	Base Rate	\$ 494.26
	Usage per 1,000 Gallons of Wa	\$ 3.01
S16 6" Inside Commercial Sewer	Base Rate	\$ 741.39
	Usage per 1,000 Gallons of Wa	\$ 3.01
S17 8" Inside Commercial Sewer	Base Rate	\$ 926.75
	Usage per 1,000 Gallons of Wa	\$ 3.01
S21 SMI Industrial Rate Inside Sewer	Base Rate	\$ 494.26
	Usage per 1,000 Gallons of Wa	\$ 3.01
S30 City of Cayce Cons.	Monthly	\$ -
S50 3/4" Outside Residential Sewer	Base Rate	\$ 24.72
	Usage per 1,000 Gallons of Wa	\$ 4.80
S51 Lloydwood Rt 100 Outside Sewer	Base Rate	\$ 24.72
	Usage per 1,000 Gallons of Wa	\$ 4.80
S52 Shadblow Rt 180 Outside Sewer	Base Rate	\$ 24.72
	Usage per 1,000 Gallons of Wa	\$ 4.80
S53 Cedarwood Flat Rate Outside Sewer	Flat Rate - Bi-Monthly	\$ 82.24
S60 3/4" Outside Commercial Sewer	Base Rate	\$ 24.72
	Usage per 1,000 Gallons of Wa	\$ 6.02

City of Cayce
 Master Fee Schedule 2017

S61 1" Outside Commercial Sewer	Base Rate Usage per 1,000 Gallons of Wa	\$ 61.80 \$ 6.02
S62 1 1/2" Outside Commercial Sewer	Base Rate Usage per 1,000 Gallons of Wa	\$ 123.62 \$ 6.02
S63 2" Outside Commercial Sewer	Base Rate Usage per 1,000 Gallons of Wa	\$ 197.70 \$ 6.02
S64 3" Outside Commercial Sewer	Base Rate Usage per 1,000 Gallons of Wa	\$ 370.74 \$ 6.02
S65 4" Outside Commercial Sewer	Base Rate Usage per 1,000 Gallons of Wa	\$ 988.52 \$ 6.02
S66 6" Outside Commercial Sewer	Base Rate Usage per 1,000 Gallons of Wa	\$ 1,482.78 \$ 6.02
S67 8" Outside Commercial Sewer	Base Rate Usage per 1,000 Gallons of Wa	\$ 1,853.50 \$ 6.02
S68 Outside Cola Farms Sewer	Base Rate Usage per 1,000 Gallons of Wa	\$ 1,482.78 \$ 6.02
S70 Outside Flat Rate Commercial MS	Flat Rate Monthly - not in use per unit	\$ 53.96
S71 Outside Flat Rate Res Midland Sewer	Flat Rate Monthly - incl comm per unit	\$ 53.96
S72 Outside Flat Rate Mobile Home MS	Flat Rate Monthly	\$ 40.47
S73 Outside No Meter Flat Rate Sewer	Flat Rate Bi-Monthly	\$ 82.24
S85 Outside Lloydwood SW Capacity Mnt	Sewer Capacity Bi-Monthly	\$ 20.00

Section II

Item/ Description	Basis	Existing Fee
Contract Customers		
S90 Town of Lexington	Per Contract	Per Contract
S91 JMWSC 15% Coverage	Per Contract	Per Contract
S92 JMWSC Bond	Per Contract	Per Contract
S93 Town of Lexington - MC	Per Contract	Per Contract
S94 Town of Lex Mile Crk CPTL Chg	Per Contract	Per Contract
S95 Town of Lex Mile Crk Trans Chg	Per Contract	Per Contract
S96 JMWSC Old Barnwell	Per Contract	Per Contract
S97 JMWSC Old Barn CPTL Chg	Per Contract	Per Contract
S98 JMWSC Old Barn Trans Chg	Per Contract	Per Contract
S99 JMWSC Old Barn DEP Chg	Per Contract	Per Contract

Section III

Item/ Description	Basis	Existing Fee
Capacity and Tap Charges		
CA1 Inside Water Capacity per REU 3/4" & 1"	Per REU	\$465.00
CA2 Inside Sewer Capacity per REU 4" & 6"	Per REU	\$1,570.00
WT1 Inside 3/4" Res and Comm Water Tap	Per Tap	\$1,500.00
1" Inside Res and Commercial Water Tap	Per Tap	\$1,700.00
2" Commercial Inside Water Tap-8" main	Per Tap	\$3,500.00
2" or Less By-Pass Assembly	Per Assembly	\$300.00
3" and Larger Commercial Inside Wa Tap	Per Tap	
3" or Less By-Pass Assembly	Per Assembly	\$300.00
3" and Larger Administrative Fee	Administrative Fee	
ST1 Inside Sewer Tap 4" & 6"	Per Tap	\$1,250.00
CA3 Outside Water Capacity per REU 3/4" & 1"	Per REU	\$930.00
CA4 Outside Sewer Capacity per REU 4" & 6"	Per REU	\$2,500.00
WT2 Outside 3/4" Res and Commercial Water Tap	Per Tap	\$1,500.00

City of Cayce
Master Fee Schedule 2017

1" Outside Res and Commercial Water Tap	Per Tap	\$1,700.00
2" Commercial Outside Water Tap	Per Tap	\$3,500.00
2" or Less By-Pass Assembly	Per Assembly	\$300.00
3" and Larger Commercial Outside Wa Tap	Per Tap + 7.7%	
3" or Less By-Pass Assembly	Per Assembly	\$300.00
3" and Larger Administrative Fee	Administrative Fee	\$200.00
ST2 Outside Sewer Tap 4" &6"	Per Tap	\$1,250.00
Residential Irrigation Meter 3/4"	Per Meter	\$350.00
3/4" AMR Meter	Per Unit	\$191.00
1" and Above AMR Meter	Per Unit	Actual Cost
6" Fire Line Service Tap Inside City	Per Tap	\$5,000.00
8" Fire Line Service Tap Inside City	Per Tap	
10" Fire Line Service Tap Inside City	Per Tap	\$15,000.00
12" Fire Line Service Tap Inside City	Per Tap	\$20,000.00
6" Fire Line Service Tap Outside City	Per Tap	\$10,000.00
8" Fire Line Service Tap Outside City	Per Tap	\$20,000.00
10" Fire Line Service Tap Outside City	Per Tap	\$30,000.00
12" Fire Line Service Tap Outside City	Per Tap	\$40,000.00
Hydrant Flow Test	Per Test	\$150.00

Section IV

Item/ Description	Basis	Fee
Set-Up Fees		
SU1 Inside Water Set-Up Fee	Processing Fee & Labor	\$ 50
SU2 Inside Sewer Set-Up Fee	Processing Fee & Labor	\$ 50
SU3 Outside Water Set-Up Fee	Processing Fee & Labor	\$ 75
SU4 Outside Sewer Set-Up Fee	Processing Fee & Labor	\$ 75
Hydrant Meter Set-Up Fee	Processing Fee & Labor	\$250.00

Section V

Item/ Description	Basis	Fee
Insufficient Funds/ Chargebacks		
Returned Check Fee	Per Check Returned	\$ 30.00
Credit Card Chargeback Fee	Per Chargeback	\$ 30.00

Section VI

Item/ Description	Basis	Fee
Transaction Fees		
Online Payments	Processing Per Transaction	\$ 1.00
Telephone Payments	Processing Per Transaction	\$ 2.50

Section VII

Item/ Description	Basis	Fee
Non-Payment and Late Fees		
Late Fee	Per Water/Sewer Charges	10%
Non-Payment Fee Inside City	Per Notice of Disconnect	\$ 40
Non-Payment Fee Outside City	Per Notice of Disconnect	\$ 50
Non-Payment Fee Inside City After Hours	Per Notice of Disconnect	\$ 45
Non-Payment Fee Outside City After Hours	Per Notice of Disconnect	\$ 60

Section VIII

Item/ Description	Basis	Existing Fee
Damaged Meter Fees		
	Actual Cost	Actual Cost

Section IX

Item/ Description	Basis	Existing Fee
Return Visit Work Orders		
Check Read Leak - Multiple Offenses *	Per Visit	\$50.00
Set Meter - No Backflow Device 1st Offense	Per Visit	\$25.00
Set Meter - No Backflow Device 2nd Offense	Per Visit	\$50.00

City of Cayce
 Master Fee Schedule 2017

Set Meter - No Backflow Device 3rd Offense	Per Visit	\$100.00
Non-Compliant Backflow Test	Per Test	\$90.00
* Only applied to accounts with excess requests for checks and no issues found.		

1910 Administration and Engineering

Section I

Item/ Description	Basis	Existing Fee
Plan Review Fees		
DRP Review Fee (Water)	Per Review	\$ 400.00
DRP Review Fee (Sewer)	Per Review	\$ 200.00
Non-DRP Review Fee (Water)	Per Review	\$ 75.00
Non-DRP Review Fee (Sewer)	Per Review	\$ 75.00

1911 Water Distribution

Section I

Item/ Description	Basis	Fee
New Line Sampling/Reporting Fee		
New Line Sample (Retest Only)	Each Sample Retest	\$ 75

1920 Pretreatment

Section I

Item/ Description	Basis	Fee
Sewer Capacity Surcharge		
Ammonia	Per Pound	\$ 1.50
Silver	Per Pound	\$ 500.00
Cadmium	Per Pound	\$ 150.00
Copper	Per Pound	\$ 150.00
Lead	Per Pound	\$ 325.00
Zinc	Per Pound	\$ 100.00
TSS	Per Pound	\$ 0.40
BOD	Per Pound	\$ 0.25
COD	Per Pound	\$ 0.13

Section II

Item/ Description	Basis	Fee
Annual Industrial User Fee		

City of Cayce
Master Fee Schedule 2017

In Town	Budget Year	\$ 2,100
Out of Town	Budget Year	\$ 4,200
Pretreatment Application Fees		
Waste Load Application Fee	Industry Specific	
Wastewater Discharge Fee	Industry Specific	
Non-Domestic Waste Survey Questionnaire	New Industry	\$ 150

Section III

Item/ Description	Basis	Fee
Food Service Establishment Fees		
First Reinspection (violation) fee	Per Inspection	\$ 250
Successive Reinspection (violation) fee	Per Inspection	\$ 500
Annual Grease Discharge Permit	Annual	\$ -
Variance Fee	Each	\$ -

Section IV 1920

Item/ Description	Basis	Fee
Septic/Oil & Grease Receiving Station		
SG1 Septic Waste Disposal Fee	Per Gallon	\$0.09
SG2 Oil & Grease Disposal Fee	Per Gallon	\$0.16
SG3 Hauler Truck Cleaning Fee	Per Truck	\$50.00
Waste Hauler Permit	Annual	\$0.00
Waste Testing Fee	Per Truck	\$0.00

1909 Utility Billing

Section I

Item/Description	Basis	Existing Fee	Proposed Fee
Water and Sewer Rates and Bill Codes	All are Bi-Monthly unless otherwise noted		
W1 3/4 " Inside Residential Water	Base Rate	\$ 11.01	\$ 11.40
	Usage per 1,000 Gallons	\$ 3.47	\$ 3.59
W2 3/4" Inside Residential Irrigation	Base Rate Usage per 1,000 Gallons	Combined w/water \$ 3.47	\$ 3.59
W10 3/4" Inside Commercial Water	Base Rate	\$ 11.01	\$ 11.40
	Usage per 1,000 Gallons	\$ 4.25	\$ 4.40
W11 1" Inside Commercial Water	Base Rate	\$ 27.50	\$ 28.46
	Usage per 1,000 Gallons	\$ 4.25	\$ 4.40
W12 1 1/2" Inside Commercial Water	Base Rate	\$ 55.03	\$ 56.96
	Usage per 1,000 Gallons	\$ 4.25	\$ 4.40
W13 2" Inside Commercial Water	Base Rate	\$ 88.04	\$ 91.12
	Usage per 1,000 Gallons	\$ 4.25	\$ 4.40
W14 3" Inside Commercial Water	Base Rate	\$ 165.07	\$ 170.85
	Usage per 1,000 Gallons	\$ 4.25	\$ 4.40
W15 4" Inside Comercial Water	Base Rate	\$ 440.18	\$ 455.59
	Usage per 1,000 Gallons	\$ 4.25	\$ 4.40
W16 6" Inside Commercial Water	Base Rate	\$ 660.28	\$ 683.39
	Usage per 1,000 Gallons	\$ 4.25	\$ 4.40
W17 8" Inside Commercial Water	Base Rate	\$ 825.34	\$ 854.23
	Usage per 1,000 Gallons	\$ 4.25	\$ 4.40

City of Cayce
Master Fee Schedule 2016

W18 8" Inside Hydrant	Base Rate	\$ 165.07	\$ 170.85
	Usage per 1,000 Gallons	\$ 4.25	\$ 4.40
W30 City of Cayce Non-Billed	Monthly	\$ -	\$ -
W31 Inside Fireline		\$ -	\$ -
W50 3/4" Outside Residential Water	Base Rate	\$ 22.02	\$ 22.80
	Usage per 1,000 Gallons	\$ 6.94	\$ 7.18
W51 3/4" Outside Residential Irrigation	Base Rate	Combined w/water	
	Usage per 1,000 Gallons	\$ 6.94	\$ 7.18
W60 3/4" Outside Commercial Water	Base Rate	\$ 22.02	\$ 22.80
	Usage per 1,000 Gallons	\$ 8.50	\$ 8.80
W61 1" Outside Commercial Water	Base Rate	\$ 55.00	\$ 56.92
	Usage per 1,000 Gallons	\$ 8.50	\$ 8.80
W62 1 1/2" Outside Commercial Water	Base Rate	\$ 110.06	\$ 113.92
	Usage per 1,000 Gallons	\$ 8.50	\$ 8.80
W63 2" Outside Commercial Water	Base Rate	\$ 176.08	\$ 182.24
	Usage per 1,000 Gallons	\$ 8.50	\$ 8.80
W64 3" Outside Commercial Water	Base Rate	\$ 330.14	\$ 341.70
	Usage per 1,000 Gallons	\$ 8.50	\$ 8.80
W65 4" Outside Commercial Water	Base Rate	\$ 880.36	\$ 911.18
	Usage per 1,000 Gallons	\$ 8.50	\$ 8.80
W66 6" Outside Commercial Water	Base Rate	\$ 1,320.56	\$ 1,366.78
	Usage per 1,000 Gallons	\$ 8.50	\$ 8.80
W67 8" Outside Commercial Water	Base Rate	\$ 1,650.68	\$ 1,708.46
	Usage per 1,000 Gallons	\$ 8.50	\$ 8.80
W68 Flat Rate Water Residential	Flat Rate	\$ 22.31	\$ 23.09

City of Cayce
Master Fee Schedule 2016

W69 Outside Hydrant	Base Rate	\$ 330.14	\$ 341.70
	Usage per 1,000 Gallons	\$ 8.50	\$ 8.80
W80 Outside Fire Hydrant Fee-Residential	Per Unit	\$ 8.00	
Outside Hydrant Fee-Industrial, manufacturing, warehouses, truck terminals	Square footage over 10,000 sq. ft. will be assessed \$1.01 per thousand Sq. Ft. or fraction thereof.	\$ 100.00	
Outside Hydrant Fee-Schools	Private & Public	\$ 100.00	
Outside Hydrant Fee-Auto Freight Terminals	Flat Fee	\$ 120.00	
Outside Hydrant Fee-Motels	First unit plus each additional unit \$1.39 each	\$ 6.00	
Outside Hydrant Fee-Restaurants	Per Unit	\$ 40.00	
Outside Hydrant Fee-Apartments	First unit plus each additional unit \$4.00 each	\$ 6.00	
Outside Hydrant Fee-Service Stations	Per Station	\$ 40.00	
Outside Hydrant Fee-Trailer Parks	First unit plus each additional unit \$4.00 each	\$ 6.00	
Outside Hydrant Fee-Small Retail or Wholesale Businesses	Flat Fee	\$ 40.00	
W81 Outside Fireline	N/A	\$ -	\$ -
S1 3/4" Inside Residential Sewer	Base Rate	\$ 11.94	\$ 12.36
	Usage per 1,000 Gallons of Wa	\$ 2.32	\$ 2.40
S2 Inside Flat Rate Sewer	Flat Rate	\$ 39.73	\$ 41.12
S3 Inside Unmetered Tree St Sewer	Flat Rate	\$ 39.73	\$ 41.12
S10 3/4" Inside Commercial Sewer	Base Rate	\$ 11.94	\$ 12.36
	Usage per 1,000 Gallons of Wa	\$ 2.91	\$ 3.01
S11 1" Inside Commercial Sewer	Base Rate	\$ 29.85	\$ 30.90
	Usage per 1,000 Gallons of Wa	\$ 2.91	\$ 3.01

City of Cayce
Master Fee Schedule 2016

S12 1 1/2" Inside Commercial sewer	Base Rate	\$ 59.72	\$ 61.81
	Usage per 1,000 Gallons of Wa	\$ 2.91	\$ 3.01
S13 2" Inside Commercial Sewer	Base Rate	\$ 95.51	\$ 98.85
	Usage per 1,000 Gallons of Wa	\$ 2.91	\$ 3.01
S14 3" Inside Commercial Sewer	Base Rate	\$ 179.10	\$ 185.37
	Usage per 1,000 Gallons of Wa	\$ 2.91	\$ 3.01
S15 4" Inside Commercial Sewer	Base Rate	\$ 477.55	\$ 494.26
	Usage per 1,000 Gallons of Wa	\$ 2.91	\$ 3.01
S16 6" Inside Commercial Sewer	Base Rate	\$ 716.32	\$ 741.39
	Usage per 1,000 Gallons of Wa	\$ 2.91	\$ 3.01
S17 8" Inside Commercial Sewer	Base Rate	\$ 895.41	\$ 926.75
	Usage per 1,000 Gallons of Wa	\$ 2.91	\$ 3.01
S21 SMI Industrial Rate Inside Sewer	Base Rate	\$ 477.55	\$ 494.26
	Usage per 1,000 Gallons of Wa	\$ 2.91	\$ 3.01
S30 City of Cayce Cons.	Monthly	\$ -	\$ -
S50 3/4" Outside Residential Sewer	Base Rate	\$ 23.88	\$ 24.72
	Usage per 1,000 Gallons of Wa	\$ 4.64	\$ 4.80
S51 Lloydwood Rt 100 Outside Sewer	Base Rate	\$ 23.88	\$ 24.72
	Usage per 1,000 Gallons of Wa	\$ 4.64	\$ 4.80
S52 Shadblow Rt 180 Outside Sewer	Base Rate	\$ 23.88	\$ 24.72
	Usage per 1,000 Gallons of Wa	\$ 4.64	\$ 4.80
S53 Cedarwood Flat Rate Outside Sewer	Flat Rate - Bi-Monthly	\$ 79.46	\$ 82.24
S60 3/4" Outside Commercial Sewer	Base Rate	\$ 23.88	\$ 24.72
	Usage per 1,000 Gallons of Wa	\$ 5.82	\$ 6.02

City of Cayce
Master Fee Schedule 2016

S61 1" Outside Commercial Sewer	Base Rate	\$ 59.70	\$ 61.80
	Usage per 1,000 Gallons of Wa	\$ 5.82	\$ 6.02
S62 1 1/2" Outside Commercial Sewer	Base Rate	\$ 119.44	\$ 123.62
	Usage per 1,000 Gallons of Wa	\$ 5.82	\$ 6.02
S63 2" Outside Commercial Sewer	Base Rate	\$ 191.02	\$ 197.70
	Usage per 1,000 Gallons of Wa	\$ 5.82	\$ 6.02
S64 3" Outside Commercial Sewer	Base Rate	\$ 358.20	\$ 370.74
	Usage per 1,000 Gallons of Wa	\$ 5.82	\$ 6.02
S65 4" Outside Commercial Sewer	Base Rate	\$ 955.10	\$ 988.52
	Usage per 1,000 Gallons of Wa	\$ 5.82	\$ 6.02
S66 6" Outside Commercial Sewer	Base Rate	\$ 1,432.64	\$ 1,482.78
	Usage per 1,000 Gallons of Wa	\$ 5.82	\$ 6.02
S67 8" Outside Commercial Sewer	Base Rate	\$ 1,790.82	\$ 1,853.50
	Usage per 1,000 Gallons of Wa	\$ 5.82	\$ 6.02
S68 Outside Cola Farms Sewer	Base Rate	\$ 1,432.64	\$ 1,482.78
	Usage per 1,000 Gallons of Wa	\$ 5.82	\$ 6.02
S70 Outside Flat Rate Commercial MS	Flat Rate Monthly - not in use per unit	\$ 52.13	\$ 53.96
S71 Outside Flat Rate Res Midland Sewer	Flat Rate Monthly - incl comm per unit	\$ 52.13	\$ 53.96
S72 Outside Flat Rate Mobile Home MS	Flat Rate Monthly	\$ 39.10	\$ 40.47
S73 Outside No Meter Flat Rate Sewer	Flat Rate Bi-Monthly	\$ 79.46	\$ 82.24
S85 Outside Lloydwood SW Capacity Mnt	Sewer Capacity Bi-Monthly	\$ 20.00	

Section II

Item/ Description	Basis	Existing Fee
Contract Customers		
S90 Town of Lexington	Per Contract	Per Contract
S91 JMWSC 15% Coverage	Per Contract	Per Contract
S92 JMWSC Bond	Per Contract	Per Contract
S93 Town of Lexington - MC	Per Contract	Per Contract
S94 Town of Lex Mile Crk CPTL Chg	Per Contract	Per Contract
S95 Town of Lex Mile Crk Trans Chg	Per Contract	Per Contract
S96 JMWSC Old Barnwell	Per Contract	Per Contract
S97 JMWSC Old Barn CPTL Chg	Per Contract	Per Contract
S98 JMWSC Old Barn Trans Chg	Per Contract	Per Contract
S99 JMWSC Old Barn DEP Chg	Per Contract	Per Contract

Section III

Item/ Description	Basis	Existing Fee
Capacity and Tap Charges		
CA1 Inside Water Capacity per REU 3/4" & 1"	Per REU	\$465.00
CA2 Inside Sewer Capacity per REU 4" & 6"	Per REU	\$1,570.00
WT1 Inside 3/4" Res and Comm Water Tap	Per Tap	\$1,500.00
1" Inside Res and Commercial Water Tap	Per Tap	\$1,700.00
2" Commercial Inside Water Tap-8" main	Per Tap	\$3,500.00
2" or Less By-Pass Assembly	Per Assembly	\$300.00
3" and Larger Commercial Inside Wa Tap	Per Tap	
3" or Less By-Pass Assembly	Per Assembly	\$300.00
3" and Larger Administrative Fee	Administrative Fee	
ST1 Inside Sewer Tap 4" & 6"	Per Tap	\$1,250.00
CA3 Outside Water Capacity per REU 3/4" & 1"	Per REU	\$930.00
CA4 Outside Sewer Capacity per REU 4" & 6"	Per REU	\$2,500.00
WT2 Outside 3/4" Res and Commercial Water Tap	Per Tap	\$1,500.00

City of Cayce
Master Fee Schedule 2016

1" Outside Res and Commercial Water Tap	Per Tap	\$1,700.00
2" Commercial Outside Water Tap	Per Tap	\$3,500.00
2" or Less By-Pass Assembly	Per Assembly	\$300.00
3" and Larger Commercial Outside Wa Tap	Per Tap + 7.7%	
3" or Less By-Pass Assembly	Per Assembly	\$300.00
3" and Larger Administrative Fee	Administrative Fee	\$200.00
ST2 Outside Sewer Tap 4" &6"	Per Tap	\$1,250.00
Residential Irrigation Meter 3/4"	Per Meter	\$350.00
3/4" AMR Meter	Per Unit	\$191.00
1" and Above AMR Meter	Per Unit	Actual Cost
6" Fire Line Service Tap Inside City	Per Tap	\$5,000.00
8" Fire Line Service Tap Inside City	Per Tap	\$10,000.00
10" Fire Line Service Tap Inside City	Per Tap	\$15,000.00
12" Fire Line Service Tap Inside City	Per Tap	\$20,000.00
6" Fire Line Service Tap Outside City	Per Tap	\$10,000.00
8" Fire Line Service Tap Outside City	Per Tap	\$20,000.00
10" Fire Line Service Tap Outside City	Per Tap	\$30,000.00
12" Fire Line Service Tap Outside City	Per Tap	\$40,000.00
Hydrant Flow Test	Per Test	\$150.00

Section IV

Item/ Description	Basis	Fee
Set-Up Fees		
SU1 Inside Water Set-Up Fee	Processing Fee & Labor	\$ 50
SU2 Inside Sewer Set-Up Fee	Processing Fee & Labor	\$ 50
SU3 Outside Water Set-Up Fee	Processing Fee & Labor	\$ 75
SU4 Outside Sewer Set-Up Fee	Processing Fee & Labor	\$ 75
Hydrant Meter Set-Up Fee	Processing Fee & Labor	\$250.00

Section V

Item/ Description	Basis	Fee
Insufficient Funds/ Chargebacks		
Returned Check Fee	Per Check Returned	\$ 30.00
Credit Card Chargeback Fee	Per Chargeback	\$ 30.00

Section VI

Item/ Description	Basis	Fee
Transaction Fees		
Online Payments	Processing Per Transaction	\$ 1.00
Telephone Payments	Processing Per Transaction	\$ 2.50

Section VII

Item/ Description	Basis	Fee
Non-Payment and Late Fees		
Late Fee	Per Water/Sewer Charges	10%
Non-Payment Fee Inside City	Per Notice of Disconnect	\$ 40
Non-Payment Fee Outside City	Per Notice of Disconnect	\$ 50
Non-Payment Fee Inside City After Hours	Per Notice of Disconnect	\$ 45
Non-Payment Fee Outside City After Hours	Per Notice of Disconnect	\$ 60

Section VIII

Item/ Description	Basis	Existing Fee
Damaged Meter Fees		
	Actual Cost	Actual Cost

Section IX

Item/ Description	Basis	Existing Fee
Return Visit Work Orders		
Check Read Leak - Multiple Offenses *	Per Visit	\$50.00
Set Meter - No Backflow Device 1st Offense	Per Visit	\$25.00

City of Cayce
Master Fee Schedule 2016

Set Meter - No Backflow Device 2nd Offense	Per Visit	\$50.00
Set Meter - No Backflow Device 3rd Offense	Per Visit	\$100.00
Non-Compliant Backflow Test	Per Test	\$90.00
* Only applied to accounts with excess requests for checks and no issues found.		

1910 Administration and Engineering

Section I

Item/ Description	Basis	Existing Fee
Plan Review Fees		
DRP Review Fee (Water)	Per Review	\$ 400.00
DRP Review Fee (Sewer)	Per Review	\$ 200.00
Non-DRP Review Fee (Water)	Per Review	\$ 75.00
Non-DRP Review Fee (Sewer)	Per Review	\$ 75.00

1911 Water Distribution

Section I

Item/ Description	Basis	Fee
New Line Sampling/Reporting Fee		
New Line Sample (Retest Only)	Each Sample Retest	\$ 75

1920 Pretreatment

Section I

Item/ Description	Basis	Fee
Sewer Capacity Surcharge		
Ammonia	Per Pound	\$ 1.50
Silver	Per Pound	\$ 500.00
Cadmium	Per Pound	\$ 150.00
Copper	Per Pound	\$ 150.00
Lead	Per Pound	\$ 325.00
Zinc	Per Pound	\$ 100.00
TSS	Per Pound	\$ 0.40
BOD	Per Pound	\$ 0.25
COD	Per Pound	\$ 0.13

Section II

Item/ Description	Basis	Fee
Annual Industrial User Fee		
In Town	Budget Year	\$ 2,100
Out of Town	Budget Year	\$ 4,200
Pretreatment Application Fees		
Waste Load Application Fee	Industry Specific	
Wastewater Discharge Fee	Industry Specific	
Non-Domestic Waste Survey Questionnaire	New Industry	\$ 150

Section III

Item/ Description	Basis	Fee
Food Service Establishment Fees		
First Reinspection (violation) fee	Per Inspection	\$ 250
Successive Reinspection (violation) fee	Per Inspection	\$ 500
Annual Grease Discharge Permit	Annual	\$ -
Variance Fee	Each	\$ -

Section IV 1920

Item/ Description	Basis	Fee	
Septic/Oil & Grease Receiving Station			
SG1 Septic Waste Disposal Fee	Per Gallon	\$0.09	
SG2 Oil & Grease Disposal Fee	Per Gallon	\$0.14	\$0.16
SG3 Hauler Truck Cleaning Fee	Per Truck	\$50.00	
Waste Hauler Permit	Annual	\$0.00	
Waste Testing Fee	Per Truck	\$0.00	

Memorandum

To: Mayor and Council

From: Rebecca Vance, City Manager

Date: July 28, 2017

Subject: Discussion and Approval of Resolution to Authorize the Expenditure of Tax Increment Financing Revenues for Redevelopment Projects Located Outside of the Redevelopment Area; Providing for Notice to the Affected Taxing Districts; and Other Matters Related Thereto

Issue

Council approval is needed for a Resolution to Authorize the Expenditure of Tax Increment Financing Revenues for Redevelopment Projects Located Outside of the Redevelopment Area; Providing for Notice to the Affected Taxing Districts; and Other Matters Related Thereto.

Discussion

The August 4, 1998 Redevelopment Plan for the City of Cayce's Tax Increment Financing District allows for the "acquisition of property to ensure environmental remediation and redevelopment." It also allows that this acquisition, etc. may occur outside of the designated Redevelopment Area if the City makes a specific finding of the benefit to the Redevelopment Area. The City is proposing to use TIF money from the original TIF District to demolish a portion of a building and remediate the property located at 800 Lexington Avenue which formerly served as the Cayce Grammar School.

The City has found that although the building is located outside the boundaries of the Redevelopment Area, its partial demolition is necessary to remove the portion of the structure that was previously burned in a fire and remediate any environmental issues on that portion of the property. These actions will improve the health, safety and property values of the surrounding area and the nearby TIF Redevelopment Area. The City also believes that these actions will clear the way for redevelopment of the remainder of the buildings on the site and the adjacent properties.

The TIF Act requires that City Council approve a Resolution for this action and notify the other Taxing Agencies. These Agencies do not have the power to deny the City the ability to take these actions.

Recommendation

Staff recommends Council approve the Resolution to Authorize the Expenditure of Tax Increment Financing Revenues for Redevelopment Projects Located Outside of the Redevelopment Area; Providing for Notice to the Affected Taxing Districts; and Other Matters Related Thereto.

A RESOLUTION

TO AUTHORIZE THE EXPENDITURE OF TAX INCREMENT FINANCING REVENUES FOR REDEVELOPMENT PROJECTS LOCATED OUTSIDE OF THE REDEVELOPMENT AREA; PROVIDING FOR NOTICE TO THE AFFECTED TAXING DISTRICTS; AND OTHER MATTERS RELATED THERETO.

WHEREAS, City of Cayce, South Carolina (the “*City*”), acting through the City Council of the City of Cayce (the “*City Council*”), is a municipality, a body politic and corporate of the State of South Carolina, located in Lexington County, South Carolina.

WHEREAS, Title 31, Chapter 6 of the Code of Laws of South Carolina, 1976, as amended (the “*TIF Act*”), authorizes incorporated municipalities of the State of South Carolina to provide incentives for redevelopment in areas which are, or threaten to become blighted, through the financing of municipally-owned improvements pursuant to the provision of the TIF Act.

WHEREAS, the City previously determined in its enactment of an ordinance dated August 4, 1998 that there existed within the City certain areas which were, or threatened to become, blighted, in which areas development and redevelopment would be encouraged through the City’s undertaking of certain municipal projects.

WHEREAS, the TIF Act authorizes the City to establish a redevelopment project area (as defined in the TIF Act) and to adopt a redevelopment plan for the purpose of providing for the financing of public development activities (“*Redevelopment Projects*”) as specified in the Redevelopment Plan (as defined below and as also defined in the TIF Act).

WHEREAS, Redevelopment Projects can be financed through (1) the issuance of Obligations (as defined in the TIF Act) payable from and secured by the amount of taxes attributable to the increase in the assessed valuation of real property in the Redevelopment Area (as defined below) following the establishment of such Redevelopment Area (the “*Tax Increment Revenues*”), (2) pay as you go financing payable from the Tax Increment Revenues, and (3) other sources appropriated by the City as provided in the Redevelopment Plan.

WHEREAS, in connection with the authorizations contained in the TIF Act, the City approved its original redevelopment plan dated August 4, 1998, as amended on August 3, 2010 and as further amended on February 22, 2017 (collectively, the “*Redevelopment Plan*”).

WHEREAS, the Redevelopment Plan provides for and identifies the area designated by the City as the redevelopment project area (the “*Redevelopment Area*”).

WHEREAS, the City has recently authorized the issuance of its Tax Increment Revenue Bonds, Series 2017 to implement Redevelopment Projects and has also completed a number of Redevelopment Projects within the Redevelopment Area through pay as you go financing.

WHEREAS, the Redevelopment Plan authorizes the following Redevelopment Projects: implementation of Three Rivers Greenway; roadway improvements to accommodate increased traffic and sidewalks for pedestrian traffic; drainage improvements; development of and abandoned railroad bed and conversion to pedestrian and bike trail; enhancement of historic and cultural resources; construction of parking facilities; acquisition of property to ensure environmental remediation and redevelopment; water/sewer/storm water and roadway improvements; Guignard Park improvements; landscaping and streetscaping; continuing enforcement of building codes and refinement of planning/zoning; tennis center; the Tennis Center; parking, median, curb, gutter, rain garden, streetscaping, lighting and landscaping around Karlaney and Jansen Aves; further infrastructure improvements; development of the Interpretative Center; development of new public safety facility; demolition and redevelopment along Knox Abbott; electric improvements; and curb, gutter, traffic-calming and street scaping projects.

WHEREAS, Section 31-6-80(F)(3) of the TIF Act provides that “[i]f a redevelopment project or portion of it is to be located outside of the redevelopment project area, the municipality shall by resolution make a specific finding of the benefit to the redevelopment project area and provide written notice to the affected taxing district[s]. No further action is required of the municipality.”

WHEREAS, the City intends to demolish a portion of a building and remediate the property located at 800 Lexington Avenue in the City, which formerly served as the Cayce Grammar School (the “*School Building*”).

WHEREAS, while the School Building is located outside of the boundaries of the Redevelopment Area, the School Building is in close proximity to the Redevelopment Area.

WHEREAS, the School Building is an abandoned, damaged and derelict building and it is generally considered to be a primary source of blight in the City’s most historic neighborhood.

WHEREAS, demolition and remediation of the School Building is necessary to cure environmental issues on the site and further prepare the site and surrounding area for future development; such actions constitute authorized Redevelopment Projects as described above.

WHEREAS, the proposed course of action for the School Building qualifies as an authorized Redevelopment Project (as recited above and in the Redevelopment Plan) as demolition and remediation of the School Building is necessary to cure environmental issues on the site and further prepare the site and surrounding area for future development.

WHEREAS, although the School Building is located outside the boundaries of the Redevelopment Area, the City is mindful of the provisions of Section 31-6-80(F)(3) of the TIF Act and has determined that its planned actions for the School Building will: (a) promote further growth and the removal of blight within the Redevelopment Area by connecting other growth areas of the City to the Redevelopment Area; and (b) reduce crime and criminal activity

around the School Building, which has previously affected properties within the Redevelopment Area.

WHEREAS, the City intends to notify the affected taxing districts, including Lexington County, South Carolina, School District No. 2 of Lexington County, Midlands Technical College, Richland-Lexington Airport District, Richland-Lexington Riverbanks Park District and Lexington County Recreation and Aging Commission (collectively, the “*Taxing Districts*”) of its decision to expend Tax Increment Revenues outside of the Redevelopment Area.

BE IT RESOLVED by the Mayor and City Council of the City of Cayce, South Carolina, in meeting duly assembled, as follows:

Section 1 Recitals Incorporated.

The foregoing recitals are incorporated herein as the findings of the City Council, as fully as if restated verbatim.

Section 2 Authorization for Taking Action on the School Building.

Upon the adoption of this Resolution, the City shall appropriate a portion of its Tax Increment Revenues on deposit in its special tax allocation fund to fund the demolition, remediation and redevelopment of the School Building.

Section 3 Submission of Notice to the Taxing Districts.

As provided by Section 31-6-80(F)(3) of the TIF Act, written notice of the City’s proposed actions, including a copy of this executed Resolution, shall be provided to each of the Taxing Districts. A copy of the notices to the Taxing Districts is attached hereto as Exhibit A.

Section 4 Authorized Actions.

The actions contemplated by this Resolution are authorized by the TIF Act, particularly Section 31-6-80(F)(3) thereof.

Section 5 Ratification.

All actions previously undertaken by the City Manager, and other staff of the City regarding the School Building, including any actions or approvals prior to the enactment of this Resolution are approved and ratified in their entirety. The consummation of the transactions and undertakings described in this Resolution, and such additional transactions and undertakings as may be determined by the City Manager in consultation with the legal counsel to be necessary or advisable in connection therewith, are hereby approved. The City Manager and any staff designated by the City Manager are each additionally authorized to prepare, review, negotiate, execute, deliver, and agree to such additional agreements, certifications, documents, closing proofs, and undertakings as she shall deem necessary or advisable.

Section 6 Effective Date.

This Resolution shall take effect immediately upon its due adoption by the City Council.

**DONE, RATIFIED AND ENACTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF CAYCE, SOUTH CAROLINA IN MEETING DULY ASSEMBLED
ON THIS 1ST DAY OF AUGUST, 2017.**

CITY OF CAYCE,
SOUTH CAROLINA

Mayor

(SEAL)

ATTEST:

City Clerk

EXHIBIT A

NOTICES TO TAXING DISTRICTS

[City of Cayce Letterhead]

[DATE]

VIA CERTIFIED U.S. MAIL

Midlands Technical College
Dr. Ronald L. Rhames, President
P.O. Box 2408
Columbia, South Carolina 29202

Dear Dr. Rhames:

As you know, pursuant to Title 31, Chapter 6 of the Code of Laws of South Carolina, 1976, as amended (the “**TIF Act**”), the City of Cayce, South Carolina (the “**City**”) approved its original redevelopment plan dated August 4, 1998, as amended on August 3, 2010 and as further amended on February 22, 2017 (collectively, the “**Redevelopment Plan**”). You have been previously notified as to the approval of the Redevelopment Plan. The Redevelopment Plan provides for and identifies the area designated by the City as the redevelopment project area (the “**Redevelopment Area**”).

The reason for this letter is to inform you, as a taxing district affected by the Redevelopment Plan, that the City intends to demolish a building and remediate the property located at 800 Lexington Avenue in the City, which formerly served as the Cayce Grammar School (the “**School Building**”). The School Building is located outside of the boundaries of the Redevelopment Area.

Section 31-6-80(F)(3) of the TIF Act provides that “[i]f a redevelopment project or portion of it is to be located outside of the redevelopment project area, the municipality shall by resolution make a specific finding of the benefit to the redevelopment project area and provide written notice to the affected taxing district[s]. No further action is required of the municipality.”

Pursuant to a resolution of the City dated August 1, 2017 (the “**Resolution**”), the City has made findings as to why the School Building should be demolished and remediated. A copy of the Resolution is attached to this letter.

Thank you very much for your consideration of this matter.

Sincerely,

Rebecca Vance
City Manager
rvance@cityofcayce-sc.gov

Enclosures

cc: VIA EMAIL

Dr. Ronald L. Rhames, President, rhamesr@midlandstech.edu
Mr. Lawrence Flynn, Esq., lflynn@popeflynn.com

[City of Cayce Letterhead]

[DATE]

VIA CERTIFIED U.S. MAIL

Lexington County, South Carolina
Joe Mergo, County Administrator
212 S. Lake Drive
Lexington, South Carolina 29072

Dear Mr. Mergo:

As you know, pursuant to Title 31, Chapter 6 of the Code of Laws of South Carolina, 1976, as amended (the “**TIF Act**”), the City of Cayce, South Carolina (the “**City**”) approved its original redevelopment plan dated August 4, 1998, as amended on August 3, 2010 and as further amended on February 22, 2017 (collectively, the “**Redevelopment Plan**”). You have been previously notified as to the approval of the Redevelopment Plan. The Redevelopment Plan provides for and identifies the area designated by the City as the redevelopment project area (the “**Redevelopment Area**”).

The reason for this letter is to inform you, as a taxing district affected by the Redevelopment Plan, that the City intends to demolish a building and remediate the property located at 800 Lexington Avenue in the City, which formerly served as the Cayce Grammar School (the “**School Building**”). The School Building is located outside of the boundaries of the Redevelopment Area.

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Thank you very much for your consideration of this matter.

Sincerely,

Rebecca Vance
City Manager
rvance@cityofcayce-sc.gov

Enclosures

cc: VIA EMAIL

Joe Mergo, County Administrator, jmergo@lex-co.com
Mr. Lawrence Flynn, Esq., lflynn@popeflynn.com

[DATE]

VIA CERTIFIED U.S. MAIL

Lexington County Recreation & Aging Commission
Randy Gibson, Executive Director
563 South Lake Drive
Lexington, South Carolina 29072-4118

Dear Mr. Gibson:

As you know, pursuant to Title 31, Chapter 6 of the Code of Laws of South Carolina, 1976, as amended (the “**TIF Act**”), the City of Cayce, South Carolina (the “**City**”) approved its original redevelopment plan dated August 4, 1998, as amended on August 3, 2010 and as further amended on February 22, 2017 (collectively, the “**Redevelopment Plan**”). You have been previously notified as to the approval of the Redevelopment Plan. The Redevelopment Plan provides for and identifies the area designated by the City as the redevelopment project area (the “**Redevelopment Area**”).

The reason for this letter is to inform you, as a taxing district affected by the Redevelopment Plan, that the City intends to demolish a building and remediate the property located at 800 Lexington Avenue in the City, which formerly served as the Cayce Grammar School (the “**School Building**”). The School Building is located outside of the boundaries of the Redevelopment Area.

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Thank you very much for your consideration of this matter.

Sincerely,

Rebecca Vance
City Manager
rvance@cityofcayce-sc.gov

Enclosures

cc: VIA EMAIL

Randy Gibson, Executive Director, rgibson@lcrac.com
Mr. Lawrence Flynn, Esq., lflynn@popeflynn.com

[City of Cayce Letterhead]

[DATE]

VIA U.S. MAIL

RiverBanks Zoo
[Mr. Palmer E. Krantz, III, President and CEO]
P.O. Box 1060
Columbia, South Carolina 29202-2060

Dear Mr. Krantz:

As you know, pursuant to Title 31, Chapter 6 of the Code of Laws of South Carolina, 1976, as amended (the “**TIF Act**”), the City of Cayce, South Carolina (the “**City**”) approved its original redevelopment plan dated August 4, 1998, as amended on August 3, 2010 and as further amended on February 22, 2017 (collectively, the “**Redevelopment Plan**”). You have been previously notified as to the approval of the Redevelopment Plan. The Redevelopment Plan provides for and identifies the area designated by the City as the redevelopment project area (the “**Redevelopment Area**”).

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Thank you very much for your consideration of this matter.

Sincerely,

Rebecca Vance
City Manager
rvance@cityofcayce-sc.gov

Enclosures

cc: VIA EMAIL

[Mr. Palmer E. Krantz, III, President and CEO, skrantz@riverbanks.org]
Mr. Lawrence Flynn, Esq., lflynn@popeflynn.com

[City of Cayce Letterhead]

[DATE]

VIA U.S. MAIL

Richland-Lexington Airport District
Dan Mann, Airport Director
3000 Aviation Way
Columbia, South Carolina 29170-2191

Dear Mr. Mann:

As you know, pursuant to Title 31, Chapter 6 of the Code of Laws of South Carolina, 1976, as amended (the “**TIF Act**”), the City of Cayce, South Carolina (the “**City**”) approved its original redevelopment plan dated August 4, 1998, as amended on August 3, 2010 and as further amended on February 22, 2017 (collectively, the “**Redevelopment Plan**”). You have been previously notified as to the approval of the Redevelopment Plan. The Redevelopment Plan provides for and identifies the area designated by the City as the redevelopment project area (the “**Redevelopment Area**”).

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Thank you very much for your consideration of this matter.

Sincerely,

Rebecca Vance
City Manager
rvance@cityofcayce-sc.gov

Enclosures

cc: VIA EMAIL

Dan Mann, Airport Director, d.mann@columbiaairport.com
Mr. Lawrence Flynn, Esq., lflynn@popeflynn.com

[City of Cayce Letterhead]

[DATE]

VIA U.S. MAIL

School District No. 2 of Lexington County
Dr. William B. James, Superintendent
715 Ninth Street
Cayce, SC 29169

Dear Dr. James:

As you know, pursuant to Title 31, Chapter 6 of the Code of Laws of South Carolina, 1976, as amended (the “**TIF Act**”), the City of Cayce, South Carolina (the “**City**”) approved its original redevelopment plan dated August 4, 1998, as amended on August 3, 2010 and as further amended on February 22, 2017 (collectively, the “**Redevelopment Plan**”). You have been previously notified as to the approval of the Redevelopment Plan. The Redevelopment Plan provides for and identifies the area designated by the City as the redevelopment project area (the “**Redevelopment Area**”).

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Thank you very much for your consideration of this matter.

Sincerely,

Rebecca Vance
City Manager
rvance@cityofcayce-sc.gov

Enclosures

cc: VIA EMAIL

Dr. Bill James, Interim Superintendent, bjames@lex2.org
Mr. Lawrence Flynn, Esq., lflynn@popeflynn.com

CITY OF CAYCE
EVENTS COMMITTEE MEETING MINUTES
Council Chambers
May 11, 2017

Present: Danny Creamer, Maxine Creamer, Dave Capps, Rachel Scurry, Cindy Pedersen, Frankie Newman, Brenda Cole, Brandon Young, Susanna Young, Calvin Bowen

Absent, Excused: Robert Myers

Absent, Unexcused:

City Representatives Present: Mendy Corder and Katinia Taylor

Consultant: Sheila Starkey

Chairman Creamer called the meeting to order. Minutes from April meeting were reviewed and approved with two corrections: Cindy Pedersen name spelling error, Brenda Cole listed as Absent, Excused.

Congaree Bluegrass Festival (CBF)

A) Media Plan

Katinia Taylor provided the most updated budget estimate, which is \$31,100.

Strictly Running sent their proposed contract for the event. The contract outlined a cost of 65 cents per mile and \$3.25 per runner. Sheila Starkey offered that Strictly Running approached Tartan day instead of vice versa, which is why they were able to have the race at no cost to the event organizers. The contract also stipulates that the city/committee would have to provide the volunteers to man the race. Given the cost and the manpower that would be needed, the consensus of the group was that it should be tabled for a future event.

Katinia Taylor gave an overview of the \$6,000 media budget, which included ads in the Free Times, State newspaper, State.com, Palmetto Parent, Irmo News, CWC new, Go Columbia, coladaily.com and a few others. All print/web ads will run during the month prior to the CBF.

Sheila Starkey has worked out a potential advertising plan with iHeartRadio. All advertising will take place during the 1-2 weeks before the CBF, ideally over 2 weekends. Vice Chairman Dave Capps suggested that we should include "The Dude" as one of the radio programs we advertise with.

B) A Tax Update & Other Revenue:

Chairman Creamer gave an update on the H & A Tax proposals. \$20,000 will be granted from H Tax. The committee has requested \$20,000 in A tax, but the vote on that was postponed until May 17th. It is expected that only about \$10,000 will be granted from A tax. That gives the committee a total estimated budget of \$30,000 in taxes and \$12,000 in carryforward for a total of approximately \$42,000. This will be finalized after the A tax vote.

There will be two streams of revenue at the event: t-shirts and tickets. Brenda Cole suggested that Koozies with the CBF logo could be sold as well. Mendy Corder and Katinia Taylor offered to price these to see what is possible.

C) Program

The program layout was discussed once more:

- Cover: 2017 10th Annual CBF & Logo
- 1st pg: Saturday Lineup & photos
- 2nd pg: Sunday Gospel lineup & photos, as well as blurb about the CBF
- 3rd pg: sponsors with the following price structure:
 - \$900 for whole page
 - \$500 ½ page
 - \$200 business card size

The plan is to sell the programs for \$1.00 each. Cindy Pedersen suggested that the committee advertise Cayce within the program, perhaps including a Map of Cayce with highlights and points of interest as well as the upcoming year's events. Dave Capps recommended that we produce a mockup of the program to show potential sponsors.

Mendy Corder said that printing has to happen by two weeks before the event. Rachel Scurry advised that the committee should be ready to sell ads by July.

D) Chamber

Cindy Pedersen reminded the group that someone needs to speak to the Chamber about the event. Brenda Cole suggested that Danny could be interviewed about the event and put on the Chamber's website. Rachel Scurry offered that it would be most helpful for someone to speak at the Breakfast that they hold every 3rd Tuesday, which includes visitors along with Chamber members.

E) Sub-Committee Meeting

Chairman Creamer announced that the next sub-committee meeting for CBF would take place May 23rd at Henry's Restaurant at 6:30 PM. This gathering would be open to the entire committee.

F) Other Items of Interest

The committee is encouraged to attend the June 17th Soiree that is being put on by the City.

Katinia Taylor let the committee know that the city would make sure the petting zoo company and inflatable company have at least 1 million in liability insurance. The City will be listed as additionally insured for the dates of the event.

The Christmas in Cayce Sub-Committee arranged to have their first meeting on June 13th at 6:00 at Dunkin Donuts and second on July 25th at the same time and location.

Katinia Taylor provided the cost for the MASH sign: \$25/panel plus the cost of a post that could be purchased from a local hardware store.

Adjournment

There being no further business, the meeting was adjourned.



**APPROVED MINUTES
BOARD OF ZONING APPEALS
CAYCE CITY HALL
1800 12TH STREET, CAYCE SC
Monday, June 19, 2017
6:00 PM**

I. CALL TO ORDER

The meeting was called to order at 6:00 P.M. Members present were Robert McLeod, Jason Simpson, Russ Vickery, and Robin DiPietro. Bob McArver was absent excused. Staff present were Carroll Williamson, Jarrett Epperson, and Monique Ocean.

II. APPROVAL OF MINUTES

Ms. DiPietro made a motion to approve the minutes of the May 15, 2017, meeting. Mr. Vickery seconded the motion. All were in favor.

PUBLIC HEARINGS

Mr. Williamson began by explaining that the special exception requests were due to City Code Enforcement performing a sweep of the entire City to find boats, campers, and RVs that were parked or stored in violation of Section 9.8 of the city ordinance. Mr. Williamson explained that staff had broken the list down into manageable sizes for the meetings. Mr. Williamson explained that each request brought before the Board met the 3 criteria required for a special exception. Mr. McLeod informed those present of the sign-in sheet located on the podium. He asked for those that wished to speak in favor of or against a request to sign the sheet.

1. Special Exception Request No. 005-17

A request by the owner to permit a recreational vehicle to be parked or stored in the side yard in a residential district. The property is located at 1831 Manley Street (TMS#5754-02-003).

a) Opening Statement

Ms. Treadway came before the Board as the applicant to explain her request for the special exception. She stated it is impossible to park the RV in the rear yard because the yard is slanted and it gets boggy when it rains. Ms. Treadway stated the RV has been in the same location for 8 or 9 years.

b) Public Testimony

Ms. Kay Strickland, of 1833 Manley Street, and Ms. Dawn Starkie, of 1829 Manley Street, came before the Board to speak in favor of the request. Both stated they had no problems with the RV.

c) Adjourn Hearing

With no further discussion, the public hearing for Special Exception Request No. 005-17 was closed.

d) Motion

Mr. Simpson made a motion to grant Special Exception Request No.005-17. Ms. DiPietro seconded the motion. All were in favor.

2. Special Exception Request No. 006-17

A request by the owner to permit a recreational vehicle to be parked or stored in the side yard in a residential district. The property is located at 808 Moss Creek Drive (TMS#006827-01-004).

a) Opening Statement

Mr. Brian Platt came before the Board as the applicant to explain his request for the special exception. Mr. Platt stated it is impractical to park the RV in the back yard because the elevation of the land rises. He stated that he has added a concrete pad and an electrical hook-up for the RV.

b) Public Testimony

John wise came before the Board to speak against the special exception request. Mr. Wise stated he believes permitting RVs to be parked anywhere other than the back yard would be a detriment to the Moss Creek neighborhood. He stated, if the request were to be granted, more and more requests would come up. Mr. Wise stated he was speaking as the President of the Homeowners Association for Moss Creek. Kim Master, of 321 Tamwood Circle, and Kelly Jeffcoat, of 309 Tamwood Circle, spoke against the request. They stated they felt RVs in plain sight would be a detriment to the neighborhood and to property values. Tony Maddox, of 810 Moss Creek Drive, and Christina Survana, of 304 Tamwood Circle, spoke in favor of the request. They stated they did not have any problems with the RV. Mr. Williamson read 2 letters from residents of Moss

Creek that were opposed to the request. The floor was opened to discussion among the Board, with Ms. DiPietro stating that the request appears to meet the measurable criteria but people in the neighborhood are against the request and Mr. McLeod stating the change in elevation is important to his consideration. Mr. Platt came back before the Board to state that he would like to be given the same consideration as other neighborhoods in the City.

c) Adjourn Hearing

With no further discussion, the public hearing for Special Exception Request No.006-17 was closed.

d) Motion

Mr. Vickery made a motion to grant the special exception request for 808 Moss Creek Drive. Mr. Simpson seconded the motion. The motion to grant the special exception passed by a vote of 3:1, with Ms. DiPietro voting against the motion.

3. Special Exception Request No. 007-17

A request by the owner to permit a boat to be parked or stored in the side yard in a residential district. The property is located at 544 Riverside Lane (TMS#005817-06-010).

a) Opening Statement

Mr. Abercrombie came before the Board as the applicant to explain his request for the special exception. Mr. Abercrombie stated the trees in his yard make it impossible to park the boat in the rear yard on one side. He stated the privacy fence and a utility pole make it impossible to park the boat on the other side.

b) Public Testimony

Daniel Horsley, of 2601 Brookcliff Road, came before the Board to speak in favor of the request. He stated he believes it is impossible for the boat to be parked in the rear yard and he does not have a problem with it.

c) Adjourn Hearing

With no further discussion, the public hearing was closed.

d) Motion

Ms. DiPietro made a motion to grant the special exception for 544 Riverside Lane. Mr. Vickery seconded the motion. All were in favor.

4. Special Exception Request No. 008-17

A request by the owner to permit a boat to be parked or stored in the front yard in a residential district. The property is located at 2713 Maple Street (TMS#005721-04-027).

a) Opening Statement

Ms. Julie Brown came before to the Board to discuss her request for the special exception. Ms. Brown stated she has had a boat in the yard for the past 8 years. She stated there is no way to get the boat in the back yard because of an awning on the house.

b) Public Testimony

Ms. Donna Harvey, of 2709 Maple Street, came before the Board to speak in favor of the special exception request. She stated she has no problem with the boat where it is.

c) Adjourn Hearing

With no further discussion, the public hearing was closed.

d) Motion

Mr. Simpson made a motion to grant the special exception for 2713 Maple Street. Mr. Vickery seconded the motion. All were in favor.

5. Special Exception Request No. 009-17

A request by the owner to permit a boat to be parked or stored in the side yard in a residential district. The property is located at 1805 Jumper Street (TMS#005755-02-013).

a) Opening Statement

The applicant was not present to speak for the special exception request.

b) Public Testimony

Mr. McLeod closed the public testimony because the applicant was not present to speak.

c) Adjourn Hearing

Mr. McLeod asked for clarification as to where the boat was presently located. Mr. Williamson indicated the location of the boat from the photos provided and gave its distance from the roadway. With no further discussion, the hearing was closed.

d) Motion

Mr. Vickery made a motion to grant the special exception for 1805 Jumper Street. Ms. DiPietro seconded the motion. All were in favor.

III. OTHER BUSINESS

Mr. Williamson stated that the annual education for certification for the Zoning Board and Planning Commission will be held at some time in August.

IV. ADJOURNMENT

Mr. Simpson made a motion to adjourn. Ms. DiPietro seconded the motion. All were in favor.

**A quorum of Council may be present.
No discussion or action on the part of Council will be taken.**