



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 September 6, 2016

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

Approval of Minutes

Council Member Almond made a motion to approve the August 2, 2016 Regular Council Meeting minutes and the August 17, 2016 Special Council Meeting minutes as written. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Public Comment Regarding Items on the Agenda

Mr. Daniel Nunn stated that he owns rental property in the City of Cayce. He stated he received the Property Registration Program brochure in the mail and felt that it was ridiculous. He stated that the rental registration form asked for his tenant's contact information and that he did not know their email address and did not feel like he should have to give the City their phone number. Mr. Nunn stated that he had experienced three other issues in Cayce that had made him livid but the Property Registration Program was the last straw. He stated he had sold one of his rental properties in the City of Cayce and has the other one on the market to be sold.

Presentations

- A. Presentation by Mr. Mike Pazery re the City's budget

Mr. Pazery stated that he had lived in the City of Cayce for almost thirty years and at one time thought that Cayce was an ideal place to live. He stated that the City had grown too much. He stated that the former Mayor and Council annexed property in Richland County into the City of Cayce. Mayor Partin asked him to please stick to the topic of his presentation which was the City's budget. Mr. Pazery stated that over the past few years the City's residential sanitation rate has increased 800% from \$3.00 bi-monthly to \$24 bi-monthly. He stated that the City hired Park Rangers to patrol the completely over developed Riverwalk. He stated that Council imposed a hospitality tax on anyone who eats in Cayce. Mr. Pazery stated that the hospitality tax funds were supposedly intended to defer costs on the overdeveloped Riverwalk and the Cayce Historical Museum.

Mr. Pazery stated that Mayor and Council voted to give themselves a pay raise which the tax payers have to pay for. He stated that Council approved amendments to an Ordinance in 2015 that reimbursed Council for meals and travel expenses incurred when they are doing their Council duties. He stated that the Ordinance was also amended to state that the Mayor's cell phone costs would be paid for by the City. Mr. Pazery stated that the Lexington Two School Board approved spending \$4.6 million dollars on a new elementary school. Mayor Partin stated that Mr. Pazery needed to only speak on the City's budget since that was the topic that he stated his presentation to Council was going to be on. Mr. Pazery stated he could communicate with geese better than he could communicate with Council. He pulled a duck call out of his pocket and blew it repeatedly.

B. Presentation by Dr. Nancy Chapman re the City's Property Registration Program

Ms. Corder stated that due to a schedule conflict Dr. Chapman was unable to attend the meeting.

Resolutions

A. Discussion and Approval of Resolution Approving Finance Terms for General Fund Vehicle Lease Purchases

Ms. Vance stated that Council approved in the FY16/17 budget the purchase of six patrol vehicles, one rear loader and three trucks for the General Fund. She stated that the lease purchase agreement for the vehicles was with BB&T for four years at 1.33% which is even lower than the previous lease purchases. She stated that the City has paid off all of its previous lease purchases.

Council Member Jenkins asked if the vehicles were replacing current vehicles or adding to the City's fleet. Ms. Vance stated that each vehicle would either be stepped

down to less intensive usage or would be sold at auction. She stated that the revenue from the sale of the vehicles would go back into the City's miscellaneous revenue. She stated that the purchase of the vehicles was part of the City's five year replacement plan. Mayor Partin stated that before Council implemented the five year plan at least one half of Public Safety's vehicles had a minimum of 100,000 miles on them. She stated that at that time tax payer's dollars were being spent repairing vehicles that should not have been repaired. She stated replacing the vehicles was a much more careful use of tax payer's dollars.

Council Member Carter made a motion to approve the Resolution approving the finance terms for the lease purchases for the General Fund. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of Resolution Committing the City of Cayce to Provide a Local Match for a Municipal Association of South Carolina Hometown Economic Development Grant

Ms. Vance stated that the Municipal Association of South Carolina (MASC) has opened a grant opportunity for cities and towns in South Carolina to implement economic development projects that will make a positive impact on the quality of life in their communities. As part of the grant application, the City is required to include a resolution of council in support of the application.

Ms. Vance stated that the City is requesting \$18,000 in funding. Grant funds would be used to retain professional services to design and implement a targeted retail recruitment project. The goal of this project is to identify and recruit quality retail stores and restaurants to targeted areas of the City. In this project, the City will continue its work with The Retail Coach for retail strategy continuation. Earlier this year, The Retail Coach performed a full retail analysis for the City and prepared a general market profile.

Ms. Vance stated that the grant requires a minimum 15% match by the City. The total project will be \$21,000 to implement, of which \$18,000 would be grant funds and \$3,000 would be City match. She stated that the grant application is currently in development and will be submitted by the due date of September 30, 2016.

Council Member Almond made a motion to approve the Resolution in support of the City's grant application to MASC for the Hometown Economic Development Grant opportunity. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

Other

A. Discussion and Approval of RFP Award for General Contracting Services

for the Thomas Newman Boat Landing Dock Replacement

Ms. Vance stated that during the October 2015 flood event, the Thomas Newman boat landing dock sustained severe damage requiring full closure until repairs are complete. She stated that the City owns the boat landing. The City of Cayce originally estimated repair costs at \$309,763 and was approved for up to \$232,322 in public assistance grant funding from FEMA for the repairs. She stated that this is a reimbursable grant, and the City can request up to 75% of the total project costs as a reimbursement from FEMA.

Ms. Vance stated that when the City first bid out the project staff did not receive any bids. She stated that there are not many contractors that perform boat dock repairs and they were all working on other projects at that time. She stated that a request for proposals was placed in SCBO on July 25, 2016 and two (2) firms responded: R.L. Morrison & Sons, Inc. and The Belk Company, LLC. R.L. Morrison & Sons, Inc. was the lowest responsive responsible bidder with a bid of \$179,997. Due to the bid coming in below original estimated repair costs, the City's grant amount from FEMA is projected to be \$134,997.

Council Member Corley made a motion to accept the bid from R.L. Morrison & Sons, authorize the City Manager to execute the contract for general contracting services for the Thomas Newman Boat Landing Replacement Project and to spend up to \$200,000 from TIF funds for the repairs. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Mayor Partin asked staff to utilize social media to let the public know once an estimated repair date for the boat landing is known.

B. Discussion and Approval of Bid Award for Sanitation Rear Loader Garbage Truck

Ms. Vance stated that the FY 2016-2017 budget includes an appropriation for a capital lease-purchase of a new Rear loader garbage truck to replace vehicle #1081, a 2007 Mack rear loader, as a main front line garbage truck. She stated a "Request for Bids" was prepared along with specifications and sent to various equipment dealers who handle this type of equipment. Sealed bids were received and publicly opened August 12, 2016. Garage and Sanitation staff reviewed each bid and compared them to the specifications. Staff also inspected each truck in person.

The received bids are below. Multiple quotes were received from the vendors depending on the body and chassis types. However, some of the bids did not meet the specifications. Staff has reviewed all bids and has selected the following based on the needs of the City.

Company	Quote	Chassis	Body
Peterbilt of Cola	\$193,065	2017 Peterbilt /367	Loadmaster
	\$174,784	2017 Peterbilt/348	Loadmaster
Worldwide Equipment	\$183,895	2017 Kenworth/T880	Loadmaster
Carolina International	\$182,895	International/7600	Loadmaster
Shealy's Truck	\$180,357	Western Star/4700	Loadmaster
Nulife Environment	\$178,964	Western Star/ 4700	Wayne
Excel Truck Grp	\$169,478	Freightliner/114SD	Loadmaster

Ms. Vance stated that although Shealy's is not the lowest bid, staff feels that their quote provides the type of body that is more reliable, meets the City's specifications, and the truck itself exceeds the specifications. Warranty on this truck's engine is 2 years, 250,000 miles. Delivery on the Shealy's quote is approximately 120 to 150 days, which means that it should be ordered now to ensure delivery by mid-February.

Council Member Jenkins asked Ms. Vance how many rear loaders the City will have with the purchase of the Shealy's truck. Ms. Vance stated that the current primary rear loader is a 2007 truck. The new truck will become the primary and the 2007 truck will become the secondary truck. Mr. Thomas White, the manager of the City's sanitation department, stated that the secondary truck will pick up the end of the routes since there will be less trash to pick up. He stated that the City also has a 1995 truck that is still in use. He stated that with the addition of the new truck, the 1995 truck will now be used to pick up recycling.

Council Member Carter made a motion to accept the bid from Shealy's Truck Center in the amount of \$180,357 for the Western Star/Loadmaster Rear loader. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Mayor Partin stated that it was very commendable that staff was able to maintain a 1995 truck so that it is still in use. She asked Mr. White to let his staff know that Council receives compliments on their hard work all the time.

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

Ms. Vance stated that the Cayce Public Safety Foundation is requesting an amendment to the original 2016 Cayce Serves Tennis Tournament Grant Application

dated November 13, 2015. The budgeted amount requested was \$3,725.00. Expenses fell below budget by \$452.72 at \$3,272.28. The Foundation is asking approval to change the itemization of project costs. No additional funds are being requested.

Ms. Vance stated that the Liability Insurance was under budget by \$587.00 and the Foundation has asked for \$393.30 be moved from Liability Insurance to \$137.86 for T-Shirts, \$254.12 for food and \$1.32 for tennis balls. These three items were over budget due to an increase in players. She stated that there were ninety eight players in this year's tournament, which was an increase of twenty six players from last year.

Ms. Vance stated that after the Hospitality Tax adjustment the net profit from the tournament will be \$6,623. The Public Safety Foundation has approved \$7,500 of these and previous profits to be given in equipment as follows to the Cayce Public Safety Department: \$5,000 for Radios, \$1,500 for the Taser Program, \$1,000 for food for the Officers and four cases of Smoke Detectors donated by Shealy Electric.

Mayor Partin and Ms. Vance thanked Ms. Kay Hutchinson for her hard work and dedication to the tournament.

Council Member Almond made a motion to approve the amendment to the Hospitality Fund Request application. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Ms. Vance stated that Guignard Park's reopening date has been tentatively set for October 15. She stated that the two Riverland Drive projects and the Blossom Street Bridge lighting project were bid together and should be completed by the Department of Transportation by May 2017. Ms. Vance introduced the City's new Grants Coordinator/Special Projects staff member, Ms. Rachelle Moody, to Council and the assembly. She stated that Ms. Moody has ten years of experience in grants and staff is excited to have her on board. Ms. Vance also introduced Mr. Jarrett Epperson. Mr. Epperson previously was a City Park Ranger and is now the City's Code Enforcement Officer. She stated that he has also been working on the City's Property Registration Program and has done a wonderful job.

Ms. Vance stated that the City has 1,493 rental properties. She stated that there are approximately 1,200 separate owners. She stated that 760 property owners registered their property once they received the first letter from the City. She stated that staff sent 513 second letters in August and 130 additional properties were either registered or removed from the list for various reasons. Ms. Vance stated that there are 380 property owners who still need to register their property. She stated that staff was currently discussing the best possible way to reach these people. Some of the property

owners live in the City so staff may hand deliver letters to them. She explained that any rental, non-owner occupied or unoccupied structures are required to be registered with the City. There is not a fee associated with the registration but there is a late fee applied if the property is not registered by the deadline.

Committee Matters

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

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

Events Committee – July 14, 2016

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

Council Comments

Council Member Jenkins stated that anyone who makes a presentation to Council should be required to have an agenda so Council can be prepared. He also stated that Council should consider, in the interest of promoting good order at City Council meetings, setting a length of time for any speaker's presentation. Council Member Almond stated that she agreed that a maximum length of time needs to be set. Council Member Carter asked if there was a time limit for speaker's in the City's ordinance. Ms. Corder stated that there was not currently a set time limit but Council could impose one. Ms. Vance stated that when a resident calls the Municipal Clerk to request being placed on the agenda to present to Council they are required at that time to state what topic they would like to speak on. She stated that a Council Meeting is a public meeting so staff cannot impose that the resident provide an agenda. Mayor Partin stated that Council wants the public to be able to address Council but a Council Meeting is designed to do business for the City, it is not a back and forth discussion between Council and the assembly. Mayor Partin stated that it is not acceptable for someone to pull something out of their pocket during their presentation to Council.

Mayor Partin stated that she and Council Member Jenkins attended Mr. Freddie Mitchell's funeral recently and former Council Member Ken Jumper's funeral as well. She stated Mr. Mitchell was an amazing man and a former neighborhood leader. He was a Korean War Veteran who took his harmonica with him everywhere. She stated that many people attended Mr. Jumper's funeral to pay their respects. She stated that he served the City for a long time and was a good man. Council Member Almond thanked Council and staff for their support during her husband's recent illness.

Executive Session

- A. Receipt of legal advice relating to claims and potential claims by the City and other matters covered by the attorney-client privilege
- B. Discussion of negotiations incident to proposed contractual arrangement concerning a possible economic development project and discussion of matters relating to proposed location and provision of services encouraging location of businesses in the City of Cayce
- C. Discussion of negotiations incident to proposed contractual arrangements regarding the funding of a waterline project
- D. Discussion of negotiations incident to proposed contractual arrangements concerning possible property access to Riverwalk

Council Member Jenkins made a motion to move into Executive Session. Council Member Almond 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

IX. A.

Council Member Carter made a motion, subject to final documentation, to approve a possible resolution of a business license dispute on terms discussed in executive session and authorize the City Manager to bring back the written documentation to Council for final approval. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

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 8:10 p.m.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, Municipal Clerk

IF YOU WOULD LIKE TO SPEAK ON A MATTER APPEARING ON THE MEETING AGENDA, PLEASE COMPLETE THE INFORMATION BELOW PRIOR TO THE START OF THE MEETING.* *THANK YOU.*

COUNCIL MEETING SPEAKERS' LIST

Date of Meeting September 6, 2016

Name	Address	Agenda Item
DANIEL NUNN	2865 EMANUEL CHURCH RD.	111-B RENTAL

*Appearance of citizens at Council meetings - City of Cayce Code of Ordinances, Sec. 2-71. Any citizen of the municipality may speak at a regular meeting of the council on a matter pertaining to municipal services and operation, with the exception of personnel matters, by notifying the office of the city manager at least five working days prior to the meeting and stating the subject and purpose for speaking. Additionally, during the **public comment period** as specified on the agenda of a regular meeting of the council, a member of the public may speak on a matter appearing on the meeting agenda, with the exception of personnel matters by signing a speakers list maintained by the city clerk prior to the start of the public comment period. At the discretion of the mayor or presiding officer, the length of time for any speaker's presentation may be limited and the number speakers also may be *limited*.