



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 February 7, 2017

The February 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, City Bond Attorney Lawrence Flynn 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 Corley gave the invocation. Mayor Partin announced that the City is proud to honor military veterans by asking them to lead the assembly in the Pledge of Allegiance. She stated that Cayce Public Safety Captain Jim Crosland served in the United States Coast Guard on active duty 1992 through 1996 and the Coast Guard Reserves 1996 through 2001. Captain Crosland was a Boatswains Mate in the Coast Guard. He conducted Law Enforcement, Search and Rescue, and Fisheries patrols in the Atlantic Ocean.

Approval of Minutes

Council Member Almond made a motion to approve the January 3, 2017 Regular Council Meeting minutes and the January 25, 2017 Special Council Minutes as written. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Public Comment Regarding Items on the Agenda

No one signed up for Public Comment.

Presentations

A. Presentation of Whole Sole Award

Mayor Partin stated that Sgt. Matt McMillan nominated Public Safety Officer Mandy Fourier for the City's Whole Sole Award. His nomination stated that in

November 2016 PSO Fournier received a call regarding a nine year old boy that had run away from Taylor Elementary. This young child had been through some rough times involving his family life. Officer Fournier located the child and in speaking with him learned that he was a huge Clemson Tigers fan. She promised the young boy she would get him a Clemson sweatshirt if he would return to school. The young boy agreed and returned to school.

Mayor Partin stated that Officer Fournier kept her promise and with her own money purchased the young boy a Clemson sweatshirt. He was delighted with his sweatshirt and amazed that Officer Fournier kept her promise. Officer Fournier also encouraged the Cayce Public Safety Department to adopt the young boy's family for Christmas since they were so deserving.

Mayor Partin thanked Officer Fournier for going above and beyond and making a difference in this young boy's life.

B. Presentation by Mr. Brad Farmer and Mr. Lowe Sharpe to Mr. Carroll Williamson

Mr. Brad Farmer and Mr. Lowe Sharpe presented Mr. Carroll Williamson, Director of Planning and Development, with a token of appreciation for his many years of service to Trees SC. Trees SC was founded in 1991 as a non-profit organization to foster the stewardship of South Carolina's urban and community forests through education, advocacy and networking. The members work to spread the message of the importance of trees, celebrate our special trees in South Carolina, and be an advocate for urban and community forests.

Ordinances and Resolutions

A. Discussion and Approval of Ordinance 2017-01 to Provide for the Approval of Certain Amendments to the Redevelopment Plan, As Amended, of the City of Cayce, South Carolina and Other Matters Related Thereto – First Reading

Council Member Jenkins made a motion to approve Ordinance 2017-01. Council Member Almond seconded the motion. Ms. Vance stated that the proposed Ordinance extends the time frame of the TIF District. The Ordinance does not extend the actual area of the TIF District. She stated that TIF funds have been used to demolish the old Howard Johnson Property on Knox Abbott Drive, used for public infrastructure on the Brickworks Property, the City's portion of the Cayce Tennis and Fitness Facility, the Blossom Street Bridge entryway sign, all phases of the Riverwalk as matching funds to

Federal and State Grant funds, and two Riverland Drive SCDOT Projects as matching funds.

Ms. Vance stated that TIF funds have also been used for the Master Plan for Phase 1 of the Knox Abbott Drive Pedestrian Safety and Traffic Calming Project, construction of the south side of Phase 1 of the Knox Abbott Pedestrian Safety and Traffic Calming Project in partnership with the Tremont Apartment Developer, all phases of the State Street Streetscaping project as matching funds to SCDOT TAP and CDBG funds, Guignard Park as matching funds to LWCF grant, and Riverland Park renovations and the H. Kelley Jones Park.

Ms. Vance stated that the proposed new TIF funds will make it possible for the City to borrow \$8 - 10 million dollars. She stated that the proposed TIF fund project is the continuation of the Knox Abbott Drive Traffic Calming and Pedestrian Safety Project. She stated if there was money left after completing this project than the funds could be used for the 12,000 Year History Park, to help with the demolition of the Motel 6 Property, and a new Public Safety Building. Ms. Vance stated that all these projects are on staff's list of future projects but the funds will be limited so not all these projects will be realized. She stated that when a City is doing a Redevelopment Plan the list should include any project that TIF funds could possibly be used for so the plan does not have to be amended later.

Ms. Vance stated that all of the taxing agencies in the TIF District have to approve the amendment to the Redevelopment Plan. She stated that staff has received approval from Lexington County. She stated that staff is working with Lexington II School District on an intergovernmental agreement since their taxing portion is largest. Staff has not heard from the other agencies involved yet.

Council Member Carter asked if it was typical to proceed with First and Second Reading on the Redevelopment Plan even though the City does not have an agreement with the School District yet. Mr. Flynn stated that a letter was sent to each taxing district stating the City's intention to amend the Redevelopment Plan and they were given forty five days to respond before the Public Hearing being held on February 22, 2017. The School Board has already responded stating their objection so if the Redevelopment Plan is passed on second reading the School Board will officially be out of the TIF District unless an intergovernmental agreement can be reached. Currently the City is negotiating an intergovernmental agreement with the School Board to see what level of funding they are willing to participate at.

Ms. Vance stated that she would be speaking to the School Board at their meeting on February 23, 2017. Mr. Flynn stated that the terms of the Ordinance state that Council has designated and delegated the responsibility to the City Manager to negotiate the terms of an intergovernmental agreement with any of the taxing districts.

Therefore even after second reading Ms. Vance can negotiate the terms of the agreement with the School District and they would have to approve the agreement through its Board by Resolution.

Ms. Vance stated that the TIF District does not expire until October 2017 and the new one does not come into effect until after this time. Mr. Flynn stated that once all the agreements are secured he and staff will come back before Council to discuss how much money is available to borrow bonds with. Ms. Corder called the question which was unanimously approved by roll call vote.

B. Consideration and Approval of Resolution Approving Law Enforcement Assistance and Support Contract with City of Myrtle Beach

Council Member Corley made a motion to approve the Contract with Myrtle Beach. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

C. Consideration and Approval of Resolution Approving Law Enforcement Assistance and Support Agreement with City of Camden and Camden Police Department

Council Member Almond made a motion to approve the agreement with the City of Camden and the Camden Police Department. Council Member Jenkins seconded the motion. Council Member Carter asked which agency pays the Officers salary while they are working in Camden. Ms. Vance stated that the City of Cayce would pay their salary. She stated that the agreement is reciprocal therefore if the City needed assistance Camden would assist the City as well. Ms. Corder called the question which was unanimously approved by roll call vote.

D. Consideration and Approval of Resolution Adopting the All Natural Hazards Risk Assessment and Mitigation Plan for the Central Midlands Region of South Carolina

Ms. Vance stated that the City partners with the Central Midlands Council of Governments (CMCOG) and cities and counties in the Midlands Region (Fairfield, Lexington, Newberry and Richland counties) for natural hazard risk assessment and mitigation planning. Various types of natural hazards such as flooding, tornadoes and winter weather threaten the region and endanger the health and safety of residents, jeopardize economic vitality and imperil environmental quality. To minimize vulnerabilities, the CMCOG initiated hazard mitigation planning for the region in 2004. The mitigation plan was updated in 2011, then again most recently in 2016.

Ms. Vance stated that participating in hazard mitigation planning is important for the City of Cayce not only for health and safety reasons, but also to be eligible for certain grant funding. As part of the Disaster Mitigation Act of 2000, the Federal Emergency Management Agency (FEMA) requires all counties to create and maintain a Hazard Mitigation Plan (HMP). A FEMA approved and locally adopted HMP is a requirement to solicit funds under the Hazard Mitigation Grant Program (HMGP). Having a HMP is also typically a requisite for obtaining other federal grants such as the Pre-Disaster Mitigation (PDM) and Flood Mitigation Assistance (FMA) grants.

Ms. Vance stated that the 2016 update to the All Natural Hazards Risk Assessment and Mitigation Plan for the Central Midlands Region of South Carolina was with stakeholders from each jurisdiction and public input. The plan received approval from FEMA in August 2016. She stated that the City has applied for money for a new generator for the water treatment raw water intake and for a Code Red system which allows the City to notify the residents if there is an emergency.

Council Member Corley made a motion to adopt via resolution the 2016 update to the All Natural Hazards Risk Assessment and Mitigation Plan for the Central Midlands Region of South Carolina. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

E. Consideration and Approval of Resolution Authorizing the Implementation of New Water and Sewer Rates, and Other Matters Relating Thereto

Council Member Almond made a motion to approve the implementation of new water and sewer rates. Council Member Carter seconded the motion. Ms. Vance stated that adoption of the Resolution is required as part of the SRF loan application process. She stated that staff signed the loan closing documents that day. She stated that the Resolution regarding the new water and sewer rates is required to demonstrate that the City can pay the bond payment. She stated that staff worked with the City's bond attorney and auditor to create a rate analysis. She stated that staff was proposing a 3.5% rate increase for the first year, a 1.5% increase for the second year and a 3% increase the third year. She stated that the increases are only proposed increases. Staff looks at the rate analysis every year and if the City's revenues increase, which they have the past three years, then the rate increases may decrease or not be necessary at all.

Ms. Vance stated that the small increase in water and sewer rates will allow the City to replace the majority of the water lines in the City. She stated that the City was able to borrow more than \$24 million dollars with only an 8% increase in its rates. She stated that Council has done a wonderful job of managing the City's funds. It also helped that the City was able to restructure some other debt. She stated that the City

also received a very low interest rate from SRF. Ms. Vance stated that a 1% increase is approximately 33¢ a month for an average customer. She stated that at the 3 year increase a resident's water bill would increase by approximately \$2.64 a month.

Council Member Corley asked when the rates would change. Ms. Vance stated that the City will adopt the new rates when the new budget for FY17/18 is adopted in July 2017. Ms. Vance stated that staff is meeting with American Engineering to discuss the best ways to communicate to the City's residents regarding the water line replacement project. She stated there will be a website, email address and a phone hotline created just for the project. Therefore anyone with questions or concerns can receive answers quickly. Everyone will be notified before any construction begins on their street. A press release and flyers will be utilized as well to communicate with residents.

Ms. Vance stated that the City is broken down into five different project areas and there will be a different contractor for each project area. She stated that the City is also getting new meters and a new water tank. Mayor Partin stated that the new water tank will help to increase the water pressure which could help to lower the City's ISO rating. She stated that an improved ISO rating could possibly lower resident's homeowner's insurance. Ms. Vance stated that the water lines will be larger so when the fire hydrants are used there will be more water flow. Also, the new guidelines require more fire hydrants so there will be an increase in fire hydrants in each area affected. She stated that commercial construction will also cost less since new businesses will no longer have to install fire pumps since the water flow will be enough to fight a fire.

Council Member Carter asked if the base rate and per 1,000 gallons used rate will both increase. Ms. Vance stated that both rates would increase. Council Member Carter asked if the sewer rate was based on the amount of water used. Ms. Vance stated that was correct so it would increase as well. She stated the increase would affect in-City and out of City customers. Ms. Corder called the question which was unanimously approved by roll call vote.

City Manager's Report

Ms. Vance stated that the new docks for the Newman Boat Landing have been delivered and should be installed in the next two weeks. The new sidewalk on Riverland Drive is substantially completed. She stated that the old Cayce Grammar School property owners are doing repairs to parts of the building that they hope to keep. They are currently repairing the roof. Staff has applied for CDBG funds to assist in paying to demolish the buildings at the school that will not be used. Lexington County has included that application in their request for funding to HUD. If HUD approves it then hopefully the City will receive the funds later in the year.

Ms. Vance stated that the City is doing a rebranding campaign and there is a survey on the City's website for everyone to fill out so they can share their opinion. She stated that staff is meeting with the City's artists and creatives to receive their input as well. She stated that the group working on the rebranding campaign is requesting hospitality tax funds for a new event in the spring to unveil the rebranding. She stated that the City has approximately \$1.5 million in pending grant applications.

Council Member Carter stated that he knew MPA Strategies was doing the rebranding campaign for the City but wanted to know if they subbed out any of the work for the campaign. Ms. Vance stated that one of the requirements of the contract with MPA Strategies was that local talent be used in the rebranding campaign. She stated that Ms. Tracie Broom with Flock and Rally does event planning and is working on the campaign. Mr. Joe Long with Black Barn is working on the logo and the graphics for the campaign. Ms. Alana Jordan with Big Eyed Bird is also involved with the campaign. Ms. Tia Williams no longer lives in the City but owns the Midlands Anchor and she is working on the campaign as well. She stated that the people involved do live in the City and are volunteering their time and talent. Ms. Vance stated that they would be paid for the work they do for the spring event.

Council Member Jenkins asked if staff had found out who owned the sidewalk in disrepair on Wilkinson Street. Ms. Vance stated that SCDOT owned the sidewalk and she would follow up to ensure that a work order was done to repair the sidewalk. Council Member Jenkins stated that it was a safety issue.

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:

Events Committee – November 10, 2016
Museum Commission – December 7, 2016

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

Council Comments

Council Member Jenkins stated that the house on the corner of Julius Felder Street has a large amount of water in the front yard and asked staff to see if there was a leak. Council Member Carter asked if the City did the asphalt patch job in front of Animals. Ms. Vance stated that the City had a water line leak there and did a temporary patch there. A professional contractor is scheduled to do a permanent patch there in the near future.

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 regarding the funding of a waterline project
- C. Discussion of negotiations incident to proposed contractual arrangements for the provision of sewer service

Council Member Corley 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

C.

Council Member Carter made a motion to authorize the City Manager to move forward with the Platt Springs Road sewer project and execute appropriate contracts as discussed in Executive Session. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Adjourn

There being no further business, Council Member Almond made a motion to adjourn the meeting. Council Member Corley seconded the motion which was unanimously approved by roll call vote. The meeting adjourned at 7:42 p.m.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, Municipal Clerk

