

## CITY OF CAYCE

*MAYOR*  
ELISE PARTIN

*MAYOR PRO-TEM*  
JAMES E. JENKINS

*COUNCIL MEMBERS*  
TARA S. ALMOND  
EVA CORLEY  
TIMOTHY M. JAMES

*CITY MANAGER*  
REBECCA VANCE

*ASSISTANT CITY MANAGER*  
SHAUN M. GREENWOOD

### CITY OF CAYCE Public Hearings and Special Council Meeting June 18, 2014

A Public Hearing was held at 5:00 p.m. in Council Chambers to obtain public comment on the proposed local hospitality tax on the sales of prepared meals and beverages in establishments. Those present included Mayor Elise Partin, Council Members Tara Almond, Eva Corley, Tim James, and James Jenkins, City Manager Rebecca Vance, Assistant City Manager Shaun Greenwood, Mendy Corder, Municipal Clerk and Garry Huddle, Municipal Treasurer. Mayor Partin asked if members of the press and the public were duly notified of the Public Hearing in accordance with the FOIA. Ms. Corder confirmed they were notified.

#### Opening Statement

Mayor Partin explained that the tax would be a 2% sales tax on prepared foods in the City. She stated the City's property taxes are currently lower than they were in 2010 and Council is very proud of that. She stated Council feels that the hospitality tax is an option that enables the City to continue to offer great quality services to its citizens with help from people who live outside the City.

Ms. Vance explained that the hospitality tax is purely a use tax; you have to purchase prepared foods or beverages to pay the tax. She explained that it was not a tax on the restaurants; the restaurants will collect the tax for the City. She stated staff is estimating that the City will collect approximately \$644,000 yearly. The tax can only be two pennies and the money can only be used for tourism related facilities and operation and maintenance of those facilities. She stated half of the money can be spent on operation and maintenance of the Cayce Historical Museum and the Cayce Riverwalk Park. She explained what the money can be spent on centers around developing tourism with the hope that more people will visit the City and spend money in the local restaurants and therefore more money is collected to be spent on bringing more tourists to the City.

Ms. Vance explained that the other half of the hospitality tax money can be used on brick and mortar capital facilities. For example, building a new Museum or a new park trail. She explained that the first phase of the Riverwalk is twelve years old and is at the point that it needs repairs. She stated upkeep of the Riverwalk and the Museum are currently paid for with money out of the General Fund. The hospitality tax would be another option to fund both the Riverwalk and the Museum and free up money in the General Fund to be used on core services. The money can also be used for the 12,000 Year History Park or used to match grants on Beautification projects. Examples of beautification projects are streetscaping and signage for the City.

### **Public Testimony**

Mr. Leo Redmond, 1601 Axtell Drive - Mr. Redmond stated that he was in favor of the hospitality tax since the Museum could be funded with it. He explained that the Museum could one day have to become a part time Museum or even close altogether if there is not money in the General Fund to fund it. He stated initially many of the people that he spoke to were against the hospitality tax, but once he explained that the revenues from the tax would fund the Cayce Historical Museum they were in favor of it. Mr. Redmond stated he supports Council and all the people in the assembly support them as well with the hard decision to implement a hospitality tax. He stated that he feels the hospitality tax option is the best option for the City

Mr. Joe Long, 737 Naples Avenue – Mr. Long stated he does support the hospitality tax but does not support spending the money on projects that are not smart or strategic to the promotion of growth and development for the City. He stated that last Fall the hospitality tax was promoted as a way to improve the City's beautification and help attract new businesses but now is being promoted as a way to save the Museum. Mr. Long questioned whether the City's future should be so history oriented. He suggested using the money to make a film on the City's history or create an interactive website. He stated he recently learned that the Museum had 7,799 visitors in 2013. He questioned the attendance data and its impact on the City for attracting significant numbers of tourists to the City. He stated he questions spending \$150,000 every year on the Museum. He suggested spending that money on a marketing campaign for the City.

Mr. John Banks, 2032 Fairlawn Circle – Mr. Banks stated he was in favor of the hospitality tax. He stated the City needs beautification projects since the way the City looks says a lot about what kind of City it is and attracts new people to the City. As more people move into the City they will spend their money in the City's restaurants and businesses and create more jobs in the City. Mr. Banks explained that he is the Director of Tourism for the West Metro Visitors Center. He stated that at this time the City only has a few attractions that he can promote for tourism. He explained that the 12,000 Year History Park could be an incredible avenue to bring people to the City and make Cayce and the 12,000 Year History Park a destination. He stated that every day over 500 people an hour visit the Riverwalk. He stated in order to keep the Riverwalk safe and comfortable for people to visit it money has to be spent to maintain it.

Mr. Banks stated he is a stakeholder in the Columbia Speedway. He explained that many national events are held there every year but many more could be held there if hospitality tax funds were available. He explained that when people contact him regarding renting the Speedway for their event their first question is whether the City of

Cayce has hospitality tax funds available to assist with the event. He stated 9,000 people from thirteen states attended the Tartan Day South event this year which proves people will come to Cayce if we give them things to do.

### **Close Hearing**

Mayor Partin asked if anyone else in the assembly would like to speak. No other public comment was received; Mayor Partin closed the public hearing.

A Public Hearing was held at 5:30 p.m. in Council Chambers to obtain public comment on the annual budget for the City of Cayce for FY14-15. Those present included Mayor Elise Partin, Council Members Tara Almond, Eva Corley, Tim James, and James Jenkins, City Manager Rebecca Vance, Assistant City Manager Shaun Greenwood, Mendy Corder, Municipal Clerk and Garry Huddle, Municipal Treasurer. Mayor Partin asked if members of the press and the public were duly notified of the Public Hearing in accordance with the FOIA. Ms. Corder confirmed they were notified.

### **Opening Statement**

Mayor Partin stated that Council is proud of the fact that they run a very tight budget. She stated there is not any fluff in the budget and on occasion Council has to make very tough decisions. Ms. Vance explained that she, Mr. Greenwood and Mr. Huddle meet with each department head and literally go through each department's budget line by line comparing it to the audit and the actual numbers to decide what to keep and what to cut. The department heads are also given the opportunity to present their budget to Council and answer any questions they may have. Ms. Vance explained that this year's budget process was particularly hard since there were unexpected increases in expenditures and decreases in revenues.

Ms. Vance stated the budget was balanced at \$10,127,179. She explained \$1.7 million in capital equipment was requested but only \$107,000 is in the budget. Three additional firefighters will be hired in January rather than in July but they will have to be budgeted for a full year next year. The budget also includes an increase in the residential sanitation fee to nine dollars a month. She stated there is a five year plan in place to increase the fee so that residential sanitation service will eventually be self sustaining. The budget also includes \$251,000 which is approximately nine months of the hospitality tax.

### **Public Testimony**

No one from the public in attendance offered any public testimony or comment.

### **Close Hearing**

Mayor Partin closed the public hearing noting that no public comment was received.

The Special Council Meeting immediately followed the Public Hearing at 5:45 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Tara Almond, Eva Corley, Tim James, and James Jenkins, City Manager Rebecca Vance, Assistant City Manager Shaun Greenwood, Municipal Clerk Mendy Corder and Garry Huddle, Municipal Treasurer and Public Safety Director Charles McNair 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.

Mayor Partin called the meeting to order. Mayor Partin asked Council Member Jenkins to include Andrew Evans, a 2006 Brookland-Cayce High School graduate that passed away, in the prayer. Council Member Jenkins gave the invocation and Mayor Partin lead the assembly in reciting the Pledge of Allegiance.

### **Other**

- A. Approval of a Resolution Authorizing an Application to the South Carolina Water Quality Revolving Fund Authority for a Loan from the Drinking Water Revolving Loan Fund

Ms. Vance stated that the SRF loan is for the repair of the Hwy. 321 line that had a break in it last year and caused the entire City to be without water for sixteen hours. She explained part of the application process requires that a Resolution be passed by Council. She explained that in the Resolution it says up to \$3.5 million but staff is in hopes it will not exceed \$3.2 million. She reminded Council that the bond payment and the 15% debt coverage are already in the Utility Budget. Ms. Vance stated the line is the main trunk line that serves everyone's water and sewer service. She stated it is going to be replaced and upsized in places so the City can provide good water service for the next thirty years. Council Member James made a motion to approve the Resolution authorizing the application. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

- B. Approval of Ordinance Amending Chapter 28 ("Offenses and Miscellaneous Provisions") of the City Code to Add a New Section 28-59 ("Damaging and Looting Archaeological/Historical Sites") – Second Reading

Council Member Jenkins made a motion to approve the Ordinance amending Chapter 28 of the City Code to add a section prohibiting damaging and/or looting an archaeological or historic site in the City. Council Member James seconded the motion which was unanimously approved by roll call vote.

- C. Approval of Ordinance Amending Zoning Map and Rezoning property located at Tax Map Number 005724-06-005 from M-2 to M-1 – First Reading

Mr. Greenwood explained that the property is the Town and Country Shopping Center and is currently zoned as M-2 (Heavy Industrial). He stated staff believes this zoning is erroneous and does not support current and historical uses of the property. The various uses of the subject property are legal non-conformities because, in the past, units have been occupied by eating establishments, beauty salons, and thrift stores. He stated if a legal non-conforming use were to sit vacant for over 6 months, it would lose the non-conformity status and could not be used for that purpose.

Mr. Greenwood explained that two zoning permits have been recently denied because of this. Due to the types of uses that have occupied units at the subject property, the applicant is requesting an M-1 zoning designation. Mr. Greenwood stated the requested zoning is in compliance with the Comprehensive Plan. Council Member Almond made a motion to approve the Ordinance amending the zoning map and rezoning the property from M-2 to M-1. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

- D. Approval of Ordinance Amending Zoning Map and Rezoning property located at Tax Map Number R11000-01-06 (Portion) from D-1 to M-1 - First Reading

Mr. Greenwood stated that the property is located at the corner of S. Bellline Boulevard and Bluff Road in Richland County. He explained there are two different requests for this property. He stated the developer of the property wants to put a billboard style sign on the property that is closer to the interstate. The property consists of 149 or more acres and the applicant wishes to rezone a portion, 8.23 acres, of the property to M-1 (Light Industrial). The property is currently zoned as D-1. Mr. Greenwood explained that the D-1 zoning classification is used as an agricultural holding zone and requires rezoning to an appropriate zoning classification before it may be developed. The M-1 zoning classification accommodates wholesaling, light manufacturing, and business park settings.

Mr. Greenwood stated the Planning Commission considered the request for rezoning at its regular meeting on June 16, 2014. The re-zoning request was opened for

public hearing and the Head Master of Heathwood Hall addressed the Planning Commission. He stated the Head Master did not speak in favor or against the rezoning but wanted to make sure the Planning Commission took into account concerns regarding traffic.

Mr. Greenwood stated the developer was at the meeting and the developer explained that he was working with SC DOT regarding the roads. He stated the site plan design is not complete yet and that it will ultimately determine if a traffic impact study has to be done. The developer did say that they are designing the site to allow for safe travel by adding entrances and exits as far from the intersection as possible. They are also designing it so there will be free flow of traffic behind the building as well. Mr. Greenwood stated the developer is trying to design the property so it will be as traffic friendly as possible.

Mayor Partin asked if Council will know about the site plan and SC DOT's findings before the second reading of the Ordinance. Mr. Greenwood stated that technically the developer does not have to have a site plan when requesting rezoning but stated staff will get that information to Council if the developer submits it to staff. Council Member Jenkins voiced concern over Council not seeing the site plan before passing the rezoning request. Council Member James voiced concern as well and stated he would like to be educated more on the process before second reading.

Ms. Vance explained that the site plans are submitted to the Planning Commission or staff; they do not come before Council. She stated that Council recently approved new Land Development Regulations and these regulations control what is on the site, how the site is configured, lot coverage, etc. Ms. Vance stated staff would be happy to go over the Land Development Regulations with Council so they will be comfortable with the regulations and know that the requirements will create a site plan that Council would be pleased with. Mr. Greenwood stated he would meet with Council Member James and Council Member Jenkins so they can discuss the issue further. Council Member James made a motion to approve the Ordinance on first reading. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

- E. Approval of Ordinance Amending Zoning Map and Rezoning property located at Tax Map Number R11100-01-10 (Portion) from D-1 to C-4 – First Reading

Mr. Greenwood stated the property is currently zoned as D-1. He explained the D-1 zoning classification is used as an agricultural holding zone and requires rezoning to an appropriate zoning classification before it may be developed. The property identified by TMS# R11100-01-10 consists of 221 or more acres and the applicant

wishes to rezone a portion, 26.65 acres, of the property to C-4 (Highway Commercial). The C-4 zoning classification accommodates commercial development which caters to the needs of the traveling public and highway dependent uses. The developer plans on building a travel center on the property. Council Member James made a motion to approve the rezoning. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

F. Approval of Ordinance Providing for a Local Hospitality Tax on the Sales of Prepared Meals and Beverages in Establishments – Second Reading

Council Member Almond made a motion to approve the Ordinance providing for a local 2% hospitality tax. Council Member Corley seconded the motion. Mayor Partin stated she spoke to a local restaurant owner earlier that day and he reminded her that when a zip code study was done as part of the Charette the study showed that 75% of his business at lunch was from outside the City. Mayor Partin called the question and the motion was unanimously approved by roll call vote.

G. Approval of Ordinance to Adopt and Annual Budget for the City of Cayce for FY14/15 – Second Reading

Council Member James made a motion to approve the FY14/15 budget. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

**Executive Session**

A. Receipt of legal advice relating to a claim and potential claim by the City and other matters covered by the attorney-client privilege

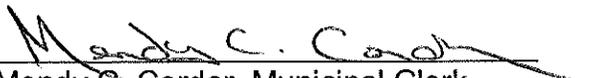
Ms. Vance stated the City Attorney's flight was delayed and he would not be able to attend the meeting so there would not be an executive session. Council Member James asked if a decision had been reached regarding the July 1, 2014 Council Meeting date. Ms. Vance stated two Council Meetings are required in July since there will need to be two readings regarding the Sunday Alcohol Sales before it can be put on the ballot. The Mayor asked Ms. Vance and Council Member James to meet and discuss what items will be on the July 1, 2014 meeting agenda to see if Council Member James is comfortable missing that meeting.

**Adjourn**

There being no further business, Council Member James 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 6:00 p.m.

  
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Elise Partin, Mayor

ATTEST:

  
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Mendy C. Corder, Municipal Clerk



