



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 Special Council Meeting October 22, 2014

A Special Council Meeting was held this afternoon at 5:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Tara Almond, Eva Corley and James Jenkins, City Manager Rebecca Vance and Assistant City Manager Shaun Greenwood. Municipal Clerk Mendy Corder, Municipal Treasurer Garry Huddle and City Attorney, Danny Crowe 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.

Call to Order

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

Mayor Partin explained to the assembly that the agenda for each Council Meeting is always placed on the board outside of City Hall and there are copies in the lobby of City Hall. The meeting agendas are always on the City's website and the City's social media. She stated that there are typically two readings of any item on the agenda therefore public comment is received during the first Council Meeting of the month. The regular Council Meeting is held the first Tuesday of the month. She explained that agenda packets are the backup documents to each item on the agenda and the packet is always available at City Hall for anyone who is interested as well as online.

Mayor Partin reminded the assembly that they can always contact their Council Member or herself via phone call, email or written letter. She stated City staff keeps citizens informed through social media and constant updates to the City's website. Flyers are also placed on each resident's roll cart if there is important information to get out quickly. Mayor Partin stated she meets with the City's neighborhood leaders once a month where the leaders discuss issues affecting their neighborhoods and she and staff update them on everything going on in the City. She stated new Ordinances have come from these important neighborhood meetings.

Mayor Partin stated that Council Meeting dates are set in January of every year. She explained that on a rare occasion a meeting has to be rescheduled. October's second Council Meeting was moved back a week since the first and second meeting would have been only seven days apart. Mayor Partin stated Council Member James had a prior work commitment and was unable to attend the rescheduled Council Meeting. She advised that Council Member James asked her to let the assembly know he was sorry he was unable to attend the meeting but each second reading item on the

agenda had his full support since he had already participated in discussion during first reading.

Other

- A. Approval of Ordinance Acknowledging Changes to the Program Policies of the South Carolina Water Quality Revolving Fund Authority; Approving Changes to the Loan Agreements Between the City of Cayce, South Carolina and the South Carolina Water Quality Revolving Fund Authority; Authorizing Amendments to Certain Supplemental Indentures; Acknowledging and Approving the Amendment and Restatement of Certain Debt Service Fund and Debt Service Reserve Fund Agreements; and Other Matters Relating Thereto – First Reading

Ms. Vance explained approval was needed to amend the agreements with the South Carolina Water Quality Revolving Loan Fund Authority. She stated recently the State Revolving Loan Fund, the bondholder for the City's Series 2002 Bond and Series 2009 Bond, revised its policies and procedures. The terms of the revision allow issuers maintaining an "A" rating from the rating agencies to reduce the reserve requirement for their bonds to \$0. The City currently maintains an "A+" rating from Standard and Poors and, as a result, the City is authorized to reduce the reserve fund amount on the above-mentioned bonds to \$0.

Ms. Vance advised that the Series 2002 Bond are the bonds for the sewer line that was installed in the Town of Springdale. She explained Springdale paid the debt reserve fund and pays the actual payments for the bond so they will receive a refund of \$52,599. The Series 2009 Bond is the \$33 million bond for the waste water treatment plant. The City and the Joint Water and Sewer Commission pay jointly for this bond since the Commission is a party to the bond with the City. The City will receive a \$757,604 credit and the Commission will receive a \$327,500 credit. This money will be transferred from each of the debt service reserve funds into the respective debt service funds for both issues. Once transferred, the City can utilize these funds to defer up to 6 months of debt payments on both of these bonds.

Ms. Vance explained that the Ordinance authorizes the release and transfer of the debt service reserve fund monies in accordance with the SRF policies and further authorizes the amendments of the various agreements as necessary to implement the changes. She stated the City Attorney made one minor change to page three of the Ordinance. The change was to the format of the Ordinance so it would read as all other City Ordinances. Council Member Jenkins made a motion to approve the Ordinance. Council Member Almond seconded the motion which was unanimously passed by roll call vote.

- B. Approval of Ordinance Establishing a Temporary Moratorium on Certain Requests for Revenue from the City's Local Hospitality Tax Account – Second Reading

Ms. Vance explained that the Ordinance establishes a one year moratorium on all outside City requests for use of Hospitality Tax funds. Staff believes the first year's revenue should be focused on projects and events located inside the City limits. Staff also believes that limiting the number of projects and events is prudent until the first year of collections is complete. This will allow the City to more accurately account for this revenue stream. Additionally, if the Capital Project Penny Tax passes throughout Lexington County, the City's Hospitality Tax will be reduced to 1%. This reduction will require staff to reevaluate planned expenditures to ensure compliance with state law. Ms. Vance explained that the moratorium is only for 365 days but can be renewed on a yearly basis as long as Council sees fit. Council Member Almond made a motion to pass the Ordinance. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

- C. Approval of Ordinance Amending Zoning Map and Rezoning properties located at Tax Map Numbers 004652-08-001(002)(003) from C-3 to RG-2 – Second Reading

Ms. Vance explained that the owner of these properties asked staff to delay second reading of the Ordinance rezoning the property from C-3 to RG-2 because they needed more time to work on some of their agreements but are now ready to proceed. The applicants have requested re-zoning the properties located at 111 and 199 Knox Abbott Drive in order to construct high end multi-family apartments. Mayor Partin asked if the concerns expressed at the Planning Commission meeting had been addressed by the developer. Ms. Vance stated that the same concerns were discussed at the Planning Commission meeting and the Zoning Board of Appeals meeting and both the Commission and the Board felt they were addressed by the developer. Council Member Almond made a motion to approve the Ordinance amending the zoning map and rezoning the properties from C-3 to RG-2. 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 004652-08-012 (Portion) from PDD to RG-2 – Second Reading

Council Member Corley made a motion to approve the Ordinance amending the zoning map and rezoning the property from PDD to RG-2. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

E. Approval of Ordinance Setting Salaries for the Mayor and members of Council – Second Reading

Council Member Jenkins made a motion to approve the Ordinance setting salaries for Mayor and Council. Council Member Corley seconded the motion. Council Member Almond stated she was asked to reiterate her comments from the October 7, 2014 Council Meeting. Please see the attached for a full copy of the comments offered by Council Member Almond.

Mayor Partin stated that on the City's website there is a chart in the agenda packet that illustrates the total benefits for surrounding municipalities and the City's. She explained that even with the salary increase the City of Cayce is still approximately \$15,000 lower annually for total compensation for Mayor and Council than Lexington and West Columbia. Mayor Partin called the question and the motion was unanimously approved by roll call vote.

Executive Session

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. Mayor Partin explained to the assembly that action was never taken in Executive Session. If there is any action that needs to be taken it will happen after Executive Session in the meeting so the assembly will be aware of it. She explained that Executive Session is only allowed for contractual matters, legal matters and personnel matters.

- 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 arrangements for the 12,000 Year History Park
- C. Discussion of negotiations incident to proposed contractual arrangements for a lighting contract for Phase IV of Riverwalk

Reconvene

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

II. A.

Council Member Corley made a motion to approve the River Alliance proposal and budget request for Congaree Creek and authorize the City Manager to fund the event with hospitality tax revenues. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote. Mayor Partin explained that in January and March there will be a celebration of the 150th Anniversary of the Burning of Columbia. She stated part of that battle occurred at Congaree Creek in Cayce so there will be events held in the City to highlight the history of the area. Ms. Vance explained that this issue was an Executive Session matter since the City has an agreement with the River Alliance and the contract had to be amended to pay them for these additional services.

II. B.

Council Member Almond made a motion to approve a lighting contract for the proposed 12,000 Year History Park and to authorize the City Manager to sign said contract conditioned on approval of the property transfer by all governing bodies. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

II. B.

Council Member Almond made a motion to approve call boxes for the 12,000 Year History Park funded with TIF Funds and authorize the City Manager to sign any necessary documents. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

II. C.

Council Member Jenkins made a motion to approve the lighting contract for the Riverwalk Phase IV and authorize the City Manager to sign said contract. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Adjourn

Council Member Corley made a motion to adjourn the meeting. Council Member Almond seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 6:00 p.m.



Elise Partin, Mayor

ATTEST:



Mendy Corder, Municipal Clerk

I have been asked to reiterate some of my comments from the last meeting regarding the increase in council salaries. If you'll bear with me, I'm going to read from my notes so that I don't forget anything.

As I said before, this is not a decision that we take lightly or without a lot of soul-searching. We don't do this for the money – we do this because we love our city and want to see it and its citizens prosper. Having said that, there is a personal cost to each of us to serve. The majority of us have full-time positions outside the city and being business people we are able to use our knowledge of business to conduct our city's business in the most efficient and effective way possible and be good stewards on behalf of the citizens of our city.

We use our personal vacation time to attend meeting and training events held by the Municipal Association which takes a minimum of 5 vacation days per year not to mention smaller functions that are held during working hours which may require more time off. For most of us that doesn't leave much (if any) vacation time for personal use. These meetings are an important way of getting necessary training on evolving issues directly related to our city and properly governing our city so it is vital that we attend.

There are countless nights that we spend reading and studying our materials before coming to council meetings so that we can understand and ask the appropriate questions and get the answers needed to make good decisions. We spend time talking with our residents, business leaders and staff on a regular basis regarding issues of concern to them and the city.

We accomplish a lot and being business-minded people we work together to move Cayce forward.

Salaries for the Mayor and Council have not been raised in over 20 years so for many years we have been behind our neighboring cities and other cities our size around the State in adequately compensating our elected officials. We do not receive any other form of compensation other than a salary.

Cayce is a full-service city and we are one of the few if not the only city in the state that offers all that we do. We have police, fire, dispatch, sanitation, animal services, water and sewer just to name a few. Because we have a Utility Department for water & sewer, we are tasked with 2 separate budgets every year instead of one by law.

We meet twice a month and many of the cities in our state only meet once a month.

We do not receive any health insurance benefits. Both the City of West Columbia and the Town of Lexington do have health insurance benefits offered. The cost of health insurance is significant and increases annually so this amounts to a savings for Cayce because whatever compensation we affix to Mayor and Council remains the same year after year and doesn't increase annually because of rising health insurance costs.

We conduct the business of a full-service city with 5 members as opposed to West Columbia with 9 and the Town of Lexington with 7. Overall, that equates to the City of Cayce spending less than our neighboring cities annually on Mayor and Council salaries even before you factor in their health insurance benefits.

Even with this increase, we are still only now getting up to the salaries that neighboring cities have had for many years. Cayce must stay current in order attract the kind of leaders you want to be making decisions for your city.