

CITY OF CAYCE
Public Hearing and Special Council Meeting
June 24, 2008

**Public Hearing – Modification of Comprehensive Plan –
Land Use Element**

A Public Hearing was held at 9:05 a.m. in Council Chambers to obtain public comment on the proposed modification of the Comprehensive Plan's Land Use Element. Those present included Mayor Avery B. Wilkerson, Jr., Councilmen James Jenkins, Kenneth Jumper, Robert Malpass, and Rick Myers, City Manager John C. Sharpe, and Tammy Barkley, Municipal Clerk, and City Attorney, Danny Crowe. Mayor Wilkerson advised that members of the press and the public were duly notified of the Public Hearing in accordance with the FOIA.

Opening Statement

Mayor Wilkerson stated that the purpose of the Public Hearing was to obtain public comment regarding the proposed modification of the City of Cayce's Comprehensive Plan – Land Use Element. Mayor Wilkerson inquired if anyone had signed up for public comment. Ms. Barkley advised that no one had signed up for comment.

Public Testimony

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

Close Hearing

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

Regular Meeting

The Regular Council Meeting immediately followed the Public Hearing. Those present included Mayor Avery B. Wilkerson, Jr., Councilmen James Jenkins, Kenneth Jumper, Robert Malpass, and Rick Myers, City Manager John C. Sharpe, Tammy Barkley, Municipal Clerk, Garry Huddle, Municipal Treasurer, and City Attorney, Danny

Crowe. Also in attendance were Mr. Ken Knudsen, Director of Planning and Development. Mayor Wilkerson advised that members of the press and the public were duly notified of the meeting in accordance with the FOIA.

Mayor Wilkerson opened the meeting with the invocation and then led everyone in the Pledge of Allegiance.

Other

- A. Approval of Ordinance to Annex and Zone Property located on Bluff Road – First Reading

Council considered for first reading the approval of an Ordinance to annex and zone property located on Bluff Road. The property is a 35 acre tract of property know as “the Retreat”. The Planning Commission has reviewed the annexation and zoning request and has recommended it to Council with a zoning of PDD-R. Mr. Malpass made a motion to approve the Ordinance on first reading. Mr. Jumper seconded the motion which was unanimously approved.

- B. Approval of Ordinance Prescribing Rates for the City of Cayce Utility Rate Structure – Second Reading

Council considered for second and final reading the approval of the Ordinance prescribing rates for the City of Cayce Utility Rate Structure. Mr. Malpass made a motion to approve the Ordinance on second and final reading. Mr. Myers seconded the motion.

Mr. Malpass stated that he appreciated staff providing the rates from the surrounding municipalities and wanted to call to attention that even though the city has raised rates, they are still some of the lowest in the area. Mr. Jenkins stated that he was still concerned with the additional 2.5% increase above the 5% and would like to see that this additional increase be done incrementally. Mr. Malpass stated that the main reason for doing this is that very soon the city will be looking into the bond market for the expansion/upgrade of the Wastewater Treatment Plant and the utility rates will have to go up significantly to do so. He stated that by raising the rates 7.5% now, the future increases will not have to be so dramatic. Mr. Jenkins inquired if the public was notified of the increase. The City Manager advised that the public notice for the public hearing was printed in the newspaper and included the 7.5% increase in rates. The City Manager stated that the impact on an inside-city resident’s bills using 11,000 gallons of water would see an increase of \$4.43 bi-monthly for water and sewer. Outside customers using 11,000 gallons would see an increase of \$9.16 bi-monthly for water and sewer. He stated that the increase also allows the city to meet its current bond covenants.

Mayor Wilkerson stated that the City of Cayce has been designated as the major water and sewer service provider for the county and what the city is trying to establish is

that once the new bond issue goes into effect, it is going to solidify the City of Cayce for the next century as the major water/sewer provider. He stated that Council's goal is to leave the City in better shape than when they got here.

Mr. Myers stated that there is a misconception in the community that this increase and upcoming bond referendum has something to do with the annexations of properties in Richland County and wanted to dispel that misconception. Mr. Malpass stated that those properties are already provided with water and sewer from another entity and would not affect usage in the city's plants. After discussion the motion was unanimously approved. The City Manager advised that the new rates will be effective July 1, 2008.

C. Continued Discussion of FY2008-09 Draft Budget and Approval of Ordinance to Adopt FY2008-09 Budget to Provide Revenue for the City of Cayce for Fiscal Year 2008-09 – Second Reading

Mr. Myers made a motion to approve the Ordinance to adopt the FY2008-2009 Budget as presented on second and final reading. Mr. Malpass seconded the motion. The City Manager advised that the only change in the budget from the first reading approval was the inclusion of the city's annual required contribution (ARC) for the GASB-45 issue. By including this in the budget with the reservation that the funds will not be transferred or spent until Council approves what method the city will use for GASB-45, puts the city's budget in compliance with GASB-45 going into the bond market in 2009. After discussion the motion was unanimously approved.

D. Approval to Purchase Spare Pump – CAE Tank

The City Manager stated that the CAE water booster pump station was designed and constructed with two pumps to satisfy the fire flow and domestic water service needs for the CAE Industrial Park, and the Three Fountains and White Knoll water customers. He stated that presently one of the pumps is in need of a bearing replacement which means that this pump will be taken out of service for repair. He stated that the city needed to purchase a spare pump to reduce the possibility of having only one pump at that CAE tank in operation. Mr. Myers made a motion to approve the purchase of a spare pump in the amount of \$24,590.00. Mr. Malpass seconded the motion.

Mr. Myers inquired if the mobile pump unit purchased recently could be used as a spare pump for the CAE tank. The City Manager advised that the pumps at the CAE Tank are different in that they are custom-designed and the mobile pump would not work. Mr. Myers inquired if the spare pump recommended could be used when pumps are out of service for repair at other pump stations. The City Manager advised that it could only be used at the CAE Tank. Mr. Jenkins stated that the memo provided to Council stated that at this time both pumps are operational, but also mentioned that one is in need of repair. The City Manager advised that temporary repairs were made for the time being. After discussion the motion was unanimously approved.

The City Manager advised that the city has been working with Senator Nikki Setzler in petitioning the SC DOT to grant a full curb cut on Knox Abbott Drive for the new bank development project. He stated that he was happy to report that SC DOT did grant the city's request and the project is now moving forward.

The City Manager advised that the Brookland Lions Club will hold a groundbreaking ceremony at Guignard Park Wednesday, June 26, 2008 at 12 noon. He stated that this is for the new playground equipment that will be installed in the park soon. Mr. Malpass advised that he attended the Community Covenant Signing and it was a very worthwhile effort and all municipalities were represented. He stated that the City will receive a copy of the covenant soon.

Mr. Myers stated that this was Mayor Wilkerson's last meeting in Council Chambers and wished him the best. He stated that there were not enough words to thank him for his efforts and what he has done for the City. He stated that with his vision and leadership over the last 18 years, he was leaving the City in a much better position. All Council members gave their thanks to the Mayor.

Mayor Wilkerson stated that he considered it an honor to serve the citizens of Cayce and that he has had a great time. He stated that the progress the city has made was not just because of him, but by all. He stated that he has had the privilege of service with many council members and that the current council has been wonderful and works together well. He stated the last 18 years has been a joy in his life. Those in attendance gave the Mayor a standing ovation.

There being no further business, meeting adjourned at 9:30 a.m.

Robert E. Malpass, Mayor

ATTEST:

Tammy P. Barkley, CMC, Municipal Clerk