

**CITY OF CAYCE  
Regular Meeting  
April 4, 2006**

The regular monthly meeting of Cayce City Council was held this evening at 7:00 p.m. in Council Chambers. Those present included Mayor Avery B. Wilkerson, Jr., Councilmen James Jenkins, Kenneth Jumper, Robert Malpass, and Rick Myers, City Manager John C. Sharpe, Municipal Clerk, Tammy Barkley, and Garry Huddle, Municipal Treasurer. Mayor Wilkerson advised that members of the press and the public were duly notified of the meeting in accordance with the FOIA.

Mayor Wilkerson called the meeting to order. Mr. Jumper offered the invocation and Mayor Wilkerson led everyone in the Pledge of Allegiance.

**Approval of Minutes**

The minutes of the March 13, 2006 Regular Meeting and the March 24, 2006 Special Joint Meeting were presented for approval. Mr. Jumper made a motion that the minutes be approved as submitted. Mr. Malpass seconded the motion which was unanimously approved.

**Presentations**

- A. Presentation by Ms. Kim Asbill Re Three Rivers Music Festival

Ms. Pam Bynoe appeared before Council for Ms. Asbill and provided them with an update on the Three Rivers Music Festival to be held April 21 thru April 23, 2006. She stated that this year, part of the festival would be held on the West Columbia side of the Congaree River and hoped that it would prove to be economically successful for the entire Metro area. Mayor Wilkerson thanked Ms. Bynoe for providing this information to Council.

**Ordinances**

- A. Approval of Ordinance to Rezone Airport High School from C-1 to PDD – First Reading

Council considered for first reading the approval of an Ordinance to rezone Airport High School from C-1 to PDD to allow for the planned overall expansion and compliance with Lexington School District Two's Master Plan. Mayor Wilkerson suggested that the item be deferred to the May meeting so that both the Airport High School and Brookland Cayce High School rezoning requests could be done at the same time. The City Manager advised that a letter had been received from Superintendent Barry Bolen asking Council to proceed with the approval of the zoning change for Airport High School. Mr. Myers made a motion to approve the Ordinance on first reading and that the Ordinance be modified to remove sections 12-2 through 12-6 as recommended by the City Attorney prior to the second reading and final approval. Mr. Jenkins seconded the motion which was unanimously approved.

B. Approval of Text Amendment to the City of Cayce Zoning Ordinance Concerning Boats, Recreational Vehicles, etc. in Residential Zones – First Reading

Council considered for first reading the approval of a text amendment to the City of Cayce Zoning Ordinance concerning boats, recreational vehicles, etc. in residential zones. The City Manager advised that the ordinance is being proposed to limit the storage and use of campers or recreational vehicles in residential districts and to also limit towable trailers and trailer mounted equipment based on height restrictions. He stated that the proposed changes have been prompted by recent events that have occurred in the city that has brought attention to provisions of this section of the ordinance that needs additional enforcement provisions. Mr. Jumper made a motion to approve the text amendment as presented on first reading. Mr. Myers seconded the motion.

Mr. Myers asked for clarification regarding the storage of boats, campers, etc. that are stored inside a garage. Mr. Ken Knudsen, Director of Planning & Development stated that if the equipment were stored in a garage, they would be in compliance. Mr. Myers asked that the ordinance be revised to make this issue clear. After discussion, the motion was unanimously approved.

C. Approval of Ordinance to Annex and Zone Property located at 2326 Charleston Highway – First Reading

Council considered for first reading the approval of an ordinance to annex and zone property located at 2326 Charleston Highway. The City Manager advised that staff has taken a proactive approach to annexation and that letters were sent to potential candidates. He stated that the owner of the property listed above has petitioned for annexation and C-4 zoning. He plans to establish a truck repair facility at this location. He stated that the annexation is compatible to the area and the surrounding neighborhood and is in compliance with the City of Cayce's Comprehensive Plan of 2003. He advised that the Planning Commission, at their March 20, 2006 meeting, recommended the approval of the proposed zoning in conjunction with the

requested annexation. Mr. Malpass made a motion to approve on first reading the ordinance to annex and zone property located at 2326 Charleston Highway as presented. Mr. Jumper seconded the motion which was unanimously approved.

- D. Approval of Ordinance Granting Consent to the Inclusion of Certain Property of South Carolina Electric & Gas Company within the Joint County Industrial Park of Lexington and Calhoun Counties – First Reading

The City Manager advised that this request is a companion to the FILOT that was already adopted for further construction on 12<sup>th</sup> Street in the Multi County Industrial Park. He provided Council with a revised Exhibit A which states that SCE&G's initial request for 19.39 acres be included in the Industrial Park has been changed to include an additional 41.42 acres. Mayor Wilkerson advised that Lexington County Council has already approved the request on first reading. Mr. Myers made a motion to approve the ordinance as presented on first reading. Mr. Malpass seconded the motion which was unanimously approved. The City Manager advised that SCE&G would be requesting a building permit for the project within the next two to three weeks.

- E. Approval of Ordinance and Agreement Authorizing the Lexington County Registration and Elections Commission to Manage the Cayce Municipal Elections – First Reading

The City Manager advised that the approval of this ordinance would authorize the Lexington County Registration and Elections Commission to manage City of Cayce municipal elections. He stated that as requested by Council, the city's Municipal Election Commission would be maintained for the certification of votes. He stated that as far as costs, it should be transparent and that final details would be discussed with the County to move forward with this process. Mr. Malpass inquired if the county would also handle special elections that may be necessary. The City Manager advised that the County would handle special elections as well. Mr. Jumper made a motion to approve the ordinance as presented on first reading. Mr. Malpass seconded the motion which was unanimously approved.

### **Committee Matters**

- A. Appointments and Reappointments

#### **Beautification Board – 1 Position**

Ms. Daisy Thompson is no longer serving on the Board. A potential member application has been received and is attached for your review. The Beautification Board will meet on April 5, 2006 and provide their recommendation at that time. Mr. Malpass made a motion to table this issue. Mr. Myers seconded the motion which was unanimously approved.

Board of Zoning Appeals – 2 Positions

Ms. Charlene Frye has resigned from the Board and Mr. David Murray's term has expired. The Board has not met recently and there is no recommendation at this time. Mr. Malpass made a motion to table this issue. Mr. Jenkins seconded the motion which was unanimously approved.

Cayce Housing & Construction Board – 1 Position

Mr. Charles Mellette's term expires April, 2006. He has been contacted and would like to serve again. Mr. Jumper made a motion to reappoint Mr. Mellette to the Board. Mr. Malpass seconded the motion which was unanimously approved.

Planning Commission – 1 Position

Mr. Gary Prince's term has expired. There is no recommendation at this time. Mr. Myers made a motion to table this issue. Mr. Malpass seconded the motion which was unanimously approved.

SPAT Committee – 2 Positions

Currently there are two open positions. The Committee has not met recently and is experiencing problems in obtaining a quorum. A potential member application has been received from Mr. Erick Kennedy and is attached for review. The City Attorney also provided Council with his opinion in reference to city employees serving on citizen's committees. The City Manager advised that the City Attorney recommends that the city code be amended stating that employees cannot serve on committees for reasons stated in his letter to Council. The Committee has not met to obtain their recommendation. Mr. Malpass made a motion to table the issue. Mr. Jenkins seconded the motion which was unanimously approved.

B. Committee Minutes – Approval to Enter Into Record

Council reviewed the following Committee meeting minutes for approval to enter into the official city record:

Planning Commission – November 21, 2005

Beautification Board – March 1, 2006

Cayce Historical Museum Commission – March 8, 2006

Mr. Malpass made a motion to approve that the minutes be entered into the official City record. Mr. Jumper seconded the motion which was unanimously approved. Mr. Myers stated that he would like to have the Director of Museum make a presentation to Council regarding the 225<sup>th</sup> anniversary of the Battle of Granby event being planned.

### **City Manager's Report**

The City Manager advised Council of the following dates:

- April 5, 2006 - 10:00 a.m. – Formal signing of Statement of Support for the National Guard and Reserves – City Hall Conference Room
- April 11, 2006 – Special Council Meeting – 4:00 p.m. - Conference Room
- April 11, 2006 – Board Meeting and Public Hearing – Cayce Housing Authority 2006-2007 Annual Plan – 4:30 p.m. – followed by 25<sup>th</sup> Anniversary reception for Cayce Housing Authority at 6 pm– Poplar-Wilkerson community center
- April 12, 2006 – Health Fair, 8 am – 10 am, Council Chambers
- April 14, 2006 – Good Friday Holiday, City Hall Closed, normal pick up
- April 15, 2006 – Statement of Economic Interests Due
- April 17, 2006 – Twice a week garbage pick up begins
- April 25, 2006 – Airport High School Hall of Fame Gala, 6:00 p.m., Brookland Baptist Church Conference Center (RSVP to Tammy)
- Set up Workshop date to meeting with Bob Milhous re utility rates and debt coverage update; Wastewater Treatment Plant expansion project – meeting was scheduled for April 24th at 6:00 p.m.
- Set date for groundbreaking of Cayce Riverwalk Park to Riverland Park – the City Manager advised that the contractor has moved on site and staff will be meeting with Mr. Ken Simmons to finalize the contract. He stated that once that has been done, the contractor will begin and will be turning dirt very soon. Mr. Malpass suggested that Council wait until the project is completed to celebrate the opening of this section of the Riverwalk. Mr. Myers stated that it would be a good idea to wait until that time as well so that the walkways are completed and the ceremony can take place in front of the old government locks.

March 2006 Financial Reports – The City Manager advised that the March reports would be sent out in Friday's mail.

### **Other/Updates**

Issues on Parks – meeting with Jay Criscione – The City Manager advised that staff met with Jay and provided him with safety issues that need to be resolved at the Sunnyside and State Street Parks. He provided Council with a synopsis of the meeting.

He stated that Mr. Criscione will have his crew survey both parks tomorrow. Mr. Criscione advised staff that the County was applying for a PARD grant and some of these funds would be used to upgrade and renovate both parks. He stated that hopefully the funding would be available in late summer. In reference to new projects, the City Manager advised that the Recreation Commission has authorized a \$17 million bond issue and intends to dedicate \$3-\$4 million for development of a park in the Cayce area to include soccer fields and roundtable baseball fields. He stated that the Bray Park and RECO site would be relocated to the new complex. He stated that the Recreation Commission is looking to acquire 40 acres for the project and are having a hard time locating property of the project and welcomes any suggestions from Council for the location. He advised that the Commission currently owns 10 acres on Frink Street and if they cannot acquire the 40 acres, the Commission will consider the Frink Street property and look for additional acreage elsewhere. Mr. Myers suggested that someone from Council to appointed as a liaison between the County Council, Recreation Commission, and City staff. Mayor Wilkerson suggested that Mr. Myers be involved since he has been in discussions with County Council regarding this issue.

Sale of City Property – Three Fountains Water Tank – The City Manager provided Council with a proposal for the purchase of the property and a map showing the of the property. He stated that the city has not used the water tank on the property for at least 10 years and is sitting there empty. He stated that the city owns a 50 foot by 50 foot plot of land that was given to the city by Carroll McGee When the city upsized water lines in the area, the water tank was abandoned. He stated that the offer received included a purchase price of \$1,000 for the property and the removal of the water tank at their cost. He stated that if Council were interested in this proposal, an ordinance would need to be drawn up for the sale of the property. Mr. Myers inquired if the city would have any future use for the tank such as fire safety for that area. The City Manager advised that the city has sufficient flow in the lines to handle fire safety concerns. He stated that the individuals submitting the proposal own the property adjacent to this property and plan to place a restaurant in that location and annex it into the city. Council agreed to sale the property as outlined in the proposal contingent upon annexation and asked staff to move forward with providing an Ordinance for Council's review.

Annexation Initiatives and Meetings – April 20 and 22, 2006 – The City Manager provided Council with information on the annexation process and a handout that will be distributed by Mr. David Griffith and his team to encourage annexation in the Three Fountains area. He stated that this group has scheduled two meetings as stated above. He noted that a list of individuals working with Mr. Griffith on the project was listed on the back of their handout. He stated the meetings were open to the public and invited Council to attend. He stated that Chief McNair, Ken Knudsen and himself would be in attendance to provide individuals with detailed information on the pros of annexing into the city. Mayor Wilkerson asked that the brochure be dated.

Parkside Cottages Update – The City Manager advised that the sewer line has been completed, tested and flow has been redirected into the new line. He stated that he spoke with Mr. Diamond and once the city has completed the water line, his contractor would move in to begin the foundation phase of the project.

The City Manager advised that he received a package from Puerto Rico which included 23 water bills payments, 1 business license payment, and 1 sanitation payment for the city of Cayce. The letter included with the package advised that the post office incorrectly coded the mail and it was sent to Puerto Rico. The City Manager advised that staff was making an attempt to manually go through the water bills, give the customers a call and give credits for any reconnection fees or late fees charged to them due to this error.

Mr. Malpass asked for an update on the Indigo drainage project. Mayor Wilkerson advised that he was recently contacted and a meeting has been scheduled at Senator Setzler's office at 2:00 p.m. on Monday.

Mr. Jumper asked that Council and staff work together to ensure all Council members are notified of meeting dates and times and/or changes. He stated that when a Council meeting date is set that Council should try and hold the meeting on that date and time.

Mr. Jenkins stated that he notice that the city removed park equipment out of Burnette Park. The City Manager stated that equipment was removed from the park that were in violation and that funds could be included in the next year's budget to replace the equipment if Council so desires. Mr. Jenkins stated that some renovations have been made to the Star Club on Lucas Street and debris had been piled up on the street and has not been hauled off. The City Manager advised that the contractor is responsible for hauling off construction debris, but staff will check on it and make sure the debris is removed.

There being no further business, the meeting adjourned at 8:10 p.m.

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Avery B. Wilkerson, Jr., Mayor

**ATTEST:**

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Tammy P. Barkley, CMC, Municipal Clerk