



Mayor  
Elise Partin

Mayor Pro-Tem  
James E. Jenkins

Council Members  
Phil Carter  
Tim James  
Hunter Sox

City Manager  
Tracy Hegler

Deputy City Manager  
Jim Crosland  
Assistant City Manager  
Michael Conley

**City of Cayce  
Regular Council Meeting  
Wednesday, January 25, 2023**

The January Regular Council Meeting was held this evening at 5:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Mayor Pro Tem James Jenkins and Council Members Hunter Sox, Phil Carter and Tim James. City Manager Tracy Hegler, Deputy City Manager Jim Crosland, Assistant City Manager Michael Conley, Municipal Clerk Mendy Corder, Finance Director Kelly McMullen, Human Resources Director Lynn Dooley, Assistant Chief of Police Shawn Grant, Fire Chief Steven Bullard 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 James gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

**Public Comment Regarding Items on the Agenda**

Mr. Carl Sherwood, Item IV. A. Mr. Sherwood stated that he was not in favor of the proposed amendment to Chapter 10 of the Cayce City Code. He stated that the City should not be able to dictate what a commercial property owner could or could not have in their own building.

**Presentations**

- A. Presentation by Stantec regarding the City of Cayce African American Cemeteries Project

Ms. Kimberly Hinder of Stantec gave an overview of the project to Council. She stated that finding and documenting lost cemeteries was an important part of preserving the culture of a community and honoring those who built it. She stated cemeteries provided a more complete picture of the history of a neighborhood and supported descendants in their search for reconciliation. Ms. Hinder stated that there were multiple sources of information that was used to find cemeteries such as plats, deeds, maps, photographs, oral histories and newspapers. She stated the most important source was the people in the community and their input. She stated that she and her coworkers were looking forward to working in the City and surveying the African American cemeteries within the City.

## **Ordinances**

- A. Discussion and Approval of Ordinance 2022-17 Amending Chapter 10 (“Buildings and Building Regulations”) of the Cayce City Code to Add a New Article V (“Vacant Commercial and Industrial Building Registration”) – Second Reading

Ms. Hegler stated that over the past several years, City Council and staff had been working to revitalize areas in the City and address community issues related to vacant properties – specifically, empty and underutilized commercial and industrial buildings that often led to blight and underinvestment in surrounding neighborhoods. She stated that staff researched best practices and received advice on this issue from industry experts.

Ms. Hegler stated that the proposed Ordinance encompassed the elements of a property registration program with escalating fees that would apply to vacant commercial and industrial properties only. She stated that generally, the program would identify and register vacant commercial and industrial buildings, clearly express the responsibilities of the building owners, and provide for administration, enforcement and penalties. She stated that at the November 16, 2022 Council Meeting, Council voted to give the draft Ordinance First Reading, and strategically deferred Second Reading for two months to allow staff to reach out to the property owners that would be affected by the amendment, hold a meet and greet between affected property owners and potential businesses City staff have heard from that are looking for places to locate in Cayce and address questions received.

Ms. Hegler stated that since First Reading of the Ordinance staff had sent two (2) notices to property owners letting them know about the proposed Ordinance and the meet and greet opportunity, a Meet and Greet was held at Piecewise Coffee on January 12, 2023 with almost equal attendance from property owners as prospective businesses and staff held a meeting with Board members from the Greater Cayce West Columbia Chamber of Commerce to discuss the Ordinance, which was very well received. She stated that the Ordinance was also presented to stakeholders such as commercial realtors to solicit feedback. Ms. Hegler stated that staff had proposed solutions to several questions and items of clarification in the revised draft Ordinance presented for Second Reading.

Council Member James made a motion to defer Second Reading to the March 7, 2023 Council Meeting. Council Member Sox seconded the motion.

Council Member James noted the reasons for requesting a deferral were not because the Ordinance was bad or that the intended goal was not a good one, but rather that he wanted to take some additional time to clarify a few things and make sure

all questions were addressed. Council Member James specifically noted that the City does a great job in producing best practice Ordinances and this additional time would ensure the Ordinance was even better.

Council Member Carter concurred with Council Member James and was grateful for the hard work of the staff and stated he knew a lot had gone into developing this plan.

Council Member Sox concurred with his colleagues and thought the additional time would afford the Council time to meet about it and get on the same page. He stated that they might even consider holding a work session and soliciting further feedback from affected property owners.

Mayor Pro Tem Jenkins asked if the deferral would create additional work on staff and how that would affect their timing and work on other things. Ms. Hegler responded that they would juggle it and work at Council's pleasure to get everything done that was most important to them.

Mayor Partin noted that the City does a great job of doing its homework and being prepared. She noted that the process for developing and rolling out this Ordinance was very transparent and advised attendees that a full agenda packet, with all relevant materials, was always published before a Council Meeting. She further noted that the City knew where these vacant properties were and that staff had already done a lot of work to communicate with them. She applauded the work of staff on this Ordinance and the amount of thought and time that went into its development and stated that she looked forward to its adoption in March. She further stated that there was already a penalty for vacant properties, but it was on existing businesses that are adjacent to vacant properties. She stated that these vacant properties negatively affect the values of the City's good, existing businesses.

Mayor Partin called the question, which was unanimously approved by roll call vote.

**B. Discussion and Approval of Ordinance 2023-01 Amending City Code Section 28-117 ("Penalties for Repeated False Alarms") – Second Reading**

Council Member Carter made a motion to amend Ordinance 2023-01 to add the words "shall read" before Section A. Council Member James seconded the motion which was unanimously approved by roll call vote. Council Member Carter made a motion to approve the amended Ordinance. Council Member James seconded the motion which was unanimously approved by roll call vote.

## **Items for Discussion and Possible Approval**

### **A. Discussion and Approval of Memorandum of Understanding for the Regional Gateways Project**

Ms. Hegler stated that for several years, the City had been working with the Midlands Business Leadership Group (MBLG) to establish regional gateways, which was identified by the MBLG as an area of the midlands that was affecting its overall business competitiveness. She stated that other local municipalities and Richland and Lexington Counties were also involved. She stated that the team, through multiple conversations and meetings, agreed upon beautifying the Midlands through the following Gateway projects (listed in no particular order):

- Airport Boulevard Gateway: One-mile stretch beginning at I-26 & S.C. 302 continuing to the Airport Expressway
- Fort Jackson Gateway: I-77 & Forest Drive
- Lexington Gateway: I-20 & U.S. 1
- Harbison Gateway: I-26 & Harbison Boulevard
- Downtown Connector Gateway: I-20 & S.C. 277
- I-20 & I-26
- I-20 & I-77
- I-77 & I-26

Ms. Hegler stated that the team further identified two (2) priority projects for which to begin: Airport Boulevard and Ft. Jackson Gateways. She stated that they developed full designs, cost estimates and solicited donations for the construction of the two (2) projects, which they have successfully secured. She stated that the City received a presentation with this information at the June 16, 2021 Council Meeting. She stated that since that time, the team had been drafting related agreements, such as the Memorandum of Understanding on that night's meeting agenda, which set out the following:

- The Central Midlands Council of Government would project manage the initial improvements
- On-going maintenance of all gateways after construction would be paid for by all parties involved proportionate to population (including Lexington and Richland Counties and the City of Columbia who have all previously approved an Intergovernmental Agreement).
  - Cayce's portion cost for maintenance after all gateways are constructed was estimated to be about \$16,500 per year (around \$2,000 for Airport Boulevard alone).

Council Member James made a motion to approve the memorandum of understanding. Mayor Pro Tem Jenkins seconded the motion which was unanimously approved by roll call vote.

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

Ms. Hegler stated that Sanitation Manager Thomas White was running the City's new street sweeper early in the mornings in the City's neighborhoods and was training his staff on operating the street sweeper as well. She stated that the installation of the Axon project at the Police Department was complete and there would be a demo soon for Council to see the new technology. She stated that the new doors had been installed at City Hall and the prox cards would be in effect soon. Ms. Hegler stated that business license renewals were ongoing.

### **Council Comments**

Council Member James stated that Council and staff met recently with the City's representatives, Senator Nikki Setzler and Representative Micah Caskey, to discuss upcoming legislative initiatives. He stated that it was very helpful and informative for the City's Representatives to hear the City's position on various legislation and how it affects the City and its residents.

### **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

Mayor Pro Tem Jenkins made a motion to enter into Executive Session. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

### **Reconvene**

After the Executive Session was concluded, Mayor Pro Tem Jenkins made a motion to reconvene the Regular meeting. Council Member Sox 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.

### **Adjourn**

Council Member James made a motion to adjourn the meeting. Mayor Pro Tem Jenkins seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 6:11 p.m.

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Elise Partin, Mayor

ATTEST:

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Mendy Corder, CMC, Municipal Clerk

