



Mayor
Elise Partin

Mayor Pro-Tem
Tara S. Almond

Council Members
Phil Carter
Eva Corley
James E. Jenkins

City Manager
Tracy Hegler

Assistant City Manager
James E. Crosland

**City of Cayce
Public Hearing and Regular Council Meeting
July 7, 2020**

A Public Hearing was held this evening at 6:00 p.m. via Zoom video and conferencing software to obtain public comment on the extension of a temporary moratorium on applications and administrative processing for approval of certain large scale single-family residential subdivisions and multi-family residential complexes. Those present included Mayor Elise Partin and Council Members Tara Almond, Phil Carter, Eva Corley and James Jenkins. City Manager Tracy Hegler, Assistant City Manager Jim Crosland, Municipal Clerk Mendy Corder, IT Director Jamie Beckham, Deputy Director of Public Safety JJ Jones 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. Mayor Partin stated that the meeting was being recorded via Zoom.

Opening Statement

Mayor Partin stated that pursuant to Section 6-1-80 and Section 6-1-330 of the SC Code of Laws, public notice was hereby given that the City of Cayce Council will hold a Public Hearing on the extension of a temporary moratorium on applications and administrative processing for approval of certain large scale single-family residential subdivisions and multi-family residential complexes.

Public Testimony

Mayor Partin asked if anyone on the phone call wished to speak. She stated that all the callers had been unmuted and if anyone wished to speak on the moratorium they were welcome to at that point. No one offered any public testimony or comment.

Mayor Partin asked if there was a motion from Council since there were not any requests to speak. Council Member Almond made a motion to continue the remainder of the Public Hearing, in order to provide additional notice to anyone who wished to be heard, until August 4, 2020 at 6 p.m. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote. Mayor Partin stated that the Public Hearing was continued.

Close Hearing

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

The Council Meeting immediately followed the Public Hearing at 6:05 p.m. via Zoom. Those present included Mayor Elise Partin and Council Members Tara Almond, Phil Carter, Eva Corley and James Jenkins. City Manager Tracy Hegler, Assistant City

Manager Jim Crosland, Municipal Clerk Mendy Corder, IT Director Jamie Beckham, Deputy Director of Public Safety JJ Jones 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.

Mayor Partin stated that the public was provided a call in number to be able to follow all of the City business as normal. She asked any caller to mute their audio so there would not be any feedback. She stated that the meeting organizer was also able to mute calls. Mayor Partin stated that the public could speak on any item on the agenda if they prearranged speaking with the City's Municipal Clerk.

Mayor Partin asked Mr. Beckham to unmute all the callers and asked them to introduce themselves. Ms. Jeannie Brennan of Concord Park and Mr. Ron Vaughn introduced themselves.

Call to Order

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

Approval of Minutes

Council Member Jenkins made a motion to approve the May 31, 2020 Emergency Council Meeting minutes, the June 2, 2020 Public Hearing and Regular Council Meeting minutes and the June 11, 2020 Special Council Meeting minutes as written. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

Public Comment Regarding Items on the Agenda

Item IV. C. - Mr. Ron Wright stated that he emailed Council informing them that he strongly supported an Ordinance in the City requiring everyone to wear a face covering. He stated that he hoped Council passed the proposed Ordinance that night. Mayor Partin thanked Mr. Wright for reaching out to Council.

Resolutions

- A. Approval of Resolution Recognizing Council Member James "Skip" Jenkins Retirement from CMC Steel South Carolina

Council Member Almond made a motion to approve a Resolution recognizing Council Member Jenkins for his retirement from CMC. Council Member Corley seconded the motion which was unanimously approved by roll call vote. Mayor Partin stated that staff and community members surprised Council Member Jenkins with a car

parade the day of his retirement to congratulate him on his 46 years with CMC. She stated that he was so surprised and everyone had a great time honoring him.

B. Approval of Resolution Declaring a Vacancy on Council and a Special Election to Fill the Vacancy and Advising of Filing Dates for Candidates

Council Member Almond stated that she had recently informed her fellow Council Members and City staff that it was with mixed emotions that she offered her resignation from Council effective June 26, 2020. She stated that she had sold her home in the City and was in a position in her life to be able to fulfill a lifelong dream of living on the coast. She stated that the law provided that she continue to serve on Council until a successor was elected to fill her seat. Council Member Almond stated that she had lived all her life in the midlands of South Carolina and Cayce would always be considered her hometown. She stated that she would continue to serve the City to the absolute best of her ability until such time that a successor could be elected to fill her seat. She stated that even beyond her service, she would always have Cayce's best interest at heart. Council Member Almond stated that she had reached out to someone regarding running for her seat. She stated that this individual was the former Director of Cayce Public Safety and had served on Cayce City Council before. She stated that she would be endorsing Mr. Tim James in the upcoming election. She stated that Mr. James would be a big asset to the City of Cayce once again.

Council Member Almond made a motion to approve a Resolution declaring a vacancy on Council, a Special Election to fill the vacancy and advising of filing dates for candidates. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Ordinances

A. Discussion and Approval of Ordinance 2020-17 to Extend or Re-enact the Temporary Moratorium Enacted by Ordinance 2019-24 Concerning Large Scale Single-Family Residential Subdivisions and Multi-Family Residential Complexes – Second Reading

Council Member Almond made a motion to defer Second Reading of Ordinance 2020-17 to coincide with the continued Public Hearing on August 4, 2020. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of Emergency Ordinance 2020-18 Amending Emergency Ordinance 2020-13 Extending the Expiration Date of a Section of Emergency Ordinance 2020-05 Concerning Certain Temporary Signs

Council Member Corley made a motion to approve Emergency Ordinance 2020-18. Council Member Almond seconded the motion. Mayor Partin thanked staff for drafting the Ordinance to assist local businesses so they could continue to thrive during

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

C. Discussion and Approval of Emergency Ordinance 2020-19 Requiring Individuals to Wear Face Coverings in Certain Circumstances, and Matters Related Thereto

Council Member Almond made a motion to approve Emergency Ordinance 2020-19. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote. Mayor Partin stated that the Coronavirus was a new virus with the emphasis on new. She stated that scientists around the world were working diligently to find out as much as they could as fast as they could about the virus. She stated that gaps in information were hard to deal with but there was a lot that was known about the virus. She stated that it was known that the virus was not dead contrary to what is read on social media. She stated it was known that the virus was not killed by drinking hot coffee or any of the hundreds of other dangerous misinformation on social media. She stated it was known that there were great racial disparities in the contraction rate for the virus. She stated it was almost three times as high for black Americans as white Americans and more than three times higher among Latinos than whites. She stated it was known that if we want kids to go to school then we need to listen to the South Carolina State Superintendent of Education Molly Spearman when she says if you want to go back to school, if you want to go back to football games, if you want to cheer on your team you need to be wearing a mask now when you are out in public. What is known is if we want to save lives as well as grow the economy and avoid new shutdowns then we must do the things that we know reduce transmission. Mayor Partin stated that research continues to show the same three simple things – wash your hands, stay six feet apart and wear a mask. She stated doing this means we support our economy and all those that make it run. She stated doing those three simple things mean we care about others which is what the City of Cayce does. She stated that washing your hands, staying six feet apart and wearing a mask means we understand we could be carrying the virus without knowing it and not wearing a mask would spread it more easily to others. She stated we can do this and thanked Council for supporting the mask Ordinance without hesitation.

D. Discussion and Approval of Ordinance 2020-20 Amending Zoning Ordinance Article 6 District Regulations to Add Language Concerning New Regulations on Uses in the I-77 Gateway Design Overlay District – First Reading

Ms. Hegler stated that Council approval was needed for the First Reading of an Ordinance amending Article 6 District Regulations to remove some permitted uses in the I-77 Gateway Design Overlay District and to add some additional prohibited uses. She stated that the I-77 Gateway Design Overlay District was created by Council to be an economically thriving welcome to the City from Interstate 77 along 12th Street Extension. In March, Council approved a rezoning of one large parcel to Planned Development District for a large mixed use development called Southern Commons at

the corner of Saxe Gotha Road and 12th Street Extension. Other large parcels in this area have residential, medical, and education uses currently. Ms. Hegler stated that to ensure that new developments that are planned within this overlay district compliment the desired commercial character and are of the highest commercial value staff recommends that additional uses of residential, medical, education and public administration be prohibited.

Ms. Hegler stated that the Planning Commission voted on amending Article 6 of the Zoning Ordinance concerning uses in the I-77 Gateway Design Overlay District at the Planning Commission meeting on June 15, 2020 and recommended that Council approve First Reading of Ordinance 2020-20 amending Article 6 District Regulations to remove some permitted uses in the I-77 Gateway Design Overlay District and to add some additional prohibited uses. She stated that there was a clerical discrepancy in the Ordinance that lists Public Administration twice, once as being prohibited and once as being permitted. She stated that staff recommends that Council delete Public Administration as a permitted use because it contradicts with the Planning Commission's recommendation to add it to the list of prohibited uses.

Council Member Almond stated that based on the City Manager's report and information related to the use of the words Public Administration she would move that Council approve Ordinance 2020-20 with the addition that Council amend the text amendment as approved by the Planning Commission to also delete the words Public Administration from Section 6.10-32A and if passed, that amendment would be reflected in the Ordinance that Council considers at Second Reading. Council Member Corley seconded the motion which was unanimously approved by roll call vote. Council Member Almond made a motion to approve the Ordinance on First Reading as amended. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

E. Discussion and Approval of Ordinance 2020-21 Amending Zoning Ordinance Article 6 District Regulations to Add Language Concerning New Regulations on Infill Development – First Reading

Ms. Hegler stated that Council approval was needed for the First Reading of an Ordinance amending Article 6 District Regulations to add additional design requirements for new houses built in neighborhoods that are predominantly brick houses. She stated that on November 20, 2019, Council approved an Ordinance regulating the design standards of new homes built in existing neighborhoods. One of the criteria was that a proposed new home surrounded by homes with non-vinyl siding must not use vinyl siding. She stated that because certain neighborhoods have homes that are built almost exclusively out of brick material, new homes built in these neighborhoods should retain some of that same character that reflects this common characteristic. She stated that the Ordinance does not require that the home be 100% brick built but it does put additional requirements for infill lots that are surrounded by brick homes, following the same measure as is used for other infill development to

determine what defines surrounding development. She stated that the Planning Commission met and recommended Council approve First Reading of an Ordinance amending Article 6 District Regulations to add additional design requirements for new houses built in neighborhoods that are predominantly brick houses.

Council Member Almond made a motion to approve Ordinance 2020-21 on First Reading. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Ms. Hegler stated that staff was in the process of refinancing the City's Utility bonds. She stated it was issued for sell the previous week and the City received eight really good offers. One of which was so good that the City's Bond Attorney said Council and staff look like geniuses. She stated that it will save the City \$1.1 million over the course of the bond. She stated that staff was hoping to save \$500,000. She stated that the City has a fantastic system that was attractive to buyers and it was great for the City's rate payers for being sold at that deal. Ms. Hegler stated that the City was still working on a two shift system during COVID-19 where some shifts work from home certain days and the other shift is in the office to maintain separation. She stated that it appeared to be working without interrupting the City's services to its citizens and keeping staff healthy.

Committee Matters

A. Appointments and Reappointments

Standard Technical Codes Board of Appeals – One (1) Position

Mayor Partin stated that the City's Standard Technical Codes Board of Appeals currently had two open positions and the City had received a potential member application from Mr. Bruce Smith. Council Member Jenkins made a motion to appoint Mr. Smith to the Board of Appeals. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of By-Laws for the Standard Technical Codes Board of Appeals

Council Member Almond made a motion to approve the By-Laws. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote. Mayor Partin thanked Mr. Williamson for working with the Board of Appeals and drafting the By-Laws.

Council Comments

Council Member Jenkins thanked everyone for the celebratory car parade for his retirement. He stated that he was so surprised and really appreciated it.

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
- B. Discussion of possible contractual arrangements concerning Lexington County water rates

Council Member Almond made a motion to move into Executive Session. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

Reconvene

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

No action was taken in follow up to Executive Session.

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 7:05 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

IF YOU WOULD LIKE TO SPEAK ON A MATTER APPEARING ON THE MEETING AGENDA, PLEASE COMPLETE THE INFORMATION BELOW PRIOR TO THE START OF THE MEETING.* *THANK YOU.*

COUNCIL MEETING SPEAKERS' LIST

Date of Meeting July 7, 2020

Name	Address	Agenda Item

***Appearance of citizens at Council meetings - City of Cayce Code of Ordinances, Sec. 2-71.** Any citizen of the municipality may speak at a regular meeting of the council on a matter pertaining to municipal services and operation, with the exception of personnel matters, by notifying the office of the city manager at least five working days prior to the meeting and stating the subject and purpose for speaking. Additionally, during the **public comment period** as specified on the agenda of a regular meeting of the council, a member of the public may speak on a matter appearing on the meeting agenda, with the exception of personnel matters by signing a speakers list maintained by the city clerk prior to the start of the public comment period. At the discretion of the mayor or presiding officer, the length of time for any speaker's presentation may be limited and the number speakers also may be limited.