

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
Special Council Meeting
June 11, 2020**

A Special Council Meeting was held this evening at 5:00 p.m. via Zoom video and conferencing software. 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, Planning and Development Director Carroll Williamson 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 through Zoom. She 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.

Call to Order

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

Public Comment Regarding Items on the Agenda

No one signed up for Public Comment.

Ordinances

- A. Discussion and Approval of Emergency Ordinance 2020-15 Amending Emergency Ordinance 2020-08 Concerning Electronic Meetings and Related Measures for City Boards and Commissions to Extend the Ordinance Expiration Date

Ms. Hegler stated that the Ordinances that allow Council and the City's Boards and Commissions to meet electronically expire in early July therefore Emergency Ordinances 2020-15 and 2020-16 would extend the original Ordinances another 60 days upon approval by Council.

Council Member Jenkins made a motion to approve Ordinance 2020-15. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

**B. Discussion and Approval of Emergency Ordinance 2020-16 Amending
Emergency Ordinance 2020-09 Concerning Electronic Meetings and Related
Measures for Council Meetings to Extend the Ordinance Expiration Date**

Council Member Almond made a motion to approve Ordinance 2020-16. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

**C. 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 – First Reading**

Ms. Hegler stated that Council approval was requested to determine next steps on the temporary moratorium enacted by Ordinance 2019-24 concerning large scale single-family residential subdivisions and multi-family residential complexes. She stated that on December 18, 2019 Council approved a 180-day moratorium which was set to expire on June 15, 2020. This was done so staff would have adequate time and opportunity to study, analyze, and make recommendations to Council concerning the consequences and impact of planned and unplanned large scale residential growth in and around the City.

Ms. Hegler stated that on February 25, 2020, the City signed an agreement with RKG Associates Inc. to conduct a housing study to determine the current state of Cayce's housing stock and to determine the City's housing needs. RKG Associates Inc. delivered its report with key findings and recommendations. Some of the key findings include that Cayce's population growth was increasing, but the greatest population increase over 5 years was the 25-34 age cohort. While houses in the \$100K-\$150K range had the greatest share of home sales in 2019, houses over \$200K made up 13% of home sales in 2019 but houses having this value only made up 7% of Cayce's housing stock. The purchasing power of the top 30% of households was \$100,000 greater than the bottom 60% of households. These households can afford purchase prices starting at \$294,000, which is much higher than what most homes in Cayce sell for. As a result, they are purchasing homes far below what they can afford. Rents in Cayce are rising, but renters are twice as likely to be cost burdened compared to owners.

Ms. Hegler stated that RKG's recommendations include use of zoning to guide housing design, investments and diversity and implement a strong annexation policy that ensures quality development that complements the City. Also recommended was creating a Housing Task Force to provide recommendations to City leadership on housing affordability, diversity of housing options and design, facilitate neighborhood clean-ups and create a short-term rental policy. It was recommended that the City comprehensively enforce the 2018 International Property Maintenance Code to address property issues that are driving down home value of surrounding residential properties.

Ms. Hegler stated that staff would be working on the recommendations for months and years to come.

Ms. Hegler stated that if Council decided to proceed with the zoning recommendations then they may choose to consider keeping the moratorium in place for a short additional period, possibly 45 days, to allow staff to implement design standards for certain residential uses and to ensure zoning is consistent with the recommendations of the study. If so, Council would need to give First Reading to 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 for 45 days.

Council Member Jenkins made a motion to approve Ordinance 2020-17. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Discussion Items

A. Discussion and Approval of Projects Submittal to the Lexington County Capital Project Sales Tax Commission

Ms. Hegler stated that Council approval was needed to submit transportation-related projects to the Lexington County Capital Project Sales Tax (CPST) Commission for the upcoming transportation sales tax referendum. She stated that the Lexington County Capital Project Sales Tax (CPST) Commission was requesting eligible entities to provide a prioritized list of projects for consideration of funding within the County. The City submitted projects previously in 2014, when the sales tax was last being considered. Those projects have been reviewed by staff and updated for this purpose. Ms. Hegler stated that some of the projects from 2014 have been completed by other means. She stated that staff was advised that projects being submitted must be related to roadway and traffic improvements, but it was staff's opinion the following should be considered:

- Stormwater Drainage Improvements
- Wastewater Collection System Inflow and Infiltration Analysis and Rehabilitation Project
- Highway 302 and I-26 Intersection Utility Relocation
- Portion of the Riverwalk Capital Improvement Plan (two Railroad Shelters and a bathroom)

Council Member Jenkins made a motion to submit staff's recommended projects. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of Bid Award for General Contracting Services for the City of Cayce Sewer Line Rehab Project, and Spending Approval

Ms. Hegler stated that Council's approval was needed to accept the bid from BLD Services, LLC, authorize the City Manager to execute the contract for general contracting services for the City of Cayce Sewer Line Rehab Project, and to spend up to \$185,000 from the Utility Fund for the repairs. She stated that the City received a Community Development Block Grant (CDBG) award in 2018 of \$216,234 to perform sewer line rehab of approximately 1,157 LF of substandard concrete sewer lines. She stated that this was a reimbursable grant, where the City outlays all funds initially and is reimbursed by CDBG for approved expenses. Ms. Hegler stated that grant funds would be used for construction costs, permit fees, environmental review fees and Davis Bacon monitoring fees. The City has a required 10% grant match, which would be covered through the City's Utility Fund (this will include in-kind expenses of City Engineer salary for project design and monitoring).

Ms. Hegler stated that the project area included a portion of Holland Avenue and Railroad Street. Rehabilitation will consist of installation of new cured-in-place liners for sewer lines, service lines and rehabilitating manholes. She stated that professional general contractor services to perform the lining were needed to complete this project; a request for proposals was placed in SCBO on April 24, 2020 and six (6) firms responded. BLD Services, LLC was the lowest responsive responsible bidder with a bid of \$158,951. Ms. Hegler stated that BLD Services, LLC had been vetted by the City Engineer and City Attorney and were recommended for award.

Council Member Almond made a motion to accept the bid from BLD Services, LLC, authorize the City Manager to execute the contract for general contracting services for the City's Sewer Line Rehab Project, and to spend up to \$185,000 from the Utility Fund for the repairs. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Ms. Hegler stated that staff was working on refinancing the City's utility bonds. She stated that staff had a great phone call with Standard and Poors answering some of their questions and it appears they are going to give the City a new rating that may go to sell at the end of the month. She stated that hopefully this would save the City \$500,000 annually.

Committee Matters

A. Appointments and Reappointments Technical Codes Board of Appeals – One (1) Position

Mayor Partin stated that the Technical Codes Board of Appeals currently had three (3) open positions. The City received a potential member application from Mr. Frank Dedmon.

Council Member Almond made a motion to approve Mr. Dedmon's appointment. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote. Mayor Partin stated that Mr. Dedmon was a very talented artist and suggested that staff inform him about the Cayce Arts Guild in case he was interested in being a member. She stated the CAG would love to have him as a member.

Council Comments

Mayor Partin stated that staff was placing the Housing Study on the City's website by the next morning. She stated that Council was excited to do this for the City and its residents and businesses and to develop the community. She stated that so many people were really excited about the study that would help them get a really good return on investment. She thanked staff for getting the study online so everyone would have access to 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
- C. Discussion of request related to proposed location of government agency facility in the City

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

Reconvene

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

- A. Discussion and Approval of Lexington County Intergovernmental Agreement

Council Member Almond made a motion to approve the intergovernmental agreement with Lexington County as discussed in Executive Session. Council Member Corley seconded the motion. Mayor Partin and Council Members Jenkins, Corley and

Almond voted yes. Council Member Carter voted no. The motion passed with a majority vote.

B. Possible action on request related to proposed location of government agency facility in the City

Council Member Almond made a motion to authorize the City Manager to advise that the City had no objection to the proposed location of the government agency facility in the City. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Adjourn

Council Member Almond made a motion to adjourn the meeting. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 5:53 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

