



## CITY OF CAYCE

*MAYOR*  
ELISE PARTIN

*MAYOR PRO-TEM*  
JAMES E. JENKINS

*COUNCIL MEMBERS*  
TARA S. ALMOND  
PHIL CARTER  
EVA CORLEY

*CITY MANAGER*  
REBECCA VANCE

*ASSISTANT CITY MANAGER*  
SHAUN M. GREENWOOD

### CITY OF CAYCE Regular Council Meeting August 1, 2017

The August Regular Council Meeting was held this evening at 6:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Tara Almond, Phil Carter, and James Jenkins. City Manager Rebecca Vance, Assistant City Manager Shaun Greenwood, Municipal Clerk Mendy Corder, Municipal Treasurer Garry Huddle, City Attorney Danny Crowe, and Captain Jim Crosland were also in attendance.

Mayor Partin asked if members of the press and the public were duly notified of the Council Meeting in accordance with the FOIA. Ms. Corder confirmed they were notified.

#### Call to Order

Mayor Partin called the meeting to order. Council Member Almond gave the invocation. Mayor Partin announced that the City is proud to honor military veterans by asking them to lead the assembly in the Pledge of Allegiance. She stated that Assistant City Manager Shaun Greenwood served in the United States Army on active duty from 1998 through 2001. Mr. Greenwood was a Counterintelligence Special Agent in the Military Intelligence Corp. As a Counterintelligence Special Agent, Mr. Greenwood was stationed at Fort Buchanan, Puerto Rico. His unit's primary mission was to provide force protection to all military assets deploying to South America, Central America and the Caribbean. Mr. Greenwood's Company also served as forward deployed unit for Counter Terrorism and Counter Drug operations in the region. Mr. Greenwood is a recipient of both the Army Achievement Medal and the Army Commendation Medal.

#### Approval of Minutes

Council Member Almond made a motion to approve the July 11, 2017 Regular Council Meeting minutes and the July 19, 2017 Strategic Planning Session minutes as written. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

#### Public Comment Regarding Items on the Agenda

No one signed up for Public Comment.

## **Ordinances and Resolutions**

- A. Discussion and Approval of Ordinance 2017-06 Imposing a Temporary Moratorium on Operation of the Special Exception Provisions of Section 9.8 of the City Zoning Code concerning Parking of Campers, Recreational Vehicles or Boats in Front or Side Yards in Residential Districts – Second Reading

Council Member Jenkins asked if any changes had been made to the Ordinance. Ms. Vance stated that any changes that Council and/or staff elect to make to the Zoning Ordinance will have to go before the Planning Commission first. Council Member Jenkins made a motion to approve Ordinance 2017-06 on second reading. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Ms. Vance stated that the Planning Commission and the Board of Zoning Appeals August meetings will be rescheduled since they are scheduled to be held the day of the total eclipse.

- B. Discussion and Approval of Ordinance 2017-07 Amending Budget Ordinance Adopted June 21, 2017 (Ordinance 2017-05) to Correct Scrivener's Errors as to Millage and Fees – Second Reading

Council Member Almond made a motion to approve Ordinance 2017-07 on second reading. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

- C. Discussion and Approval of Resolution to Authorize the Expenditure of Tax Increment Financing Revenues for Redevelopment Projects Located Outside of the Redevelopment Area; Providing for Notice to the Affected Taxing Districts; and Other Matters Related Thereto

Council Member Carter made a motion to approve the Resolution. Council Member Almond seconded the motion. Ms. Vance stated that the August 4, 1998 Redevelopment Plan for the City of Cayce's Tax Increment Financing District allows for the "acquisition of property to ensure environmental remediation and redevelopment." It also allows that this acquisition, etc. may occur outside of the designated Redevelopment Area if the City makes a specific finding of the benefit to the Redevelopment Area. The City is proposing to use TIF money from the original TIF District to demolish a portion of a building and remediate the property located at 800 Lexington Avenue which formerly served as the Cayce Grammar School.

Ms. Vance stated that staff has found that although the building is located outside the boundaries of the Redevelopment Area, its partial demolition is necessary to remove the portion of the structure that was previously burned in a fire and remediate any environmental issues on that portion of the property. These actions will improve the health, safety and property values of the surrounding area and the nearby TIF Redevelopment Area. She stated that staff also believes that these actions will clear the way for redevelopment of the remainder of the buildings on the site and the adjacent properties. Ms. Vance stated that the TIF Act requires that Council approve a Resolution for this action and notify the other Taxing Agencies. She stated that these Agencies do not have the power to deny the City the ability to take these actions. Mayor Partin called the question and the motion was unanimously approved by roll call vote.

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

Ms. Vance stated that the TIF bond sold that day for \$8.3 million. She thanked staff for all the hard work that went into making it happen. She stated that the City did receive an A Rating for the bonds which helps with the cost of borrowing money. Ms. Vance stated that with an A Rating the City does not have to have a debt service fund, it reduces the debt coverage ratio and increases the amount of money the City can borrow.

Ms. Vance stated that staff is currently working on putting the issues that Council discussed at the Strategic Planning Session into strategic priorities and objectives that Council and staff will discuss at the August 23, 2017 Council Meeting. She stated that they will also discuss annexation and stormwater at the meeting since there was not enough time to discuss those two issues at the Strategic Planning Session. She stated that they would also revisit the Public Safety discussion.

### **Committee Matters**

- A. Approval to Enter the Following Approved Committee Minutes into the City's Record

Council Member Almond made a motion to approve entering the following approved Committee minutes into the City's official record:

Events Committee – May 11, 2017  
Board of Zoning Appeals – June 19, 2017

Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

### **Council Comments**

Mayor Partin stated that the previous night's National Night Out event held at Public Safety was a huge success. She stated that the COPS Unit officers and the other Public Safety Officers in attendance really connected with the children at the event and did a remarkable job.

Council Member Jenkins thanked Public Safety staff as well for a wonderful community event.

Council Member Carter stated that the waterline replacement project contractors are continuing to do a great job with the project. He asked if work had started on the new water tank yet. Mr. Greenwood stated that work on the tank has not started but should start soon.

### **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 negotiations incident to proposed contractual arrangements Relating to the City's Tax Increment Finance District
- C. Discussion of negotiations incident to the City's participation in the SCE&G Community Solar Program

Council Member Almond made a motion to move into Executive Session. Council Member Jenkins 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 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**

There were no actions taken in follow up to Executive Session.

**Adjourn**

There being no further business, Council Member Carter made a motion to adjourn the meeting. Council Member Almond seconded the motion which was unanimously approved by roll call vote. The meeting adjourned at 7:09 p.m.

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Elise Partin, Mayor

ATTEST:

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Mendy Corder, Municipal Clerk

