

Mayor
Elise Partin

Mayor Pro-Tem
James E. Jenkins

Council Members
Phil Carter
Ann Bailey-Robinson
Tim James

City Manager
Tracy Hegler

Assistant City Manager
James E. Crosland



**City of Cayce
Regular Council Meeting
Tuesday, August 3, 2021, 6 p.m.**

**Cayce City Council is currently meeting virtually via Zoom.
Please use one of the following methods to attend the Council Meeting:**

**Virtual Attendance, click
<https://us02web.zoom.us/j/81399628003?pwd=YkwzSmdHZ3ZzbnM3aW1lSU1uaDhwZz09>**

or

Telephone: 1-929-205-6099

Meeting ID: 813 9962 8003

Passcode: 743589

caycesc.gov

I. Call to Order

- A. Invocation and Pledge of Allegiance
- B. Approval of Minutes
July 14, 2021 Regular Meeting

II. Public Comment Regarding Items on the Agenda

Special Note: Anyone wishing to speak to Council about an item not on the agenda will need to call the City Clerk at 803-550-9557 by 12:00 p.m. the Friday prior to the Council Meeting. Anyone wishing to speak on an item on the Agenda will need to call the City Clerk at 803-550-9557 by 12:00 p.m. the day of the Council Meeting.

III. Ordinances and Resolutions

- A. Discussion and Approval of Ordinance 2021-17 Amending Zoning Map and Rezoning Split Zoned Property Located at 1204 Knox Abbott Drive (TMS# 004633-06-009) from RS-3 (Single Family Residential) and C-4 (Highway Commercial) to C-4 (Highway Commercial) – Second Reading
- B. Consideration and Approval of Resolution Declaring Filing Dates for Candidacy for Municipal Elections
- C. Consideration and Approval of Resolution Approving Financing Terms for General Fund Vehicle Lease Purchases

IV. Discussion Items

- A. Discussion and Approval of Bid Award for Professional Auditing Services

- B. Discussion and Bid Award for Public Safety Fire Ladder Truck
- C. Discussion and Approval Authorizing the City Manager to Enter into an Agreement with Synovus Bank for a Purchasing Card

V. City Manager's Report

VI. Committee Matters

- A. Approval to enter the following Committee approved Minutes into the City's Record
 - Museum Commission – April 7, 2021
 - Cayce Housing Authority – April 13, 2021
 - Museum Commission – May 5, 2021
 - Events Committee – June 10, 2021
- B. Reappointments
 - Standard Technical Codes Board of Appeals – Two (2) Positions

VII. Council Comments

VIII. 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

IX. Reconvene

X. Possible Actions by Council in follow up to Executive Session

XI. Adjourn

SPECIAL NOTE: Upon request, the City of Cayce will provide this document in whatever form necessary for the physically challenged or impaired.



Mayor Elise Partin	Mayor Pro-Tem James E. Jenkins	Council Members Ann Bailey-Robinson Phil Carter Tim James	City Manager Tracy Hegler	Assistant City Manager James E. Crosland
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**City of Cayce
Regular Council Meeting
July 14, 2021**

A Regular Council Meeting was held this evening at 5:00 p.m. via Zoom video and conferencing software. Those present included Mayor Elise Partin, Mayor Pro Tem James Jenkins and Council Members Ann Bailey-Robinson, Phil Carter and Tim James. City Manager Tracy Hegler, Assistant City Manager Jim Crosland, Municipal Clerk Mendy Corder, Finance Director Kelly McMullen, Planning Director Wade Luther, IT Director Jamie Beckham 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 Mayor Pro Tem Jenkins gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

Approval of Minutes

Mayor Pro Tem Jenkins made a motion to approve the June 1, 2021 Public Hearing and Regular Council Meeting minutes and the June 16, 2021 Regular Council Meeting minutes as written. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

Public Comment Regarding Items on the Agenda

Mayor Partin stated that Council was excited that so many members of the community had joined the meeting. She stated that "Public Comment on Items on the Agenda," provides one of many opportunities for members of the public to present to Council their observations, concerns or comments on a particular subject. She stated that in a recent Cayce City newsletter she shared about all the ways for communication with Council and staff. She stated that Council was always interested in communicating with residents and customers whether it was in a Council Meeting or all the other ways mentioned. Mayor Partin stated that Council had received so many kind emails with thoughts about some of the items before them at the meeting and appreciated that. She stated that they cared greatly about each one of the decisions

they had to make and resident's input helped them to make sure to make the best decisions on behalf of the entire City.

Mayor Partin stated that she was disheartened that day to read a lie posted by one person in several social media outlets that referenced words that were never said by one of the City's staff members and lies about the way that Council makes its decisions. She stated that that person never shared a single fact - because there would have been none to back up their claim. She stated that she was thankful that most people don't act like that and know to reach out to Council or staff to ask questions or to share concerns or thanks. Mayor Partin stated that she had read every one of the emails sent to her and City staff had listened intently to citizen input and worked hard to make sure that Council was informed about the rules and possibilities for each option that comes before them. She stated that their goal was always to take care of the City's neighborhoods and the City and appreciated everyone attending the meeting for being an important part of that process. Mayor Partin stated that council and staff were transparent and responsive, and took care of the City with a customer service focus.

Mayor Partin stated that Cayce City Council did their homework. She stated they read resident's emails, took their calls, reviewed the recommendations of the Planning Commission, afford a lengthy public comment period at Council Meetings, discussed options with professional staff, visited the sites where decisions were being made and took their responsibilities very seriously.

Mayor Partin stated that in regard to that night's public comment, every person who signed up to speak would be provided the opportunity to speak on the agenda item that they signed up to speak about during the public comment period. She stated that each person had been briefed that per City Code individual comments were limited to five (5) minutes. Mayor Partin stated that in an effort to be mindful of everyone's time that night because so many people were signed up to speak, if a comment was made by a previous commenter, please feel free to say "I agree with everything that's been said before" allowing Council to know your thoughts but also move on to the next speaker timely. She stated that the comments must be directly related to the agenda item one signed up to speak about and only that one item.

Mayor Partin stated that those people who signed up to speak with the Municipal Clerk, Ms. Corder would call their name in the order in which they called in to speak. She stated that when Ms. Corder called a name, the City's IT Director would unmute that person, if on camera. If calling by phone, one would need to press *6, when called upon. She stated staff would help any speaker if needed. Mayor Partin stated that per the guidelines for Public Comment via Zoom, only those who signed up with the Clerk prior would be called upon during the meeting. She asked that when one began to speak to please give their name and full address and proximity to the item they were addressing.

Ms. Jackie Banton, 1226 H Avenue, signed up to speak on Item III. B. She thanked staff for taking the time to listen to everyone's statements. She thanked Council for reaching back out when they received her and her neighbor's emails and listening to their concerns. She thanked Council Member James for meeting with them on site. She stated that she and her neighbors were fearful that their quality of life would greatly change if they rezoning was allowed to happen. She stated that they were respectfully asking Council to maintain the split zoning as suggested by the Planning Commission until a time when deed restrictions were in place to protect her and her neighbors.

Mr. Keith Adams, 1220 H Avenue, signed up to speak on Item III. B. Ms. Nancy Stone-Collum stated that Mr. Adams thought the Council Meeting started at 6pm. Mayor Partin stated that he would be added to the end of the list of speakers.

Mr. Brian Williams, 1226 H Avenue, signed up to speak on Item III. B. He thanked Mayor and Council for their service. He asked that Council keep the current zoning in place.

Ms. Nancy Stone-Collum, 1222 H Avenue, signed up to speak on Item III. B. She stated that she had lived in Cayce for 44 years. She stated that she was frustrated and disappointed that the Council Meeting was being held virtually via Zoom rather than in the safety of Council Chambers. She stated that Council was meeting virtually to discourage and minimize public participation in the process. She stated that Council could not see the number of concerned citizens that would have attended an in-person meeting and the speakers could not make eye contact with Council when speaking. Ms. Stone-Collum stated that she had explained through email with historical documentation that the Planning Commission took steps in October 1964 to provide separation from the intrusive affects of commercial development on residents by creating the split commercial residential zoning on three (3) parcels on Knox Abbott Drive that back up to H Avenue. She stated that through a FOIA request she requested the Planning Commission minutes and the Council Meeting minutes when Council approved the recommendation and was told that the Planning Commission minutes were believed to be destroyed by water damage while being stored off site. Ms. Stone-Collum stated that Cook Out restaurants were open to 3am or 4am. She voiced concern regarding the noise, smells and extra lighting that the proposed restaurant would bring to the area. She stated that the buffers in the 1200 block of H Avenue were unprotected and voiced concern that one of the restaurants on Knox Abbott might decide to get rid of the buffer in the future. She stated that Mr. Bob Fuller notified her and her neighbors the day before that Cook Out would grant a 25 foot buffer inclusive of a wall. She stated that it was still short of the 15 foot buffer on the rest of the street which was necessary because of the impacts of the Cook Out. Ms. Stone-Collum stated that she and her neighbors understood the City's interest in the property tax and hospitality tax revenue a Cook Out would generate but were asking

Council to recognize the significant loss of property value for several homes in Cayce and West Columbia.

Ms. Jessica Johnston, 938 M Avenue, signed up to speak on Item III. B. She thanked Council for a chance to share her concerns and feedback. She stated that she was concerned about the impacts the Cook Out would have on the residents of H Avenue. She stated the one impact she was most concerned about was any possibility of an access driveway to the restaurant. She stated that she was fearful of the erosion of neighborhoods from the businesses in the City if boundaries and green spaces were not prioritized. Ms. Johnston stated that she was surprised by Mayor Partin singling out a person on social media. She stated that she was not quite sure who Mayor Partin was talking about but others might be able to figure it out. She stated that she was sure the City was used to criticism and did not think that person would share something that was not true. She stated that it was intimidating for someone to then make comments.

Ms. Nancy Drew, 921 M Avenue, signed up to speak on Item III. B. She thanked Council for the opportunity to speak. She stated that she had been reading the City's Comprehensive Plan and cross referencing it with the City's Zoning Ordinance. She stated that Cook Out had a store in Lexington on a smaller lot than the proposed lot in Cayce. She stated that Cook Out could use the additional space on the Cayce lot as a 40 foot buffer. She asked Council to honor the vote of the Planning Commission. She stated that Mr. Ed Fuson of the Planning Commission stated that the decision was a moral one. She stated that the decision was not just based on facts.

Ms. Nancy Drew, 921 M Avenue, signed up to speak on Item III. C. She stated that she would love to see housing go on the property located at 1407 Dunbar Road but wanted it to be nice looking houses. She stated that single family homes would do well there. She stated that she was at the meeting in May when the builder presented his plan for the property. She stated that the builder was asked to give a comparison to other properties similar in appearance and he stated that the housing would look similar to Still Water on Dreher Road. Ms. Drew stated that everyone in the room stated that if the proposed housing looked like Still Waters they did not want it. She stated that the proposed housing was not what was needed on the Dunbar Road property. She stated that trees were needed and housing that looked like the surrounding housing. She stated that nice looking homes were needed there so families could move in and raise their children. Ms. Drew stated that the proposed housing would bring the area down. She asked Council to please not approve the rezoning.

Ms. Theresa Johnson, 1240 G Avenue, signed up to speak on Item III. B. She stated that she lived one (1) block from the proposed rezoning. She stated that it was hard to believe that since the face covering rule was not enforced with the two (2) or three (3) people that would not wear a mask at the rezoning meeting they were forced

to discuss this important topic virtually. She stated that she was led to believe by Ms. Corder that this decision was made because committee members were concerned about possibly transmitting the virus to their elderly family members. She stated that she hoped Council would use that same level of concern when considering zoning changes to the benefit of a business and the detriment of the family homes in that four (4) block area. Ms. Johnson stated that she was concerned people would detour down G Avenue so they could take a right into Cook Out and not have to take a left on Knox Abbott Drive. She asked that Council create a permanent Zoning Ordinance that would deny any future requests and eliminate split zoning and prohibit any type of access, direct or indirect, from all of H Avenue or any other entrance on H Avenue. She asked that Council return the buffer to the original 40 foot buffer and require an eight (8) foot masonry wall to be built at the original buffer line to help with noise and possible foot traffic and add additional vegetation to the area. Ms. Johnson stated that the zoning committee voted against the rezoning out of concern for her neighborhood. She stated that Council and the Cook Out representatives would not let the zoning request get that far if it was their house or a family member's house.

Ms. Janet Burke, 1234 H Avenue, signed up to speak on Item III. B. She stated that her home was her childhood home. She stated she thought her parents had fought a fight in the 1960's. She stated there were many letters between her parents, Mr. Sanders Guignard and the Mayor at the time that showed that there was an agreement at some point that the 1200 block of H Avenue would be protected. She stated that apparently the documentation from that was lost. Ms. Burke stated that she still had some of the documentation from Mayor Earl Williams to the City stating that the residents purchased or built their homes with the understanding that the property would be restricted for residential purposes. She stated that she was concerned about Cook Out locating on the property since it had a history of shootings and stabbings. She stated that she knew of at least six (6) second generation families in a four (4) block area on H Avenue.

Mr. Michael Mahoney, 2101 Wilkinson Street, signed up to speak on Item III. C. Mr. Mahoney had technical difficulties therefore it was very hard to hear him. He asked that someone else speak while he worked on calling into the meeting via his phone. Mayor Partin asked Ms. Corder to add him to the end of the speaker's list and he could continue at that time.

Mr. Steve Collum, 1222 H Avenue, signed up to speak on Item III. B. Mr. Collum stated that he did not understand why he could not find out what the hours of the Cook Out would be if it located in the City. He stated that he was concerned about the proposed outdoor lighting of the Cook Out since his home was directly across the street from the site. He stated that when Krispy Kreme located to Knox Abbott Drive their lights were shining directly into his house. Mr. Collum stated that he spoke to management at Krispy Kreme and they adjusted the direction of the lights. He stated that hopefully Cook Out would work with them as well regarding lighting. He stated

that he thought it would be best to have Cook Out put requirements in the deed regarding the various issues he and his neighbors were concerned about. He stated that what bothered him most about Cook Out was the violence that occurred there.

Ms. Kelly Wuest, 1501 Abbott Road, signed up to speak on Item III. C. She stated that her home directly faced the property at 1407 Dunbar Road. She stated her hope was to see the property be developed in a way that benefitted the surrounding neighborhood and the City. She stated that any housing other than single family housing on that site did not make any sense to her. She stated that she would love to see the property become a park but understood after learning more about how zoning worked that that may not be an option for that property. Ms. Wuest stated that she felt that multi-story housing would take away from the beauty of the area. She stated that she reached out to a couple of Council Members via email and mail and did not receive a response from anyone which was disheartening and disappointing. She asked that Council take more time to consider other options for the property so the neighborhood and the greater appeal of Cayce could stay intact.

Ms. Sue Perry, 1713 Granby Road, signed up to speak on Item III. C. Ms. Perry stated that she had lived in Cayce for over twenty years and owned two (2) one (1) family brick homes in the community. She stated one of the homes faced Dunbar Road which is where one of her relatives had lived for over ten years. She stated that she was requesting that the zoning remain C-1 for the property and if it was rezoned residential that it remain single family homes.

Mr. Josh Rabon, 913 Old Belleville, signed up to speak on Item III. C. but was having telephone difficulties so his name was added to the end of the speaker's list.

Mr. Jesse Bray signed up to speak on Item III. C. Mr. Bray stated that he was the applicant who requested the rezoning of the property located at 1407 Dunbar Road to RG-2. He stated that RG-2 complied with the City's Comprehensive Plan. He stated that the parcel under the C-1 zoning had been on the market for over 14 months but was never contracted for that use. He stated that the Brookland Cayce High School district new home market share was 8% with a 91% resell. He stated that R-2 zoning housing would meet the diverse economic and social needs of the resident population. Mr. Bray stated that the City did a survey of the surrounding housing stock to make sure that the proposed housing would comply with the existing housing. He stated that there were seven (7) different items that would be required of the architectural design and guidelines. He stated that he was willing to comply with all the requirements. He stated that the property had not been contributing to tax revenue since it was formerly owned by the School District so there would be an increase in tax revenue and water and sewer revenue. Mr. Bray stated that there were four (4) people who spoke in opposition of the rezoning request at the Planning Commission meeting. He stated that they asked for less dense housing. He stated there was not a zoning classification that offered a less dense housing option in the City's Comprehensive

Plan and market conditions did not call for that. He stated that the City's Charrette called for Ordinances to allow for cluster development in PDD's. He stated that no one had approached the broker for the property with interest of turning the property into a park. He stated that he would be required to do a traffic study in coordination with the Department of Transportation and would have to comply with any mitigation required. He stated that his homes would likely produce less traffic than when the school was operational. Mr. Bray stated that his rezoning request received a unanimous vote to recommend the rezoning and asked that Council uphold that vote.

Mr. Patrick Chambers signed up to speak on Item III. C. He stated that he and his business partner Ben Kelly represent Lexington School District 2 on the property at 1407 Dunbar Road. He stated he was attending the meeting in support of the rezoning. He stated that he had marketed the site for over a year and the feedback he received from City staff was that housing would be a better fit for the property. He stated that the Comprehensive Plan allowed for uses similar to Millen Court which were 20,000 – 50,000 square feet light industrial buildings. He stated that Mr. Bray built a quality product and the City had done a wonderful job in implementing a design criteria.

Mr. Bob Fuller signed up to speak on Item III. B. but was not in attendance.

Mr. Dan Creed signed up to speak on Item III. B. He stated that he was with Heritage Engineering who was the engineer for the Cook Out project. He stated that a recent survey of the property at 1204 Knox Abbott Drive showed that the pavement at the rear of the property comes within 10 to 12 feet of H Avenue so there was an existing 10 – 12 foot wide vegetative area which did not include the right-of-way on H Avenue. He stated that Cook Out had proposed to provide a 25 foot planted buffer which would increase the existing vegetative area by approximately 12 to 15 feet and would be planted in accordance with City requirements which mandated a certain amount of trees and shrubs per 100 feet. Mr. Creed stated that in addition Cook Out proposed to provide an eight (8) foot high masonry wall over and above landscape requirements for the buffer. He stated that the wall would be on the Cook Out side then there would be 12 to 15 feet of new planted buffer then 10 to 12 feet of existing vegetation plus the vegetation that is in the right-of-way. He stated that the wall would preclude any direct access to H Avenue.

Mr. Jeremy Reaves signed up to speak on Item III. B. He stated that as Mr. Creed stated they wanted to improve the situation with the wall and the extra landscaping and make it a better buffer. He stated that way there would not be any lighting issues and no access to H Avenue from the back of the lot. He stated that they would love to come to the City and be a part of the City.

Ms. Karen Dawkins signed up to speak on Item III. B. She stated that she wanted to attend the meeting in support of the residents and neighbors of H Avenue. She stated that she would like to sincerely ask that Council decline the proposal.

Mr. Keith Adams, 1220 H Avenue, signed up to speak on Item III. B. He stated that his main concern was any type of ingress or egress on any of the properties on Knox Abbott Drive. He stated that he did not want a situation like West Columbia had on Center Street where it was residential on one side of the street and commercial on the other side. He stated that it had affected the area very negatively. He stated that one could not reproduce what they had on H Avenue. He stated that the Avenues in Cayce were very special. He stated that they were old established neighborhoods and many of the people had lived there forever. Mr. Adams asked Council to please consider him and his neighbor's concerns when making their decision.

Mr. Michael Mahoney, 2101 Wilkinson Street, signed up to speak on Item III. C. He stated that a lot of the neighborhood around the Dunbar Road property was zoned RS-4 and were all home single family homes. He stated that he and his neighbors felt that bringing in high density townhomes was not a good idea. He stated that there was not any underground storm water management on that street. He stated that everything ran down Wilkinson Street. He stated that all the impervious surfaces that would go into the proposed development would create a tremendous amount of runoff. He stated that he felt patio homes or single family homes were much more congruent with the current neighborhood. He urged Council to deny the request for the zoning change. He stated that he and his neighbors did want to work with the developers to put something nice on the property and stated that if they worked together they could do that.

Mr. Josh Rabon, 913 Old Belleville, signed up to speak on Item III. C. He stated that he was the engineer representing Great Southern Homes. He stated that he grew up two (2) blocks from the site and his parents still lived there. He stated that he went to Busbee Middle School and lived his entire childhood in the area. He stated that the Planning Commission did deny the first request for rezoning because the applicant requested RG-1 which was single family which was more restrictive zoning which took out the high rise language and it was denied because it was not consistent with the Comprehensive Plan. He stated that the only way to get the zoning approved was to request an RG-2 rezoning. He stated that the area was a good area but had not had anything big come to it in 25 years. He stated that the proposed development would be a good product and have green space. He stated there would be traffic mitigation if any was required and there would not be any increase in stormwater runoff. He stated that stormwater would be held on site due to DHEC regulations. He stated that he thought the project could spur some additional reinvestment on the Frink Street corridor between Wilkinson Street and State Street.

Ordinances

- A. Discussion and Approval of Ordinance 2021-16 Approving the Financing of Sewer System Improvements Through the Borrowing of Not Exceeding Four Million Eighty-Six Thousand Six Hundred Sixty Dollars (\$4,086,660), Plus

Capitalized Interest, if any, from the State Water Pollution Control Revolving Fund, by Agreement with the South Carolina Water Quality Revolving Fund Authority, Pursuant to Title 48, Chapter 5, Code of Laws of South Carolina 1976, as amended, Providing for the Agreement to Make and to Accept a Loan, the Execution and Delivery of a Loan Agreement between the City of Cayce, South Carolina and the South Carolina Water Quality Revolving Fund Authority, the Execution and Delivery of a Promissory Note from the City of Cayce, South Carolina to the South Carolina Water Quality Revolving Fund Authority; and other Matters Relating Thereto – Second Reading

Council Member James made a motion to approve Ordinance 2021-16 on Second Reading. Mayor Pro Tem Jenkins seconded the motion which was unanimously approved by roll call vote.

- B. Discussion and Approval of Ordinance 2021-17 Amending Zoning Map and Rezoning Split Zoned Property Located at 1204 Knox Abbott Drive (TMS# 004633-06-009) from RS-3 (Single Family Residential) and C-4 (Highway Commercial) to C-4 (Highway Commercial) – First Reading

Ms. Hegler stated that the property was one of the few in the City that was split zoned C-4 and RS-3. She stated that the back 1/3 of the property was currently zoned RS-3 and the front was zoned C-4. The property necessitates rezoning in order to use the entire parcel for commercial use. She stated that the requested rezoning was in compliance with the Zoning Ordinance and was permitted as a compatible zoning district according to the criteria of the Future Land Use Map. She stated that the Future Land Use for the site was actually CBR. She stated that the Planning Commission met on June 21, 2021 to hear public comment. Eleven (11) people were present to speak against the rezoning request. She stated that the residents in the area said there was a stated buffer yard from 1964 that existed to prohibit commercial development on a section of the subject property. Ms. Hegler stated that their concerns were that a restaurant business would cause increased traffic on H Avenue if a driveway was allowed, it would increase the amount of rodents from garbage dumpsters, light pollution and noise would be an issue and increased crime in the area would result from the development.

Ms. Hegler stated that the Planning Commission decided by a count of four (4) to (3), it was not a unanimous decision, to deny the recommendation to Council. The reasons they gave to deny the recommendation included matters such as rezoning the property would create an incongruent lot for the area, the fact that the Planning Commission could not require a buffer yard since a buffer yard was a deed restricted item that could only be done by the property owner. She stated that reasons from Planning Commission members in favor of the rezoning request included the City's Ordinance had good standards and the required buffer yard in the Zoning Ordinance

was sufficient, any deed restrictions, if there were any, could supersede zoning regulations and the area was at presently occupied by commercial uses.

Council Member Carter made a motion to approve Ordinance 2021-17 on First Reading. Mayor Pro Tem Jenkins seconded the motion. Council Member James stated that Ms. Burke mentioned some letters of agreement and Ms. Collum referred to a 1964 split zoning and a FOIA request. He asked what would be involved to get that information. Ms. Hegler stated that the letters that were shared with the Planning Commission Chairperson before their meeting indicated some requests from previous Mayors to the Planning Commission to deal with the split zoning. The letters did not indicate what action was taken so the FOIA request was for the actions. She stated that it took place in the 1960's and staff did look for the documents. Staff found a box but all the documents inside were destroyed from water damage.

Council Member James stated that he was concerned that there might be documents that explained the reason that the split zoning was done many years ago. Mayor Partin stated that Council Member James was sent the email that contained the letters from the 1960's. He stated that he did have the email but asked if there were formal documents that pertained to the issue. Ms. Corder stated that she did find the Council Meeting minutes that were requested but they did not address the zoning issue at all. She stated that she was still reviewing the other minutes from 1964 but had not found any mention of the item. Mayor Partin stated that for whatever reason there was not any deed restriction on the property. She stated that there were actions taken on the other split zoned properties but not on this property.

Mayor Partin stated that she was sad that there were so many residents that were worried about issues that the City had answers and rules for. She stated that she and the rest of Council worked hard to consider this rezoning from the perspective of what was the best use for the parcel and what was most compatible for the surrounding character. She stated that they were aware that City staff had worked very hard as well, meeting with several property owners on H Ave and the applicant's representative several times. She stated that staff had shared the concerns of nearby residents with the applicant in an attempt to find as much common good as possible. She stated that she wanted to take a moment to thank staff for that, as it really was going above and beyond what most Cities would do for a rezoning request.

Mayor Partin stated that one of the speakers that night asked that Council include the residents in their negotiations. She stated that staff had been talking to residents and she understood that there was a letter addressed to Council from the applicant that stated they offered to meet with residents but were turned down. She stated that she did not understand why anyone would turn down an offer for a direct seat at the table. Mayor Partin stated she would encourage the residents to revisit meeting with the applicant.

Mayor Partin stated that she and Council had heard from many Cayce and West Columbia residents about this item. She stated that from that work they understood the

residents' concerns to be centered on driveway access to H Avenue, reduced buffer, noise and lighting. She stated that the City's current Ordinances would adequately address most, if not all of the concerns of nearby residents, while also allowing the parcel to be used in its intended commercial capacity, preventing a driveway onto H Avenue and providing sizeable buffers at the street at the back of the parcel, increasing the right of way buffer that was currently there and helping to decrease current noise and lighting concerns.

Mayor Partin stated that she and Council knew there was a history there. She stated that Council and staff had only been given the inquiries and had not been given any documents that shows that any action was taken or any legal destination for the property. She stated they could not surmise what actions were or were not taken without any specific information. She stated that as Mr. Adams stated one cannot replace what citizens had in the City's neighborhoods and Council would never do that. She stated that it does the City no good to erode the amazing residential areas. Mayor Partin stated that Ms. Johnson mentioned additional buffers and said that was already addressed in the City's rules, the vegetative buffer and the wall were addressed. She stated that a driveway onto H Avenue was not a possibility. Mayor Partin called the question and the motion was unanimously approved by roll call vote.

C. Discussion and Approval of Ordinance 2021-18 Amending Zoning Map and Rezoning Property Located at 1407 Dunbar Road (TMS# 005766-03-006) from C-1 (Office and Institutional to RG-2 (General Residential, High Rise) – First Reading

Ms. Hegler stated that the property located at 1407 Dunbar Road was once the location of Busbee Middle School. She stated that the property was currently zoned C-1, Office and Institutional, and the applicant requested to rezone the property to be used as RG-2, General Residential, High Rise. She stated that the applicant proposed to use the property as a location for two (2) story duplexes. She stated that it would not be rental properties or apartments. The property is located amongst residential uses, as well as light manufacturing and is bordered on the south by a Norfolk Southern rail line. She stated that the subject property had been vacant since the demolition of the school building.

Ms. Hegler stated that the requested re-zoning was in compliance with the Zoning Ordinance and was permitted as a compatible zoning district according to the criteria of the Future Land Use Map. She stated that the Planning Commission met on June 21, 2021, to hear public comment and to vote on whether it recommended the requested rezoning. She stated that four (4) people were present at that meeting to speak against the rezoning request. The comments from the public included matters such as single family homes would be more beneficial to the area, the proposed use would increase the amount of traffic and having the area used as green space would be more useful, if not used for single family homes. Ms. Hegler stated that the Planning

Commission voted unanimously to recommend approval on the requested re-zoning from C-1, Office and Institutional to RG-2, General Residential, High Rise.

Mayor Partin stated that the rezoning request before Council was interesting in that it was well-informed by the City's Housing Study, completed just over a year ago in June 2020. She stated that the study provided valuable information on the current state of Cayce's housing and where some regulatory improvements could be made to better fit the community. The study made several zoning recommendations, including exploring options for residential design guidelines. It also noted that many more single people and non-married couples were moving to Cayce and would be seeking smaller homes with less land to maintain, like townhouses, duplexes and patio homes. Additionally the City has heard from long-time residents of Cayce for many years that they wanted to stay in Cayce but did not want to take care of a yard any longer. Mayor Partin stated that this was exactly the kind of housing older residents had asked for.

Mayor Partin stated that the study noted there was a sharp projected increase in young working professionals moving to the City. There exists a market demand for housing stock to meet the needs of this growing workforce cohort, as well as a challenge to provide housing stock that meets the affordability of this demographic. Duplexes, townhomes and patio homes could bridge this gap in the Cayce housing market. She stated that Council had enacted Ordinances to maintain the aesthetic appeal of these housing types to ensure quality development.

Mayor Partin stated that based on the concerns of the citizens, she would like to ask Council to postpone this issue. She stated that while the project was a needed one in the City, that when we zone we were allowing all the possibilities within that zoning designation. She stated that she spoke to some residents who were immediately alarmed by the term "high rise" in the title and while that was not what was being proposed, it was alarming in the title. Mayor Partin stated that despite duplexes being permitted by the RG-2 designation, there was concern about a zoning designation that allowed for those uses, but also included more intensive, multi-family high-rise development. She stated therefore, as much as she wanted to support the applicant's proposed use, she also needed to consider all that was allowed under the RG-2 zoning designation.

Mayor Partin stated that she would like to ask staff to look at how they might develop a new zoning designation or amend an existing one that would further the recommendations of the City's Housing Study and provide a proper place for allowing townhomes, patio homes, duplexes and zero lot line homes. She stated that she wanted to stress that the City wanted to help with the best redevelopment of the site, but she really believed some changes to the allowable uses needed to be made to ensure the best and most compatible fit for the surrounding community. She stated that if Council agreed, she would ask for a motion to postpone action on the rezoning for up to 90 days, or until staff could present an alternative.

Council Member James made a motion to postpone the rezoning up to ninety days. Mayor Pro Tem Jenkins seconded the motion which was unanimously approved by roll call vote.

Committee Matters

- A. Approval to Enter the following Committee Approved Minutes in the City's Record
Planning Commission – May 17, 2021

Council Member James made a motion to approve entering the Commission approved May 17, 2021 Planning Commission minutes into the record. Council Member Bailey-Robinson seconded the motion which was unanimously approved by roll call vote.

- B. Appointments
Board of Zoning Appeals – Three (3) Positions

Mayor Partin stated that there were three (3) open positions on the Board of Zoning Appeals. She stated that the City had received potential member applications from Mr. Scott Miller, Ms. Cenetha Muller, Ms. Cindy Pedersen and Mr. Matthew Stroud. Council Member James stated that the City was fortunate to have four (4) applicants for only three (3) positions. He stated that Ms. Pedersen currently served on another City Committee therefore he made a motion to appoint Mr. Miller, Ms. Muller and Mr. Stroud to the Board of Zoning Appeals. Mayor Pro Tem Jenkins seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Ms. Hegler stated that the deadline for the Auditor RFP was that Friday. She stated that staff had a lease purchase request out for vehicles for the new fiscal year. She stated that stormwater construction work was underway on Blake Drive.

Council Comments

Council Member James thanked all the citizens that attended the meeting virtually and stated he and council were thankful for their input.

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

There were not any items to be discussed in Executive Session.

Council Member Carter made a motion to adjourn the meeting. Council Member James seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 6:31 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

prior to the start of the public comment period. The number of speakers at a council meeting may be limited in the discretion of the mayor or presiding officer, the length of time for any speaker's presentation is limited to a maximum of five minutes, and a presentation may be curtailed if determined to be uncivil, contentious, or disruptive in the discretion of the mayor or presiding officer or by majority of vote of council.

Memorandum

To: Mayor and Council

From: Tracy Hegler, City Manager
Wade Luther, Planning & Development Director

Date: July 27, 2021

Subject: Second Reading of an Ordinance to rezone a split zoned property from RS-3 Single Family Residential. The property is located at 1204 Knox Abbott Drive (TMS 004633-06-009). The property is located in the Knox Abbott Drive Design Overlay District.

Issue

Council approval is needed for the Second Reading of an Ordinance to rezone a split zoned property from C-4/RS-3 to C-4. The property is located at the 1204 Knox Abbott Drive. The property is located in the Knox Abbott Drive Design Overlay District.

Discussion

The applicant requests to rezone the property to be used as C-4 Highway Commercial. Currently the property is split zoned C-4 and RS-3. The property necessitates rezoning in order to use the entire parcel for commercial use. The subject property is a through lot and has frontage along Knox Abbott Drive and H Avenue. Knox Abbott Drive is a major commercial thoroughfare for the City of Cayce and H Avenue is a residential area.

The requested re-zoning is in compliance with the Zoning Ordinance and is permitted as a compatible zoning district according to the criteria of the Future Land Use Map.

The Planning Commission met on June 21, 2021, to hear public comment and to vote on whether it recommends the requested rezoning. Eleven (11) people were present to speak against the rezoning request. Eight (8) of the speakers live on H Avenue. Others live in different parts in the City and outside of the City. A letter from an H Avenue resident was also read to speak against the request. The comments from the public included matters such as:

- The residents in the area state a buffer yard from 1964 exists to prohibit commercial development on a section of the subject property;
- A restaurant business will cause increased traffic on H Avenue if a driveway is allowed;
- A restaurant business will increase the amount of rodents from garbage dumpsters;
- Light Pollution and noise will be an issue; and
- Increased crime in the area will result from the development.

Recommendation

The Planning Commission decided by a count of 4 to 3 to deny the recommendation to Council to approve First Reading of an Ordinance to re-zone the subject property located at 1204 Knox Abbott Drive. The reasons to deny the recommendation included matters such as:

- Rezoning the property would create an incongruent lot for the area;
- The fact that the Planning Commission cannot require a buffer yard different than the Zoning Ordinance creates a lack of assurance that the residential area would remain protected from commercial use;

- Felt the application was deficient; and
- Required more time to research the concerns of the neighborhood.

Reasons from Planning Commission members in favor of the rezoning request included:

- The City's ordinance has good standards and the required buffer yard in the zoning ordinance is sufficient;
- Any deed restrictions, if there are any, can supersede zoning regulations; and
- The area is at presently occupied by commercial uses.

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)
)
CITY OF CAYCE)

ORDINANCE 2021-17
Amending the Zoning Map and Rezoning
a Split Zoned Property Located at 1204
Knox Abbott Drive (Tax Map Number
004633-06-009) from C-4 and RS-3 to C-4

WHEREAS, the Owner/Applicant requested that the City of Cayce amend the Zoning Map to re-designate the split zoned property comprising and shown at 1204 Knox Abbott Drive (TMS 004633-06-009), now zoned C-4 Highway Commercial and RS-3 Single Family Residential to C-4, Highway Commercial, and

WHEREAS, the Planning Commission held a public hearing on this request to receive comments from the public and adjacent property owners, and

WHEREAS, the Planning Commission met on June 21, 2021, to receive public comments and vote on whether to recommend the rezoning request, and has decided, by a majority vote of four (4) to three (3), that it does not recommend this change to the existing zoning amendment,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that the property hereinafter listed, and as shown on the attached sketch, is hereby rezoned and reclassified on the Zoning Map of the City of Cayce as C-4 Highway Commercial:

Tax Map Number 004633-06-009
1204 Knox Abbott Drive

This Ordinance shall be effective from the date of second reading approval by Council.

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2021.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

First Reading: _____

Second Reading and Adoption: _____

Approved as to form: _____
Danny C. Crowe, City Attorney

Re-Zoning Request MA003-21 1204 Knox Abbott Drive Existing Zoning

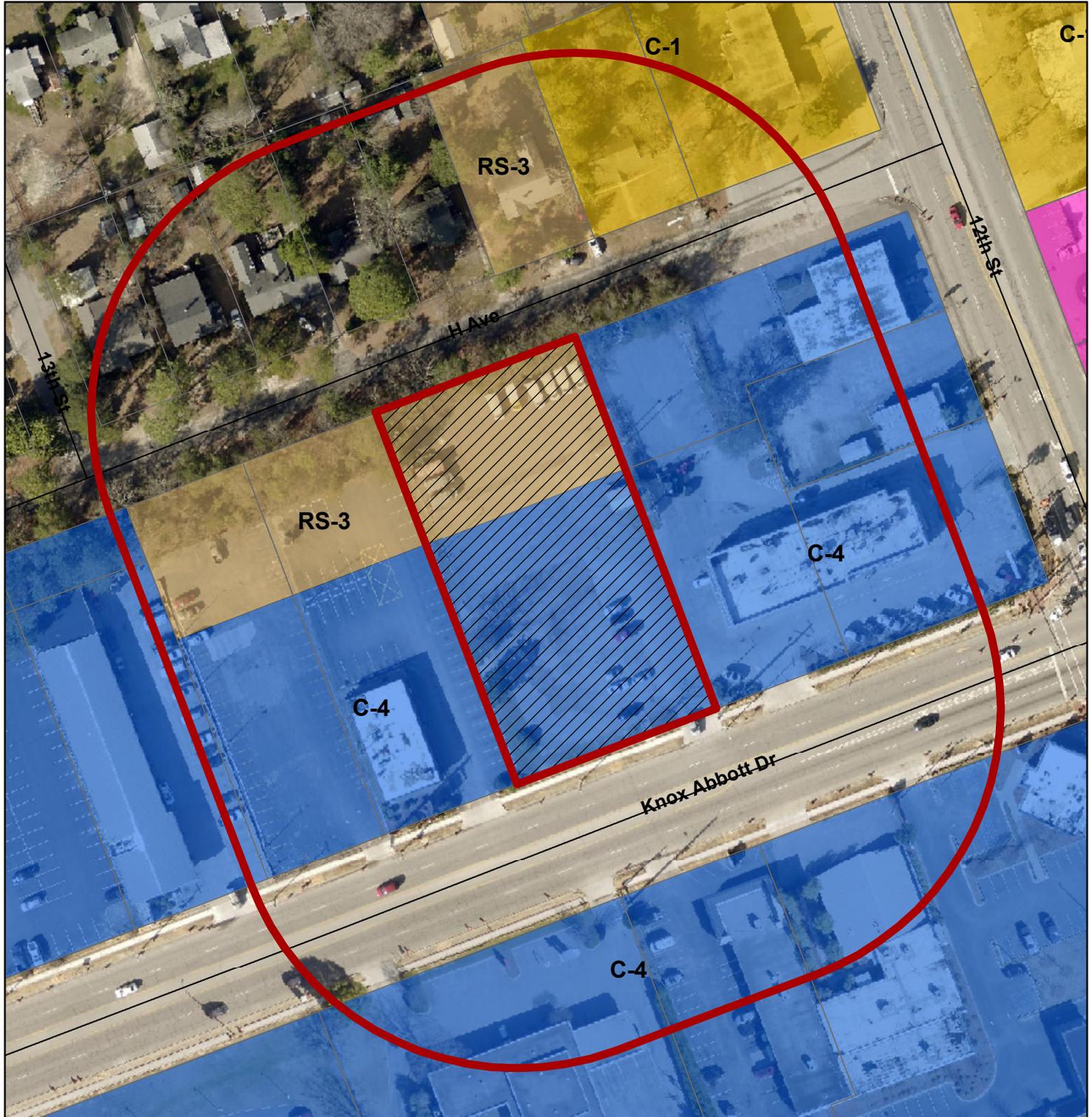
Legend



200' Buffer



Re-Zoning Request 1204 Knox Abbott Dr

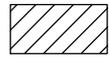


200 100 0 200 Feet



Re-Zoning Request MA003-21
1204 Knox Abbott Drive
Land Use Map

Legend

-  200' Buffer
-  Re-Zoning Request 1204 Knox Abbott Dr
- LAND_USE**
-  PMU
-  RD
-  CBI
-  RA
-  TA
-  CBR
-  RC



200 100 0 200 Feet



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MAIL ADDRESS
P.O. Box 441
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July 8, 2021

TO: MAYOR AND COUNCIL, CITY OF CAYCE

RE: ZONING MAP AMENDMENT (MA003-21)/ 1204 Knox Abbott Drive

Madam Mayor and Members of Council:

I am representing applicant Cook Out Corporation in the referenced rezoning and regarding the intended use of this property on Knox Abbott Drive as one of Cook Out's signature, branded convenience food service restaurants. Cook Out has earned its regional reputation as a premier owner/operator of well run, successful stores in all of its business localities. The company is excited about further expanding its presence into this area and the Cayce Community. It was disappointing that some proximate neighbors to this prime commercial site urged the Planning Commission to its recommendation of non-approval on a split vote (4-3).

However, this is already a commercial site with high traffic volume. Most viable interest in this prominent Knox Abbott location has involved businesses dependent on existing heavy traffic counts. It is the type of business location with which Cook Out has become well known and recognized as an appealing, quality operator. Cook Out has carefully assessed the qualities and characteristics of this site and has the experience record to assure responsible, neighbor sensitive planning and operational performance. It is in the City's interest to assure a stable owner-operator in these high profile locations. Cook Out is well qualified for that role. It is a solid company with broad reach. Its name recognition and reputation will promote continuing diversity of prospective businesses being attracted to the Cayce business community in and beyond the Knox Abbott corridor.

Cook Out will be purchasing the property; therefore has a substantial economic stake in its successful development as an enhancement to the overall community. Cook Out reached out and offered to meet with neighboring constituencies prior to the PC meeting. (A meeting was set, but cancelled by the neighbors.) Cook Out has declared the company's commitment to be an active participant in the community's "good growth" efforts, including expanded vegetative and screening buffers between the rear of its site and the adjacent H Avenue residential neighborhood. Reacting to some expressed concerns Cook Out has affirmatively advised there will be no direct ingress-egress between its site and H Avenue.

This is an opportunity for Cayce to secure a quality corporate citizen with a recognizable regional reputation and should be deemed an important step in enhanced prominence for Cayce's attractiveness for business growth as well as sensitivity to the needs and desires of its residents. Although not required or a part of the site approvals process per se, Cook Out has publicly committed to providing a green buffer between its lot and the H Avenue residential community that meets or exceeds ordinance and development requirements of the City (including space width, vegetative enhancement, masonry wall screening and site containment measures regarding light, noise and operational effects). A revised specimen preliminary site layout is illustrative of the measures Cook Out is prepared to provide as assurance of a site that will "fit" the neighborhood, as well as efficiently accommodate customers of the business.

This is a proposed quality business operation in a long established, clearly commercial location. Cook Out is committed to "doing it right." Krispy Kreme and other close proximity business operators are receptive to Cook Out's contacts and are pleased to have this proposed addition to the area. Your support of this rezoning will be an important step in boosting and further enhancing the economic prospects of one of Cayce's most important commercial corridors for years to come, without detrimental impact on adjacent and near residential neighbors.

Robert F. Fuller,
Attorney for Applicant

STATE OF SOUTH CAROLINA)	RESOLUTION
)	Declaring Filing Dates for Candidacy for
COUNTY OF LEXINGTON)	Municipal Elections
)	
CITY OF CAYCE)	

WHEREAS, an election for Councilmembers for Council Districts 1 and 3 is scheduled to be held on November 2, 2021; and

WHEREAS, the City wishes to advise the public of the opening and closing dates for the filing by any candidate for such office of a statement of candidacy; and

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the City of Cayce, in Council duly assembled, that:

(A) Filing for candidates for election for Councilmembers for Council Districts 1 and 3 is declared to be open at 8 a.m. August 23, 2021.

(B) Filing for candidates for election will be closed at 5 p.m. on September 3, 2021.

ADOPTED this _____ day of August, 2021.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, Municipal Clerk

First reading and adoption: August ____, 2021

Approved as to form: _____
Danny C. Crowe, City Attorney

PUBLIC NOTICE CITY OF CAYCE GENERAL ELECTION

The Municipal Election Commission of the City of Cayce announces the General Election for the City of Cayce to be **Tuesday, November 2, 2021**.

The following offices shall be included in this election:

Councilmember District #1 - term expiring 11-2-21

Councilmember District #3 - term expiring 11-2-21

Precincts are as follows:

Emmanuel Church – Emmanuel Lutheran Church, 2491 Emmanuel Church Rd.
(Hunters Mill subdivision)

Cayce #1 – American Legion Hall, 402 Naples Ave.

Cayce #2 – Edwards Memorial Presbyterian Church, 1600 Summerland Dr.

Cayce #3 – Cayce United Methodist Church, 1600 12th St.

Cayce #2A – New Bridge Academy, 2305 Frink St.

People desiring to vote in the upcoming election must be registered by October 3, 2021. To register, one must contact the County Board of Voter Registration.

Citizens desiring to be candidates for one of the above listed offices must file a Statement of Candidacy at Lexington County Election and Registrations office, 605 W, Main St., Suite C., Lexington, SC 29072 and pay the appropriate fee. The fee for the office of Councilmember is \$50.00.

Statement of Economic Interest and Campaign Disclosure file according to Ethics requirement.

Books are open for filing beginning 8:00 a.m., August 23, 2021 and remain open during regular business hours until 5:00 p.m., September 3, 2021.

This is a nonpartisan election and no party affiliation shall be placed on the ballot.

The polls shall be open at 7:00 a.m. on Election Day and close at 7:00 p.m. At 9:00 a.m. on said Election Day the poll managers will begin examination of the absentee ballot return envelopes. This examination will be held at the Lexington County Election and Registrations Office.

On Thursday, November 4, 2021 at 9:00 a.m. at the Lexington County Election and Registrations Office, the Municipal Election Commission will hold a hearing to determine the validity of ballots challenged in this election.

The City operates under the non-partisan plurality method authorized by State Code Sec. 5-15-61.

2021 ELECTION DEADLINES

Two offices: Council Member District 1 (Tim James) and Council Member District 3 (Ann Bailey Robinson)

Action	Deadline
<input type="checkbox"/> Review Election Laws and Update Ordinances	Now
<input type="checkbox"/> Declare Election Open beginning Aug 23 at Council Meeting (Resolution) - 90 days prior to election	August 3, Council Mtg
<input type="checkbox"/> Prepare and send press release announcing election open	Wk of August 16
<input type="checkbox"/> Prepare and place Public Notice in Newspaper (1 st notice) To run August 5	August 5
<input type="checkbox"/> Public Notice in Newspaper (2 weeks after 1 st notice) To run August 19	August 19
<input type="checkbox"/> Deadline for filing	September 3 at 5pm
<input type="checkbox"/> Copy of Candidates Roster, Statement of Econ Interest, copies of Statement of Candidacy forms, SEI form and SEI Confirmation sheets forwarded to County Board of Voter Registration and Chair of Cayce MEC	September 3
<input type="checkbox"/> Original Candidates Roster, Statement of Econ Interest, copies of Statement of Candidacy forms, SEI form and SEI Confirmation sheets forwarded to State Ethics Comm	September 3
<input type="checkbox"/> Once ok received from Ethics Comm, send letter to candidates advising they have been approved to be placed on the ballot	Ethics Comm
<input type="checkbox"/> Contact MEC to confirm their commitment	September 10
<input type="checkbox"/> Place notice of MEC meetings on city web site and outside board	As needed
<input type="checkbox"/> Hold MEC Meeting	Wk of Oct 4
<input type="checkbox"/> Election Day	November 2
<input type="checkbox"/> MEC to meet with County Election Commission to declare results	November 4
<input type="checkbox"/> File results with County Clerk	November 4

Memorandum

To: Mayor and Council

From: Tracy L Hegler, City Manager
Kelly McMullen, City Treasurer

Date: July 29, 2021

Subject: Approval of Resolution Authorizing and Approving Financing through Lease/Purchase and Award of Lease/Purchase Contract – Public Safety and Administrative Vehicles, as Approved by Council in the 2021-2022 Budget

Issue

Approval of a Resolution authorizing and approving financing through a Lease/Purchase and awarding of the Lease/Purchase Contract to a Financial Institution for Eight (8) Public Safety Vehicles and One (1) City Administrative Vehicle.

Discussion

The Public Safety and City Administrative vehicles were approved for purchase by Council in the 2021-2022 Fiscal Budget. The total value and thus financing for all vehicles and equipment will total \$429,034.

Staff contacted 18 financial institutions and requested lease purchase financing proposals for the vehicles and equipment based on the purchase price. The City received three (3) responses.

First Citizens Bank: three (3) years at 1.16% fixed or four (4) years at 1.34% fixed

United Bank: three (3) years at 0.99% fixed or four (4) years at 1.24% fixed

US Bank: three (3) years at 1.311% fixed or four (4) years at 1.454% fixed

If the City of Cayce approves the United Bank quote, annual payments (with no down payment) would be as follows:

\$145,205 annually for 3 Years at 0.99% (total interest paid \$6,581)

\$109,996 annually for 4 Years at 1.24% (total interest paid \$10,950)

The payments shall be monthly in arrears. Funding of \$61,060.00 (for six (6) months of lease payments) is included in the FY 2021-2022 General Fund budget and will be included in successive years. Expected annual payments for an entire fiscal year was estimated at \$122,120.

Recommendation

Staff recommends that the lease/purchase contract be awarded to United Bank for a four (4) year term contract at 1.24% with annual payments in arrears of \$109,996 for principal and interest. Staff also recommends that Council approve a "Resolution Approving Financing" through United Bank (attached) and that the City Manager be authorized to execute the contract documents.

STATE OF SOUTH CAROLINA)	RESOLUTION
)	
COUNTY OF LEXINGTON)	APPROVING FINANCING TERMS
)	FOR GENERAL FUND
CITY OF CAYCE)	PUBLIC SAFETY AND CITY
)	ADMINISTRATIVE VEHICLES
)	LEASE PURCHASE

WHEREAS, the City of Cayce (“City”) has previously determined to undertake a project for the financing of eight (8) Public Safety Vehicles and one (1) City Administrative Vehicle for The General Fund Lease Purchases (“the Project”), and the Finance Officer has now presented a proposal for the financing of such Project.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Cayce, in Council, duly assembled, that:

1. The City hereby determines to finance the Project through United Bank, in accordance with the proposal dated July 15, 2021. The amount financed shall not exceed \$429,034, the annual interest rate (in the absence of default or change in tax status) shall not exceed 1.24%, and the term shall not exceed four (4) years.

2. All financing contracts and all related documents for the closing of the financing (the “Financial Documents”) shall be consistent with the foregoing terms. All officers and employees of the City are hereby authorized and directed to execute and deliver any Financing Documents, and to take all such further action as they may consider necessary or desirable, to carry out the financing of the Project as contemplated by the proposal and this resolution. The Financing Documents shall include a Financing Agreement and an Escrow Agreement as United Bank may request.

3. The Finance Officer is hereby authorized and directed to hold executed copies of the Financing Documents until the conditions for the delivery of the Financing Documents have been completed to such officer’s satisfaction. The Financing Officer is authorized to approve changes to any Financing Documents previously signed by City officers or employees, provided that such changes shall not substantially alter the intent of such documents or certificates from the intent expressed in the forms executed by such officers. The Financing Documents shall be in such final forms as the Finance Officer shall approve, with the Finance Officer’s release of any Financing Document for delivery constituting conclusive evidence of such officer’s final approval of the Document’s final form.

4. The City shall not take or omit to take any action the taking or omission of which shall cause its interest payments on this financing to be includable in the gross income for federal income tax purposes of the registered owners of the interest payment obligations. The City hereby designates its obligations to make principal and interest payments under the Financing Documents as “qualified tax-exempt obligations” for the purpose of Internal Revenue Code Section 265 (b)(3).

5. The City intends that the adoption of this resolution will be a declaration of the City’s official intent to reimburse expenditures for the project that is to be financed from the proceeds of the United Bank financing described above. The City intends that funds that have been advanced, or that may be advanced, from the City’s general fund or any other City fund related to the project, for project costs may be reimbursed from the financing proceeds.

6. All prior actions of City officers in furtherance of the purposes of this resolution are hereby ratified, approved and confirmed. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict. This resolution shall take effect immediately.

APPROVED this 3rd day of August, 2021.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, Municipal Clerk

Memorandum

To: Mayor and Council
From: Tracy Hegler, City Manager
Date: July 29, 2021
Subject: Bid Award – Professional Auditing Services

Issue

Council approval is needed in order to accept the proposal from Mauldin & Jenkins Certified Public Accountants for the City's professional auditing services and to authorize the City Manager to negotiate and execute a contract between the City of Cayce and Mauldin & Jenkins.

Discussion

As part of the City's efforts to update contracts and ensure best practices for procurement of services and competitiveness, the City issued an RFP for professional auditing services. Due to the distinctive nature of the City's services within our local region, staff detailed the RFP so that qualified vendors would understand the overall complexity of our water and sewer utilities and its impact on general fund operations.

The City issued the RFP for Professional Auditing Services on June 4, 2021 and received proposals from four (4) firms. At their initial meeting, the RFP Committee chose to request additional information from the following two (2) top firms in lieu of a formal interview process. Those top two (2) firms and their fees are:

Mauldin & Jenkins CPAs	\$64,500
Robert E. Milhous CPA	\$81,000

After being provided with the additional information requested, the RFP Committee scored all responding firms based on the following criteria:

- Responsiveness to the City's RFP Requirements
- Scope and Extent of Services Offered
- Experience of Auditor and Individuals Assigned to the City's Municipal and Utility Engagements
- Cost of Services Proposed

City staff then contacted similar clients of the top auditing firm whose proposal provided the best combination of these core criteria. After the conclusion of internal discussions and scoring, staff is recommending that the City award its Professional Auditing Services to Mauldin & Jenkins Certified Public Accountants.

Recommendation

Staff recommends Council approve the proposal from Mauldin & Jenkins Certified Public Accountants and authorize the City Manager to negotiate and execute a contract, not to exceed \$65,000, between the City of Cayce and Mauldin & Jenkins. This recommendation offers the best combination of competitive costs and exceptional services.

Memorandum

To: Mayor and Council

From: Tracy Hegler, City Manager

Date: July 27, 2021

Subject: Bid Award – Public Safety Fire Ladder Truck

Issue

Council approval is needed in order to accept the proposal from Safe Industries for the purchase of a new Public Safety Fire Ladder Truck and to authorize the City Manager to negotiate and execute a contract between the City of Cayce and Safe Industries.

Discussion

In November 2019, the City of Cayce applied for a Community Development Block Grant (CDBG) for a Fire Ladder Apparatus. In September 2020, the City was awarded \$600,000 in CDBG funds from Lexington County for this purchase. Subsequently, an RFP was issued by the City for the purchase of a Fire Ladder in May 2021. The RFP was advertised on a dedicated City webpage and was also made available on the South Carolina Business Opportunities (SCBO) portal. The City received the following two (2) proposals:

Safe Industries/E-One	\$1,415,000
Phoenix Fire/Rosenbauer	\$1,105,671

The Phoenix Fire proposal did not properly follow the City's RFP instructions and was overall unclear. The RFP Committee could not determine if their proposed apparatus would fit our fire house bay, which was detailed in our specifications. Also, the proposed list price of \$1,105,671 was not inclusive of all the specifications we requested, and which were included in Safe Industries' price. Because of this, and after consultation with Lexington County Procurement, the RFP Committee determined the Phoenix Fire proposal to be "unresponsive" and, therefore, scored only Safe Industries based on the following criteria:

- Responsiveness to the City's Needs / Technical Specifications and Quality
- Experience, Reputation and Resources of the Vendor
- Quality and Location of Service/Repair Facility
- Cost

City staff also submitted questions to the vendor in lieu of a formal interview in order clarify whether the proposal provided the best combination of these core criteria. After the conclusion of external communications, internal discussions and scoring, staff is recommending that the City award the Public Safety Fire Ladder to Safe Industries.

Funding for the ladder truck includes a combination of CDBG grant award and other reimbursements, leaving a remaining balance of \$125,304.00.

Recommendation

Staff recommends Council approve the proposal from Safe Industries and authorize the City Manager to negotiate and execute a contract between the City of Cayce and Safe Industries. Further, staff recommends the balance of not to exceed \$125,304.00, if necessary after contract negotiations, be funded by the General Fund Reserves. This recommendation offers the best combination of competitive costs and suitable equipment necessary to meet the needs of the City.

Memorandum

To: Mayor and Council

From: Tracy Hegler, City Manager

Date: July 27, 2021

Subject: Synovus Bank – Approval to Enter into Purchasing Card Agreement

Issue

Council approval is needed in order to authorize the City Manager to enter into a Purchasing Card Agreement with Synovus Bank for the City's general credit card services and future Purchasing Card services.

Discussion

At the February 17, 2021 meeting, Council approved staff's recommendation to award the City's banking services to Synovus Bank. As part of this award, the City Finance Office needs to transition its current credit card program for city staff from BB&T to Synovus Bank.

The Purchasing Card platform available through Synovus Bank will also aid in the City's technological growth by allowing the addition of an Accounts Payable (AP) Solutions product, where vendor payments can be made by the City via credit card and Automated Clearing House (ACH). This future AP Solutions service will also earn monetary annual rebates.

The City currently has a combined credit limit for all purchasing cards with BB&T totaling \$45,000. Currently, City staff is seeking approval from Council to transition the City's current credit card accounts from BB&T to Synovus.

Synovus Bank requires this action of Council, separate from the approval of their agreement.

Recommendation

Staff recommends Council approve the City Manager entering into the purchasing card agreement with Synovus Bank and authorize the City Treasurer to act as Administrator to the program. Staff also recommends Council approve a combined credit limit of \$45,000 for the Purchasing Card and AP Solutions products from Synovus.

Cayce Historical Museum Commission Meeting*
***ZOOM Virtual Meeting**

Wednesday, April 7, 2021
 4:00 pm

Minutes

Members Present: Archie Moore, Mary Sharpe, ~~David Brinkman~~, and Alice Brooks

Ex-Officio Member: Leo Redmond

Members Absent: AG Dantzler, Marion Hutson

Museum Staff: Jerry Kirkland, Curator; and Andy Thomas, Museum Office & Communications Associate

City of Cayce: Jim Crosland, Assistant City Manager, Mendy Corder, Municipal Clerk

- Commission Chairman Archie Moore called the meeting to order.
- Commissioner Sharpe offered the invocation.
- Chairman Moore welcomed City of Cayce Assistant Manager Jim Crosland and Municipal Clerk Mendy Corder and thanked them for their assistance in setting up this meeting.
- The March 3, 2021 minutes were reviewed and approved, moved and seconded by Commissioners Sharpe and Brinkman, respectively.
- There was discussion about the City Attorney's letter sent to Museum Commission Board Members in which Mr. Crowe indicated that the selection of candidates for the Board's three vacancies at the March meeting was "flawed and lacked fairness." Commission members felt that this was not the case because the application period was still open in February and no decision was made, even though several applicants were kind enough to attend the meeting to observe and state their interest. It was clearly stated that no decision would be made until the March meeting. Apparently this was discussed in executive session at the Cayce City Council meeting April 6 and no decision was made at that time. This leaves the Museum Board vacancies in limbo for the time being. Chairman Moore expressed his wish that the Board continue to operate in good faith and soldier on until this issue is resolved.
- Chairman Moore asked to discuss the proposed Standing Committees that were discussed at the March Meeting and had been planned pre-pandemic: Purchasing, Advertising, Finance, and Personnel. Commissioners agreed that this would be a difficult task as this time with only four Commission members. Commissioner Brooks moved that the committees not be filled until the Commission has a full complement of members. Commissioner Sharpe seconded and the motion carried.
- Chairman Moore reminded us that we had also discussed establishing a Docent/Volunteer Committee with all that it entails: energized recruitment, development of a training program, etc. Staff is directed to research what like organizations are doing regarding insurance for docents/volunteers.
- Museum Staff Reports:
 - Jerry Kirkland and Andy Thomas once again expressed appreciation to the City for all the help the Museum has had during the past year. They reported that a lot of internal work has been done on the Museum's Public Safety Building. The flooring, particularly had presented a challenge, but has now been painted and displays are being cleaned/painted and ready for everything to be assembled. Commissioner Moore stated that at one time we had a complete layout of how the Public Safety Building (the building

that also houses the Firetruck) would be presented. Kirkland said that some changes were necessary due to additional artifacts and other things that had not been compiled yet. He was pleased to report that Cayce Public Safety had donated a jail cell replica that will be a highlight of the building and should delight visitors, especially children. Plans for a public event (if possible due to the ongoing pandemic) and media rollout will be discussed once the Commission Board is complete. "Big Red" is a very special and popular acquisition that has been years in restoration, with strong volunteer support, and needs to be promoted and celebrated.

- The Museum's Firetruck and collateral will be the main attraction for the SC Association of Firefighters Conference at the Columbia Metropolitan Convention Center June 10-12th. This is exciting and presents a huge opportunity for additional public relations for the Museum and its activities. Board members will be available to help in anyway.
- Andy Thomas referenced handouts that were sent to all Commissioners. Once again, Museum visitor attendance is up, but all safety protocols remain in place. Social media efforts remain robust. Commissioner Moore indicated this would be a good tool in recruiting new volunteers/docents as well.
- New Business:
 - The Museum may enter into an effort with the City's Beautification Committee to clean up the cemetery near the Public Safety Building. More information of this to follow.
 - Clubs and organizations that regularly held meetings and used the Founder's Room pre-pandemic are ready to resume; however, we will wait on the City for guidance on public activities.

With no further business, the meeting was adjourned (moved and seconded by Commissioners Brooks and Brinkman, respectively). **The next meeting of the Museum Commission will be Wednesday, May 5, 2021, by Zoom, unless otherwise notified.**

Respectfully submitted,

Alice Brooks, Commissioner and Secretary

ajb/4.7.21



**Minutes for April 13, 2021, Regular Board Meeting
of the Housing Authority of the City of Cayce, SC**

The Board of Commissioners of the Housing Authority of the City of Cayce, SC held its Regular Board Meeting on Tuesday, April 13, 2021, virtually via video conference.

Chairman Jack Sightler called the meeting to order at 5:00 pm. A copy of the agenda was posted on the Housing Authority’s website. Roll call was conducted, and the following members of the Board were present:

CH Board Members			Columbia Housing Authority Staff Present
Chairman	Jack Sightler	Present	Ivory Mathews, Chief Executive Officer
Vice-Chairman	Bruce Smith	Present	Yvonda Bean, Chief Operating Officer
Commissioner	Silvia Sullivan	Absent	Cindi Herrera, SVP Development
Commissioner	Cheryl Seymour	Present	Marissa Phoenix, Chief Financial Officer
Commissioner	Johnetta Riley	Present	Lee McRoberts, Executive Assistant

Ms. Sullivan was unable to attend due to a scheduling conflict.

APPROVAL OF MINUTES:

Mr. Sightler called for approval of the minutes for the Regular Meeting held February 16, 2021. Upon motion of Mr. Smith, seconded by Ms. Seymour the minutes were unanimously approved.

Board Member		Aye	Nay	Absent
Chairman	Jack Sightler	X		
Vice-Chairman	Bruce Smith	X		
Commissioner	Silvia Sullivan			X
Commissioner	Cheryl Seymour	X		
Commissioner	Johnetta Riley	X		

CHIEF EXECUTIVE OFFICER’S UPDATE:

Mrs. Mathews stated that the Public Hearing to review the Cayce Housing Annual Plan was held on April 6, 2021 and was well attended. Mrs. Mathews asked Mrs. Bean and Mrs. Herrera to present the Annual Plan to the Board,

Mrs. Bean presented Columbia Housing’s Annual Plan and outlined the agency’s Strategic Goals. The timeline presented outlines the key dates for the Annual Plan.

ACTIVITIES	TIMELINE
Public Comment Period	2/19/2021-4/5/2021
Resident Advisory Board Meeting	3/31/2021
Public Hearing	4/6/2021
Board Meeting	4/13/2021
Due Date	4/16/2021
Fiscal Year Begins	7/1/2021

STRATEGIC GOALS:

1. Increase availability of quality, affordable housing by improving the quality of assisted housing.

- Objective: Continue public housing high performing status, with the public housing assessment strategy of ninety percent (90%) or greater.
- Objective: Maintain the public housing vacancies at a rate of two percent (2%) or less.

PROGRESS:

Cayce is a High Performing Agency, receiving 95 points out of 100% possible points on its Public Housing Assessment System (PHAS) Report. It’s HUD’s assessment of how well the agency; maintains its properties, manages its fiscal responsibilities, manages its properties and utilizes its Capital Fund dollars received. The current occupancy rate is 97.6%. There is one vacancy.

2. Promote self-sufficiency in assessment development of families and individuals.

- Objective: Increase the percentage of employed person in assisted housing.

PROGRESS:

Established a plethora of economic and self-sufficiency opportunities for residents, by enlisting community partners and leveraging subject matter experts to deliver a COVID-19 friendly series of virtual workshops that foster economic independence and self-sufficiency. The series consists of monthly online sessions in the areas of: Career Development/Employment, Self-Sufficiency, Health & Safety, Technology, Youth and Seniors.

3. Ensure Equal Opportunity in providing Fair Housing for all.

- Objective: Continue affirmative measures that will facilitate access to suitable living environment regardless of race, color, national origin, religion, sex familial status and disability.
- Objective: Continue affirmative measures that will prove acceptable for persons with disabilities regardless of the unit size required.

PROGRESS:

We review our policies annual, adjusting and/or making updates where necessary to ensure we are always affirmatively furthering fair housing and operating in compliance with Fair Housing requirements.

4. Convert forty-one (41) public housing units to project-based vouchers.

- Objective: Convert and close out the Section 9 program.

PROGRESS:

PUBLIC HOUSING REAL ESTATE PORTFOLIO			
PROPERTY	CONVERSION STRATEGY	REPOSITIONING STRATEGY	DEVELOPMENT PARTNER
Cayce Public Housing Units	Section 18 <50 units	Rehab prior to disposition; PBV post-conversion	Cayce Affiliate
STATUS: Architect review to determine rehab scope underway.			
Cayce Excess Land	Section 18 Disposition	New construction of 6-8 units with PBV	Cayce Affiliate
STATUS: Design plans complete; construction drawings complete; resolution of roadways issues; discussion for preliminary financing.			

CH Staff is currently working with the architect to revise rehabilitation costs as original estimates came back higher than available resources for the initial scope work submitted. The scope of work will not change at the Spencer Place units but will be scaled back at the remaining communities. Work is hoped to be under contract by June with completion of all rehabilitation by year’s end. The RAD conversion would take place under Section 18 guidelines in early 2022. Plans are also being developed to place 6 – 9 new units on the vacant land at Spencer Place.

Mr. Sightler asked if Spencer Place could be designated as a senior property as it has historically housed seniors. Mrs. Herrera said that staff is currently working with HUD based on the Board’s and RAB feedback to obtain a partial designation for the Spencer Place units. Staff is also working with the architect to redesign the new units with seniors in mind, those will be presented to the Board at the next meeting.

Mrs. Riley asked what tools the measurement criteria will be used to measure progress on goals 2 and 3 in the Annual Plan. Mrs. Bean stated that staff use a variety of HUD supplied tracing tools to measure progress in the Resident and Family Services department, individual goals are monitored by the resident’s case manager. Mrs. Riley asked that some analytics be included to show results, Mrs. Bean said that she can add the number of Cayce families enrolled in ongoing Resident and Family Services programming.

Mr. Sightler called for a motion to approve Resolution 2021-002: Approval of Annual Plan. Upon motion of Mr. Sightler, seconded by Mr. Smith, it was approved.

Board Member		Aye	Nay	Absent
Chairman	Jack Sightler	X		
Vice-Chairman	Bruce Smith	X		
Commissioner	Silvia Sullivan			X
Commissioner	Cheryl Seymour	X		
Commissioner	Johnetta Riley	X		

OPERATIONS REPORT:

Mrs. Hilton presented the Operations Report:

	February	March	April
Accounts sent to Magistrate	0	0	0
Account more than 30 days	4	3	3
Work Orders received	22	28	5
Work Orders Completed	22	25	2
Work Orders Remaining	0	3	3
Emergency Work Order	5	4	1

Mrs. Riley asked if the accounts over 30 days old are the same people from the previous report. Mrs. Hilton stated that they are carryover, staff has been able to work with one of the outstanding accounts to resolve the balance but has not been able to establish a plan with the remaining households. Mr. Sightler asked what the process will be when the eviction moratorium is up at the end of June. Mrs. Hilton said that staff has been documenting the situations and will move forward with eviction proceedings at the appropriate time if needed.

Mrs. Riley asked if the residents with outstanding balances can utilize any of the assistance currently available. Mrs. Hilton said that staff has provided the families with information for resources available to individuals impacted by the pandemic, these individuals have been unable to provide the required documentation to receive assistance. Mrs. Mathews added that most CH residents are ineligible for these programs because they are already receiving assistance as residents of Cayce Housing.

CFO, Marissa Phoenix, presented the year to date financial report. Cayce Housing has generated \$187,711 in revenue year to date with expenses of \$145,752 leaving a cash flow of \$35,959.

OTHER ITEMS:

Mrs. Herrera gave an update on the Bond Issuance for Abbot Arms. The buyer's counsel is currently working with the City of Cayce to determine who will hold the TEFRA hearing, once the TEFRA hearing is complete, the City of Cayce will approve the bond issuance and the Mayor signs off to proceed. Staff anticipates that the TEFRA hearing should be scheduled within the next 8 weeks, closing will occur by summer's end and construction should begin by the end of the year. Staff will keep the Board updated as the processes moves forward.

ADJOURNMENT

There being no further business and upon motion of Mr. Smith, seconded by Mr. Sightler, it was unanimously approved to end the meeting at 5:40 pm.

Prepared by:

Ivory N. Mathews
Secretary/Executive Director

Cayce Historical Museum Commission
Zoom Virtual Meeting
Minutes

Wednesday May 5, 2021
4: 00 PM

Members Present: Archie Moore, Mary Sharpe, A. G. Dantzler, Marion Hutson, David Brinkman, Leo Redmond, Ex- Officio

Museum Staff: Jerry Kirkland, Curator and Andy Thomas, Museum Office and Communications Associate

City of Cayce: Tracy Hegler, City Manager and Mendy Corder, Municipal Clerk

- Commission Chairman, Archie Moore called the meeting to order
- Commissioner A. G. Dantzler offered the Invocation
- Chairman Moore welcomed the City staff and thanked them for setting up the meeting via Zoom.
- The City Manager spoke in response to our request for information on the status of our Commission appointments. She reviewed the action by the City Council to table the approval of our choices of appointments until a later time.
- Approval of the minutes of the April 7, 2021 meeting.
This matter was deferred until the next meeting because some of the Commissioners did not receive copies of these minutes.
- Announcement of the resignation of Alice Brooks
A brief discussion was held regarding the resignation of our Secretary, Alice Brooks. All agreed that Alice did a splendid job as our Secretary and she will be missed.
- Discussion of Commission Summer schedule
Commission agreed to follow the normal Summer Schedule (June, July & August off) but agreed to hold special meetings as needed.

May 5, 2021 continued

- Museum Permanent Exhibits

Discussion was held concerning the Museum's Permanent Exhibits. The Commission decided some time ago that the Core Exhibits which includes the Trading Post Room, The Saxe-Gotha Room, The Victorian Room and the Emily Geiger Room as well as the hallways shall not be removed. Our reasoning is that the Original Museum exhibits are arranged in a logical order which best interprets the History of Cayce. We have agreed to make some space in the Cayce Room available for rotating exhibits. We wish to reiterate this in order to make sure that everyone understands this. We recently agreed in principle to some changes, however, we did not agree to give the Museum Staff carte blanche to make extensive changes to the exhibits.

- Report from Museum Staff

Andy Thomas reported that Lynn Dooley could not meet with us as planned, to discuss the possibility of providing insurance for our Docents/Volunteers. Andy outlined the insurance methods used by other Museums to insure their Docents. Our Museum Seems to be unique in that he has not found another Municipality which has a Museum in their ownership. Andy discussed the MASC (Municipal Association of S. C.) Regs. For insurance under their umbrella policies. The Commission received this as good information, but agreed that we need to look further for a means of protecting our Docents/ Volunteers.

The normal Museum Staff reports were received to include:

- Visitor numbers; budget analysis report
- Report on Firehouse Exhibit
- Report on Display of Fire Truck at the FF Convention (June 10-12)
- African American Committee Report
- Report on Budget

- New Acquisitions Reported

- Green Fire Station Jumpsuit
- Blue Fire Station Jumpsuit
- Firefighter Gloves
- Air pack and mask for Firefighter
- Face hood for Firefighter
- 1888 Hydrant
- Display Case
- Track Lighting

With no further business, the meeting was adjourned at 4:55 pm. The next meeting date will be announced with allowances for the Summer schedules of the Commission members.

**CITY OF CAYCE
EVENTS COMMITTEE MEETING MINUTES
City Council Chambers
June 10, 2021**

Present: Danny Creamer, Maxine Creamer, Dave Capps, Dwede Dennis, Cindy Pedersen, Johnathan Palance, Robert Cathcart

Absent: Johnathon Moore, Alexis Moore, Brianne Siciliano, Evony Reed

City Representative: Amanda Rowan

Review of Minutes: May 13, 2021

Chairperson Danny Creamer called the meeting to order. Dave Capps made a motion to approve the minutes as written and Johnathan Palance seconded. Minutes were unanimously approved. Danny reminded the committee the meeting was being recorded.

Fall Fest:

Danny asked the subcommittees for the reports on the progress of their preparation for the Fall Fest. Dave gave the following status on entertainment: Mystic Vibrations has been confirmed, Duncan Sims has also confirmed and this leaves one opening for a band. Danny spoke with George Fulton who has expressed interest and availability. Johnathan suggested a few bands he has worked with in the past: Reggie Sullivan, Mark Rat, Robert Gardner, and the Soda City Brass Band. Maxine stated the Brass Band sounded interesting. Other members agreed. Johnathan offered to reach out to them via text during the meeting to check availability. Dave went over the set times for each band. There was a discussion on the order in which the bands should play. The committee agreed to begin with the Jazz Band if used, then have Duncan Sims perform, and finally Mystic Vibrations. Sound services have previously been provided by Bruce Crouch, but he is unavailable this year due to a Carolina Football Game. Johnathan suggested Matt Buck from "The Warehouse," and offered to reach out to him. Danny has requested the City reach out to ACS regarding the stage rental and look into the dance floor rental. The committee then discussed the DJ. Dave stated he would like a DJ who is more interactive with the crowd and will announce the bands. He would also like the DJ set up and playing music during the set-up of the event (around 11:00 am) to draw crowds in. Dave will reach out to DJ Preach (suggested by Brie), Cameron Glover, and Gabe Gilbert (recommended by Johnathan) regarding prices and availability. Dave asked what should be done with the music groups after being picked by the group. Amanda requested they be sent to the City so contracts can be sent out. With entertainment being handled the committee moved to vendors.

Dave asked if vendors would be required to provide generators. Danny stated in the past the City had power available. Amanda went over the list of past vendors. The City will begin contacting past vendors to see if they are interested or available for the Fall Fest. Danny requested the City verify if the ASCAP and BMI fees have been paid. Amanda stated she remembered paying ASCAP after Christmas but will verify.

Carols on the Riverwalk:

The committee is planning for the Caroling event to take place on Friday, December 3, 2021. Amanda provided a list of past carolers. Danny asked if the City could reach out to the past carolers to see if they would like to be involved again. Dave would like to keep Bobby at the high school to engage families. Cindy asked if the City still had the photo backdrop. Amanda stated she would have to research that. Cindy requested candles be checked prior to the night of the event to ensure they are all working.

Danny reminded the committee the next meeting would be held July 8th. Robert made a motion to adjourn, Maxine seconded. The meeting was adjourned.

All open positions will be advertised on the City's website and Facebook page.

COUNCIL ACTION REQUIRED

STANDARD TECHNICAL CODES BOARD OF APPEALS – TWO (2) POSITIONS

Mr. William Michael Sexton's term on the Standard Technical Codes Board of Appeals expired in May and he would like to serve again. Mr. Craig Kirby's term on the Board expires in August and he would like to serve again. Their reappointment applications are attached for Council's review.

NO COUNCIL ACTION REQUIRED

The following positions have been postponed by Council until receipt of potential member applications.

ACCOMMODATIONS TAX COMMITTEE – ONE (1) POSITION

This Committee determines where state accommodations tax funds received will be spent to promote tourism. This position needs to be filled by someone that works in the hotel industry in the City.

BEAUTIFICATION FOUNDATION – ONE (1) POSITION

This Foundation is a 501c3 non-profit organization that works to raise money for various beautification projects in the City of Cayce. There are no recommendations at this time.

PUBLIC SAFETY FOUNDATION – TWO (2) POSITIONS

This Foundation is a 501(c) (3) organization that raises funds to provide the members of Cayce Public Safety with equipment and resources to make their jobs and the community safer. There are no recommendations at this time.

STANDARD TECHNICAL CODES BOARD OF APPEALS – THREE (3) POSITIONS

Reviews citizen appeals to ensure building codes, property maintenance codes and fire codes are properly interpreted and implemented fairly. Members who serve on this Board must be either an Engineer, Contractor, Architect or Design Professional. There are no recommendations at this time.



CITY OF CAYCE
COMMITTEE MEMBER REAPPOINTMENT APPLICATION

Name: Craig Kirby

Home Address: Bostwick Ridge City, State, Zip Columbia, SC 29229

Telephone: 803- E-Mail Address

Resident of Cayce: { Yes { No Number of Years

Please check the Committee for which you are applying for reappointment:

- { Accommodations Tax Committee { Beautification Board { Event Committee
{ Cayce Housing Authority { Museum Commission { Planning Commission
{ Consolidated Board of Appeals { Board of Zoning Appeals

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation? [] Yes [x] No If yes, specify below:

Work Address

Company: American Engineering Consultants, Inc. Position Project Manager

Address: 1300 12th Street

City, State, Zip Cayce, SC 29033 Telephone: 803-791-1400

Fax: 803-791-8110 E-Mail ckirby@aec-sc.com

Work Experience: American Engineering Consultants, Inc. (24 Years)

Educational Background: B.S. Civil Engineering (Univ. of South Carolina – 1995); Master of Engineering (Univ. of South Carolina – 1997)

Membership Information (Professional, Neighborhood and/or Civic Organizations):

Water Environment Association of S.C.; American Society of Civil Engineers

Volunteer Work: N.E. Presbyterian Church – Usher Team; Adopt A Highway (Charleston Highway – Cayce); City of Cayce Consolidated Board of Appeals

Hobbies: Running; Playing Golf; Spending Time At The Beach

Return to:
Mendy Corder, Municipal Clerk
City of Cayce, P.O. Box 2004, Cayce, SC 29171-2004
Telephone: 803-550-9557 • Fax: 803-796-9072 • mcorder@cityofcayce-sc.gov



CITY OF CAYCE
COMMITTEE MEMBER REAPPOINTMENT APPLICATION

Name: William Michael Sexton

Home Address: Tufton Court City, State, Zip Cayce, SC, 29033

Telephone: E-Mail Address

Resident of Cayce: { Yes { No Number of Years 26

Please check the Committee for which you are applying for reappointment:

- { Accommodations Tax Committee { Beautification Board { Event Committee
{ Cayce Housing Authority { Museum Commission { Planning Commission
{ Consolidated Board of Appeals { Board of Zoning Appeals

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation?

[] Yes [] No If yes, specify below:

Work Address

Company: Buford Goff & Associates, Inc. (BGA) Position Mechanical Engineer

Address: 1331 Elmwood Avenue, Suite 200

City, State, Zip Columbia, SC, 29201 Telephone: 803-254-6302

Fax: N/A E-Mail michael.sexton@bgainc.com

Work Experience: 4 years full-time at BGA post-college; various prior part-time employment.

Educational Background: University of South Carolina, B.S.E. in Mechanical Engineering, 2017;
Brookland-Cayce High School, High School Diploma, 2013.

Membership Information (Professional, Neighborhood and/or Civic Organizations):

Registered in the State of South Carolina as a licensed professional engineer; member of the Columbia
chapter of the American Society of Heating, Refrigerating and Air-Conditioning Engineers
(ASHRAE).

Volunteer Work: Member of the Concord Park (Cayce) Neighborhood Common Area Committee.

Hobbies: Bicycling, racquetball, genealogy.

Return to:
Mendy Corder, Municipal Clerk
City of Cayce, P.O. Box 2004, Cayce, SC 29171-2004
Telephone: 803-550-9557 • Fax: 803-796-9072 • mcorder@cityofcayce-sc.gov