



Mayor Elise Partin	Mayor Pro-Tem Tim James	Council Members Phil Carter Hunter Sox Byron Thomas	Interim City Manager James Crosland	Interim Deputy City Manager Michael Conley
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**City of Cayce
Special Council Meeting
Wednesday, August 14, 2024**

The August 14, 2024, Special Council Meeting was held this evening at 5:00 p.m. in Council Chambers. Those present included Mayor Pro Tem Tim James and Council Members Phil Carter, Hunter Sox and Byron Thomas. Interim City Manager Jim Crosland, Interim Deputy City Manager Michael Conley, Municipal Clerk Mendy Corder, Interim Police Chief Shawn Grant, Fire Chief Steven Bullard, Assistant Fire Chief Ryan Gates, Finance Director Kelly McMullen and Human Resources Director Lynn Dooley were also in attendance.

Mayor Pro Tem James asked if members of the press and the public were duly notified of the meeting in accordance with the FOIA. Ms. Corder confirmed they were notified.

Call to Order

Mayor Pro Tem James called the meeting to order and Council Member Carter gave the invocation. Interim Police Chief Grant led the assembly in the Pledge of Allegiance.

Mayor Pro Tem James stated that night's meeting was a special called meeting because of the storm from last week, and Mayor Partin already had a commitment and could not attend. He stated that it was late in the day when the decision was made to cancel the August 6, 2024, Council Meeting because they were hoping for better weather, but the Governor enacted an emergency order and they felt what was best for the citizens at that time was to keep them off the roads. He stated therefore they did make the move to cancel that meeting and schedule a meeting for August 14, 2024. He stated that the reason for that night's meeting, versus just waiting until the next Council Meeting, was the City recently went through a very tough budget, and in that very thin budget, there were very few items that were capital items but those capital items were needed quickly. Mayor Pro Tem James stated that the Interim City Manager and leadership, had asked Council to move forward as quickly as possible so the capital items could be ordered. He stated that night's agenda was abbreviated from what the original agenda was to just those items that were needed. He thanked the City's first responders for working through the storm and all City staff.

Council Member Sox stated that during Council comment later in the meeting, he wanted to address the City's Ordinance to recommend a few changes in the event of a governor issued state of emergency to represent a consistent practice moving forward.

Council Member Carter stated that sometimes Council got caught up in a social media storm and he regretted that and apologized for it. He stated that it shed a poor

light on Council sometimes and apparently there were things currently on social media. He stated that he did support moving the Council Meeting date and did send an email stating that but he believed strongly when the majority of Council speaks, do what the majority wants. He stated that it was unfortunate that they continued to conduct business through social media. Council Member Carter stated that at times, it was unnecessary and a lot of times, people were misinformed, and he appreciated Mayor Pro Tem James comments setting the record straight on why Council was meeting that night. He stated that he regretted the embarrassment that it brought to the City. He stated that staff's response to the storm was a prime example of the job the City employees do. He stated that everyone pulls together and it was appreciated. He stated that he did not think Council said enough that it was appreciated, but they had some things to clean up themselves and they would.

Approval of Minutes

Council Member Sox made a motion to approve the July 17, 2024, Regular Council Meeting minutes as written. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

Public Comment Regarding Items on the Agenda

There was no public comment.

Items for Discussion and Possible Approval

A. Discussion and Approval of Capital Items for the FY25 Budget

Interim City Manager Crosland stated that on June 26, 2024, Council gave second reading to the FY25 General Fund budget that did not include capital purchases. He stated that Council asked that those capital purchases come before them at a later meeting. He stated that included in the capital purchases were new office furniture for the Municipal Court, a new backup appliance for Information Technology in case power goes out and replacement of computers and laptops. He stated that a 2014 F150 with 108,000 miles was passed down from the Police Department to the Fire Department when the department split from the Public Safety model. He stated that the truck was not equipped for a Fire Response Vehicle so staff would like to transfer it to the Parks Department and purchase a pursuit rated vehicle. Interim City Manager Crosland stated that the Fire Department currently had a 2008 F250 with 206,000 miles on it that was the responder vehicle that pulled the hazmat truck and the department's boats. He stated that the replacement vehicle would be the primary response vehicle to medical calls, weather events and motor vehicle collisions which would reduce the stress on the larger apparatuses.

Interim City Manager Crosland stated that the Fire Department also requested bunker gear, radios and uniforms for a total of \$12,000. He stated that the Fire Department was also in need of building repairs to include a total kitchen and bath upfit, along with the replacement of the concrete pad which the fire apparatus sits on for a total of \$100,000. He stated that the Sanitation Department was in need of new roll carts since the department had completely exhausted its parts inventory and could no longer repair the ones they had. He stated that 1,100 new roll carts would cost approximately \$75,000. He stated that Fleet Maintenance was in need of a replacement emergency generator that would be the backup for the City's fuel pumps. He stated that the Police Department's emergency generator was barely functional and the City had to rent one during the recent storm. He stated that the cost for a new generator was approximately \$34,000. Interim City Manager Crosland stated that the recommendation from staff was for Council to approve \$579,000 to fund the list of capital purchases by using unrestricted general fund balance, which currently had a balance of \$8,072,958.

Mayor Pro Tem James stated that he would like to remind Council that this was a part of the funding that was in the budget discussions and Council recognized that these were of imminent need, and Council asked the City Manager to bring these items back at the first Council Meeting of the new fiscal year. Council Member Sox made a motion to approve the requested capital items. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval to Ratify an Agreement Approved by the City Manager, Under the Emergency Powers of Sec. 2-146, with Servpro on March 18, 2024, for the Emergency Clean-Up of a Sewer Line Back Up

Interim City Manager Crosland stated that Council approval was needed to ratify a March 18, 2024, agreement with Servpro, approved by the City Manager underneath the emergency powers of Section 2-146, for an emergency sewer cleanup. He stated that on Saturday March 16, 2024, City staff responded to a sewer main cleanup at 2021 State Street which had a blockage in the line. He stated that several businesses started to block up so staff cleared out the blockage using a pressurized system which might have caused an issue with the building at 2025 State Street. He stated that the Servpro cleanup cost \$100,564.13 and staff recommended that Council ratify the City Manager's action executing an agreement with Servpro for \$100,564.13 which would be funded from the wastewater repair expense line item.

Council Member Carter made a motion to ratify the agreement approved by the City Manager. Council Member Sox seconded the motion. Mayor Pro Tem James stated that the City was not perfect and staff made mistakes and this was a mistake that took place and that was why the City had line items in the budget to be able to take care of any mistakes that might occur. He stated that staff attempted every way possible to have it covered under insurance, but it was not possible so that was when the City had

to step up and do what needed to be done. Mayor Pro Tem James called the question which was unanimously approved by roll call vote.

Committee Matters

- A. Approval to Enter the following Committee Approved Minutes into the City's Record
Events Committee – June 13, 2024

Council Member Carter made a motion to enter the minutes into the City's record. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

- B. Appointments and Reappointments
Events Committee – One (1) Position
Municipal Election Commission – Two (2) Positions
Public Safety Foundation – One (1) Position
Standard Technical Codes Board of Appeals – Two (2) Positions

Mayor Pro Tem James stated that the Events Committee had one open position. He stated that the Committee did so much for the community. He stated that the City had received potential member applications from Mr. Mike Harlan, Ms. Karen Fitch and Ms. Ashley Brown in that order. Council Member Thomas made a motion to appoint Ms. Brown to the Events Committee. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

Mayor Pro Tem James stated that Ms. Megan Lightle and Mr. Fletcher Smith's terms on the Municipal Election Commission expired in August and they would both like to serve again. He stated that Mr. Mike Harlan was also interested in serving on the Municipal Election Commission. Council Member Sox made a motion to defer the Municipal Election Commission appointments to the first meeting in September after Council discussed the Commission's future. Council Member Carter seconded the motion. Council Member Sox stated that he thought Council should discuss the future of this Committee pertinent to its need, given its duplicity with the Lexington County Election Commission that runs the City's elections, the staff time associated after hours to host and attend these meetings, and State legislation that was introduced this past year that was likely to be reintroduced, from what he understood, to abolish Municipal Election Commissions across the board. He stated that he would hate to appoint someone and there not be a need to have the Commission next fall and keep using staff time and overtime in the evenings to have the meetings so he would like to see this item deferred. Mayor Pro Tem James stated that Council Member Sox referred to State law and asked if that was on the Legislature's agenda for next year. Council Member Sox stated that it was not on the agenda yet, but he understood it would be reintroduced so he would hate

to continue putting staff time into it. Mayor Pro Tem James asked if it was something that was on the agenda but did not make it. Council Member Sox stated that was correct. He stated that he thought Council needed to have a discussion about that and if it was worth the duplicity with the County Election Commission that already ran the City's elections before Council reappointed anyone. Mayor Pro Tem James called the question which was unanimously approved by roll call vote.

Mayor Pro Tem James stated that the Public Safety Foundation had one open position since Mr. Miles Fisher recently stepped down being a new father with three (3) kids and his local small business was doing extremely well, so he had to step back. He stated that the City received a potential member application from Mr. Mike Harlan and Ms. Karen Fitch. Council Member Thomas made a motion to appoint Ms. Fitch to the Public Safety Foundation. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

Mayor Pro Tem James stated that Mr. Craig Kirby and Mr. William Michael Sexton's position on the Standard Technical Codes Board of Appeals expires in August and they both would like to serve again. Council Member Carter made a motion to reappoint Mr. Kirby and Mr. Sexton to the Standard Technical Codes Board of Appeals. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Interim City Manager Crosland stated that over the last two (2) weeks, he had a great opportunity to meet with different community partners, citizens and property owners and was continuing to strengthen those partnerships with good meetings and he was looking forward to the future. He stated that the Parks Department did their magic again after the storm and had the Riverwalk opened in record time. He stated that staff implemented the Cayce Compliance Department, which was the former Code Enforcement Department, with the same vehicles with new decals and a new mindset. He stated that they wanted to assist people in coming into compliance. He stated that the word enforcement reminded people of someone in uniform with a badge but staff wanted to help residents come into compliance. Interim City Manager Crosland stated for example, if a business owner was operating without a business license, code compliance staff would walk them through the steps to easily obtain one. He stated that the City's new event, the Cayce Cool Down, was a fantastic hit. He stated that close to 1,000 people attended the event. He stated that lastly, he would like to take the opportunity to introduce everyone to Steven Gaither, the City's new Grants and Project Manager. He stated that Mr. Gaither had a wealth of knowledge and had worked for Fairfield County and Richland County. He stated that he had experience with RA and all kinds of municipal and public safety grants. He stated that Mr. Gaither hit the ground running and had already got the City a couple of grants. Mayor Pro Tem James stated that Administration had been bragging on Mr. Gaither and welcomed him to the City of

Cayce. Interim City Manager Crosland stated that staff submitted a grant application for a multi factor authentication and received that grant for \$18,600 and a grant award of \$416,127 for three (3) full time School Resource Officers. He stated that covered new uniforms and upfitting three (3) cars with radios as well. He stated that the three (3) grant positions were currently located at Airport High School, Cayce Elementary and Lexington Two Innovation Center.

Council Comments

Council Member Thomas stated that he and Interim City Manager Crosland and Mayor Pro Tem James recently met with Randy Gibson, the Executive Director of the Lexington County Recreation and Aging Commission. He stated that they were sincere about building a positive relationship with the County in regard to the City's parks, because they wanted the best equipment for local kids. He stated that a lot of young families were moving into the City and the goal was to have everyone's kids of different backgrounds play in City parks and become friends. He stated that they wanted those friendships to grow which would bring out the parents and that was how to truly build community. Council Member Thomas stated that Council wanted to work with the City's County partners to better enhance parks. He stated that Mr. Gibson assured them he was ready to build a more positive relationship so they could make the City's parks the best in South Carolina. He stated that he was very excited for a better relationship with Lexington County and could not wait to see the City's parks blossom and hopefully kids from all over the state would come to Cayce and play and make friends. He thanked Interim City Manager Crosland for doing a great job at the meeting.

Council Member Sox stated that he thought the City was putting some mixed signals out and encouraging people to attend the previous week's Council Meeting while simultaneously encouraging them to stay off the roads and stay safe. He stated that he hated that they had to cancel the meeting so late so moving forward, he thought Council should consider a more consistent practice. He stated that if it was the will of the majority of Council, he would like to request Interim City Manager Crosland to bring Council a draft Ordinance at the first meeting in September to change Section 2-66 to add that when a Council Meeting falls during a governor issued state of emergency, all agenda items are to be moved to the earliest date that a majority of Council can meet for a special session once the state of emergency has been lifted, or the next regular scheduled meeting, whichever came first. Mayor Pro Tem James stated that he thought that was great direction to staff and it would be great if that could be brought back at the first Council Meeting in September.

Council Member Sox stated that he wanted to piggyback off what Council Member Thomas said about community relations with the City's County and other partners. He stated that he attended a meeting with Interim City Manager Crosland and Nephron Pharmaceutical's CEO and some of their leadership a couple of weeks ago. He stated that they had great, productive conversations around partnership and the

impact their employees bring to the City by being residents or shopping or dining in the City, and the economic development that they could bring holistically in the near future. Council Member Sox stated that with it being such a great meeting, it left him thinking over the past few weeks about what more the City could do to be proactive with economic development and letting people know that the City was open for business and looking for better ways to communicate with current partners and future businesses that are looking to come to the City and how they could become more business friendly. He stated that he would like to ask Interim City Manager Crosland to look into this and report back to Council by the first Council Meeting in September, if that was the will of the majority of Council, on what could be done and what steps they could take that would stimulate economic growth. He stated that could range from becoming more business and partner friendly or working to add density in areas that add to the City's median household income to bring new businesses and development. He stated that was looked at as a math problem between density and income levels and common issues and denials that the City had seen from business licensing and permitting and zoning and design obligations to Council. Council Member Sox stated that if many of them seemed to be consistent and were a problem that they might have as a city where the markets driving something that they might not be thinking about, for Council to discuss and consider, or if it's annexation or de annexation of properties in and around the City, and even using funds to purchase specific properties and bring business and developments that Council wanted and have seen a neighboring City do and succeed very well at. He stated that anything else that staff thought the City could do to benefit its economic development and communication with business partners and partnerships that the City had, he would like to see all that included.

Mayor Pro Tem James stated that the Interim City Manager and Interim Deputy City Manager had both been speaking over the last couple of weeks about their eagerness to follow through on economic development. He stated that he would like to see a plan come back to Council from Administration about what they think are the right moves and what direction the City needed to go. He stated that they had learned over the last couple of years that the City had some very valuable land and people would love to be in the City of Cayce, and the City offered everything that anyone needed so moving forward with that would be a great idea.

Council Member Thomas stated that he met with a developer that told him they had rejected offers from people to buy their land to build certain items in the City of Cayce because they want to work with the City to bring the best and brightest industries or type of businesses into the City that was going to bring the best bang for the buck to help the citizens. He stated that having these relationships with the developers in the County did matter and he was very blessed that Interim City Manager Crosland and Interim Deputy City Manager Conley had been very proactive with reaching out to those developers in the County to reestablish the City's relationships because every relationship mattered and they wanted to do the best that they could for the City's citizens, to bring the best to the City.

Council Member Carter stated that he had lunch with the Interim City Manager, Mayor Pro Tem James and Mr. Bill Stern last week. He stated that Mr. Stern's development group had purchased the former Dominion headquarters on 12th Street Extension. He stated that the building was over 500,000 square feet and there had been talk of DHEC moving into there and splitting it up a little bit. He stated that deal was a good deal and was going to happen and several thousand State employees were coming soon and they talked about what the City could do to continue on that positive path with the 12th Street Extension corridor. He stated that Mr. Stern was also involved in the State Farmers Market development of the Department of Education, which was not in the City, but was just past the City. Council Member Carter stated that DNR was building a facility at the Farmers Market which would bring restaurants, gas stations and housing so the City was reaching out to let them know they were wanted in the City. He stated that he was happy Mr. Stern was doing business in the City and Council wanted other developers and people to do business in the City.

Council Member Carter stated that he attended the Central Midlands Council of Governments monthly meetings and they had been looking at the transportation element and the aging element on the transportation side and at the last meeting there were several individual signalized traffic intersections that were handed off to a consultant to look into upgrading them and the 12th Street and L Avenue intersection was on the list. He stated that he would like to see that intersection match the intersection at Knox Abbott Drive and 12th Street.

Mayor Pro Tem James thanked Administration for taking time over the last several weeks and hosting those meetings and talking with the City's partners. He stated that it was no doubt that whenever the City was meeting its partners halfway, they had an opportunity to help manage that growth versus that growth managing them. He stated that they wanted to be able to accept and welcome people, but make sure that growth was brought into the City in a way they saw fit for it. He stated that it was only because of all staff did that Council could do what they did to sell the City. He stated that the City was already sold to people and they wanted to come to the City. He stated that DHEC's 2,200 employees would soon be coming to the City and that added to the City's traffic count which helped add hotels which added more money to the tax rolls which added money to the City's coffers. He stated that the City just went through a very tough budget and Council needed to think outside of the box about they could do to be able to grow that and it was working out well. Mayor Pro Tem James stated that he recently had a meeting with the School District Superintendent and she loved the City's School Resource Officers. He stated that they pledged their continued support with her. He stated that they also met about 800 Lexington Avenue and the very nice homes that were approved to be developed there. He stated that he asked the developers to not forget what that property was all about. He stated that there was a sweet lady that lived in the Avenues many years ago that recognized that some of the children in the Avenues needed education, so she began educating those children in her kitchen. He stated that it outgrew the kitchen, so she went to a gin house in the

Avenues, and that gin house later burned down and at that time, Cayce Elementary was built just for her, and she was the very first teacher there. Mayor Pro Tem James stated that her school bell was found on the property and not only were the developers willing to move forward with trying to find a way to make sure that her memory was well known as they continue to develop that property, but, if possible, they were going to have that bell put there as well. He stated that the City was moving forward, but not forgetting its past, and he appreciated the City's partners doing that.

Mayor Pro Tem James stated that he sat on the Board of the Joint Municipal Water and Sewer Commission. He stated that there was a lot of growth that was taking place in the County that the City would be affording water and sewer to but the City could only do so much since the City's capacity rates go to a certain level, and therefore, when the City's capacity rates were maxed out, they could not keep it in the City and grow in the City, but at the same time, they would love to have capacity rates in other areas of the County. He stated that this was one of those very detailed discussions they would be having in the next couple of weeks

Executive Session

- A. Receipt of legal advice relating to claims and potential claims by and against the City and other matters covered by the attorney-client privilege
- B. Discussion of Compensation of Interim City Manager

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

Reconvene

After the Executive Session was concluded, Council Member Carter made a motion to reconvene the Special meeting. Council Member Carter seconded the motion which was unanimously approved by roll call vote. Mayor Pro Tem James announced that no vote was taken in Executive Session other than to adjourn and resume the Special meeting.

Possible actions in follow up to Executive Session

Council Member Sox made a motion to approve the memorandum of agreement regarding the Interim City Manager as discussed in Executive Session. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

Adjourn

Council Member Carter made a motion to adjourn the meeting. Council Member Sox seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 6:01pm.

Tim James, Mayor Pro Tem

ATTEST:

Mendy Corder, CMC, Municipal Clerk

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

COUNCIL MEETING SPEAKERS' LIST

Date of Meeting August 14, 2024

Name	Address	Agenda Item

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