



#### City of Cayce Regular Council Meeting Wednesday, June 18, 2025 5:00 p.m. – Cayce City Hall – 1800 12<sup>th</sup> Street <u>www.caycesc.gov</u>

#### To Access Council Meeting Livestream, click https://www.youtube.com/@cityofcayce1137/streams

#### **REGULAR COUNCIL MEETING**

- I. Call to Order
  - A. Invocation and Pledge of Allegiance

#### II. Public Comment Regarding Items on the Agenda

#### III. Presentations

- A. Presentation by Central Midlands Council of Governments on Solar Project Memorandum of Understanding
- B. Presentation by Ardurra Group/WK Dickson re Qualifications for Engineering Services

#### IV. Proclamations and Resolutions

A. Approval of a Proclamation – Post Traumatic Growth Day

#### V. Items for Discussion and Possible Approval

- A. Discussion and Approval of Greater Cayce-West Columbia Chamber of Commerce's Budget of Planned Expenditures of Accommodations Tax Funding
- B. Discussion and Approval of Memorandum of Understanding for Solar Project
- C. Discussion and Approval of Contract Award for Sewer System Master Plan and Hydraulic Model
- D. Discussion and Approval to Ratify an Agreement Approved by the City Manager, Under the Emergency Powers of Sec. 2-146, with G.H. Smith Construction, Inc., for the Emergency Repair of a Sewer Main Failure

#### VI. Committee Matters

A. Approval to Enter the Following Minutes Into the City's Record Accommodations Tax Committee – May 13, 2025

#### VII. City Manager's Report

VIII. Council Comments

#### IX. 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
  - i. Claim for Improvements to Taylor Street at New State Road
- B. Discussion of an Employment Matter City Manager Position

### NOTE: Items discussed in Executive Session may result in action by City Council upon its return to general session

X. Reconvene

#### XI. Possible Action by Council in follow up to Executive Session

- A. Other
- XII. Adjourn

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

ITEM III. A.

CPRG Implementation Grant: Metro Wastewater Treatment Plant Solar Project

# Fund for Municipal Solar + Smart Surfaces (S3) Projects in the Midlands of South Carolina

Award: \$8,739,181

Timeframe: November 2024 >> November 2029

Awardee: Central Midlands COG, in partnership with local municipalities

Projects: 8 in Phase 1 (including you!)



**Reflective/Cool Roofs** 

Green Roofs

Smart Surface Examples





Reflective/Cool Pavements

Trees







Green Stormwater

Infrastructure

Porous & Permeable

**Pavements** 

Solar Photovoltaics



Zero & Negative-Carbon Concrete





### **Project Overview**

- Revenues generated for ~30 years at high electricity usage site.
- Leveraging grant funds improves project economics.

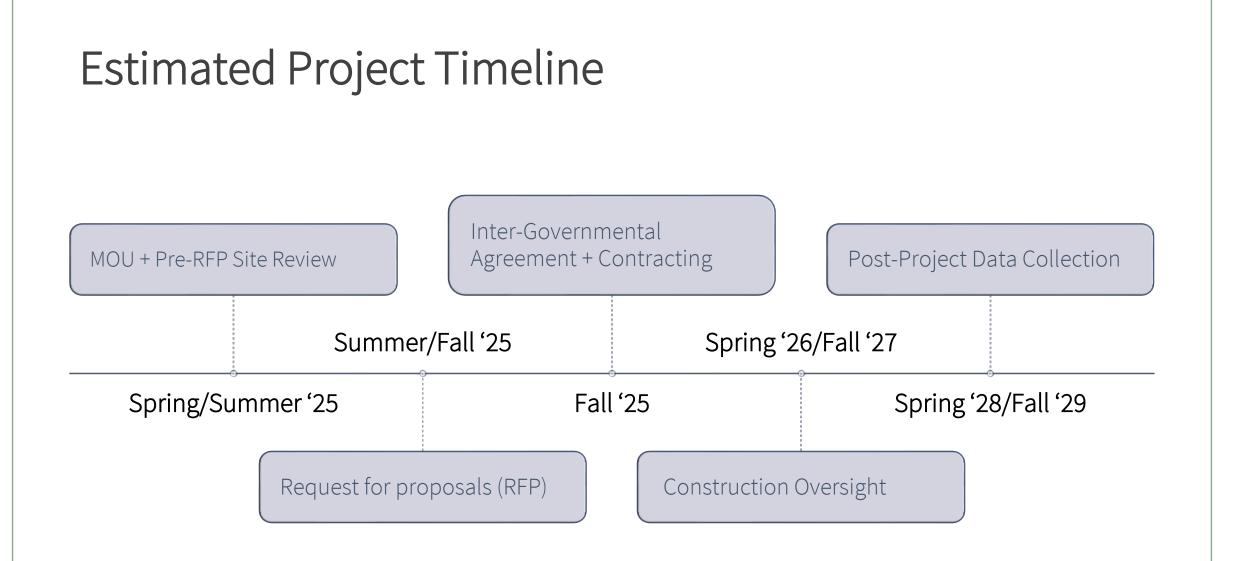
### MOU

- No cost commitment at this stage.
- Withdrawal at any time.
- Enables participation in RFP.
- Replace MOU with IGA once costs and benefits are known.

### Benefits

- Economic return on investment, ability to use predictable funds to benefit lowincome communities in innovative ways (e.g. grant match)

- Decreased regional air pollution
- Collaborative project with multiple utility providers



## Thank You

Jocelyn Falkenstine jfalkenstine@centralmidlands.org

Jory Fleming jfleming@centralmidlands.org

Gregory Sprouse gsprouse@centralmidlands.org



ITEM III. B.



# ARDURRA GROUP, INC.

City of Cayce, SC June 2025





### Joining Together to Provide

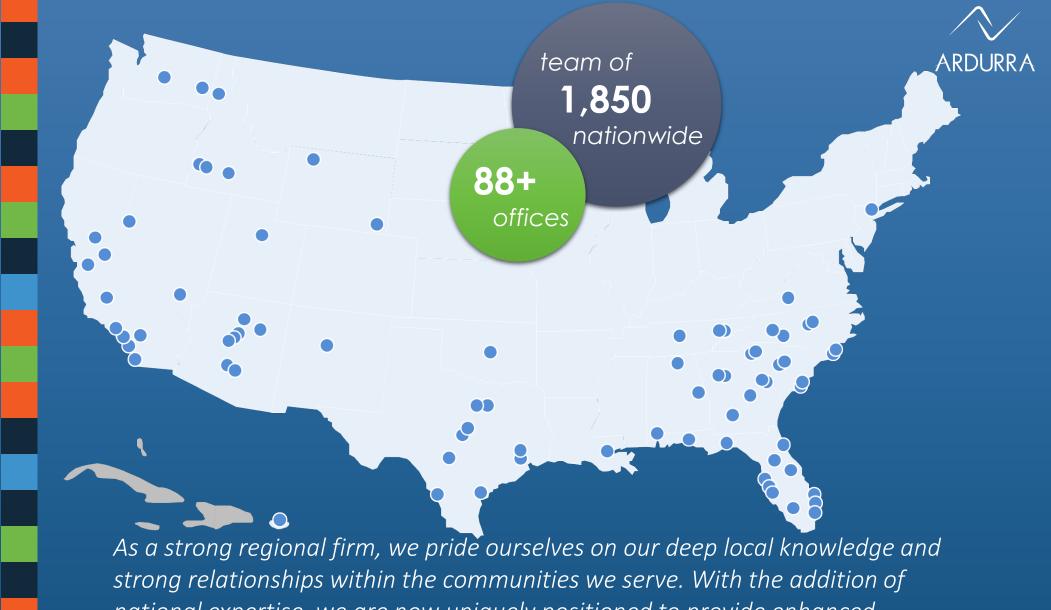
Large Firm Resources with Regional Firm Presence and Personalized Service for the City of Cayce

## INTRODUCTIONS Ardurra Local Leadership in South Carolina









national expertise, we are now uniquely positioned to provide enhanced support and innovative solutions to our regional clients.







Water and Wastewater

Water and Sewer Conveyance



Watershed





**(0)** 

Alternate Delivery



Land Development



Ecological and Cultural Resources

Transportation



Aviation



Electrical and I&C



Disaster Management











South Carolina Rural Infrastructure Authority

# SC Client Sampling

City of Columbia Charleston Water Joint Municipal North Charleston Sewer District Hilton Head PSD Greenville Water Spartanburg Water OJRSA City of Clemson Clemson University University of South Carolina MetroConnects ReWa

South Island PSD BJWSA Aiken County PSA City of Lancaster Lancaster County W&S District Pickens County PSC Greer CPW Rural Infrastructure Authority Belton-Honea Path Water Authority City of Georgetown Georgetown County W&S District **Berkeley County** Seabrook Island

## Why Ardurra?





Extensive Municipal Experience with Local Staff in South Carolina



Wastewater Conveyance and Water Distribution Experts



Our Approach and Innovation Will Save You Time and Money



Successful Collaboration with Stakeholders



Focus on Partnerships; Not Just Projects

	2024 ENR SOURCEBOOK ENR SOURCEBOOK RANKINGS			ARDURR A	
	ARDURRA ADVANCES IN ENR'S 2024 DESIGN FIRM SOURCEBOOK LIST!		ARDU	RRA	
Г		<b>2023</b> #20	2024 #19		
	WATER SUPPLY	#20	#17		
	SEWER & WASTE	#17	#14		
	WATER TREATMENT & DESALINATION	#12	#11		
	WASTEWATER TREATMENT PLANTS	#12	#10		
	WATER TRANSMISSION LINES & AQUEDUCTS	#17	#13		
	SANITARY & STORM SEWERS	#21	#19		





# Water Treatment & Distribution

Transmission & Distribution Systems Design High Service & Booster Pump Stations Surface Water and Ground Water Pumping Elevated and Ground Storage Tanks Hydraulic Modeling / Master Planning Utility Relocation and Upgrades PFAS and Emerging Contaminants Solutions Water Quality Modeling Treatment Plant Expansions Filtration & Disinfection System Improvements SCADA System Integration **Regulatory and Funding Support** 











# Wastewater Treatment & Conveyance



Pump Station and Force Mains Gravity Sewers Master Planning / Hydraulic Modeling Sanitary Sewer Evaluation and Rehabilitation Wastewater Treatment Facility Planning & Design Advanced Treatment for Nutrient Removal Treatment Plant Expansions Solids Handling Improvements Reuse Water System Design SCADA System Upgrades **Regulatory and Funding Support** 



# Funding Guidance



Growing & Dedicated Team of Funding Experts

Experience with Federal Programs, such as FEMA, EDA, USDA, SRF & CDGB as well as State-Specific Funding

>\$3 Billion Funding Secured for Clients across the Southeastern US

CIP Review and Prioritization to Position for Funding



Deputy City Manager	City Manager	Council Members	Mayor Pro-Tem	Mayor
Mike Conley	Jim Crosland	Phil Carter	Tim James	Elise Partin
Assistant City Manager		Hunter Sox		
Wesley Crosby		Byron Thomas		



#### PROCLAMATION Post Traumatic Growth Day

**Whereas**, struggles in life is an experience that profoundly affects individuals, their families, and communities, leaving lasting emotional and psychological scars;

**Whereas**, in the face of Struggle many individuals demonstrate remarkable resolve and the capacity to recover and also grow and thrive;

**Whereas**, posttraumatic growth acknowledges the potential for positive psychological change and personal transformation that can arise from the Struggle with trauma;

**Whereas**, the journey toward posttraumatic growth involves the exploration and development of new perspectives, values, and life goals, as well as the cultivation of greater personal strength, appreciation of life, and deeper interpersonal connections;

**Whereas**, The Big Red Barn Retreat has been instrumental in providing innovative and effective programs and resources to support individuals on their path to posttraumatic growth;

**Whereas**, the impact of posttraumatic growth extends beyond the individual, contributing to the well-being and strength of families, communities, and the State of South Carolina as a whole; and

**Whereas**, it is fitting and proper to recognize and honor the strength and courage displayed by individuals on their journey of posttraumatic growth, and to raise awareness about the positive possibilities that emerge from traumatic experiences:

**NOW, THEREFORE**, I, Elise Partin, Mayor of the City of Cayce and on behalf of Council, do hereby proclaim June 13, 2025 as "Posttraumatic Growth Day," and commend the efforts of The Big Red Barn Retreat and other organizations for their invaluable contributions to the field of posttraumatic growth and their commitment to supporting individuals in their journey toward resilience and transformation and calls upon State, and local agencies, as well as other nonprofit organizations, educational institutions, and the private sector, to promote awareness and understanding of posttraumatic growth and to support initiatives that foster resilience, healing, and growth in individuals and communities affected by trauma.

Dated this 18<sup>th</sup> day of June 2025.

Elise Partin, Mayor

#### ATTEST:

Mendy Corder, CMC, Municipal Clerk

1800 12th Street | PO Box 2004 | Cayce SC 29171 P 803 796 9020 | F 803 796 9072 caycesc.gov

### ITEM V. A.



June 12, 2025

City of Cayce Steven Gaither 1800 12<sup>th</sup> St. Cayce, SC 29033

Dear Steven,

We first want to thank you, the City of Cayce council and tax committee for the support we have been shown over the past years through our tax funding grants. With the money awarded, we have been able to grow our visitor programs and continue to highlight our community as a destination for tourism. With the funding awarded for the FY 25-26 we propose to continue the great work of the Visitor Programs. In addition to the programs and initiatives listed below, the unexpected increase in grant money hereby allows us to hire a dedicated employee for the Greater CWC Visitor Programs.

The Greater CWC Visitor Programs supports tourism and promoting our community in a variety of ways and supports all area businesses, not just our Greater CWC Chamber members through the programs and initiatives listed below with our estimated expenses:

- Tourism Campaigns for Weekend Getaways to the Greater CWC targeting Charlotte, Asheville, Charleston, Raleigh, Greenville and Winston-Salem. Radio advertisements, billboards, social media and geo-targeted advertising. Estimated expense - \$26,200
- Community Events such as Parade Day and Community Expo drawing visitors from all over to our community while highlighting all the great places to eat, play, shop and stay during a visit. Increasing foot traffic at our local stores and restaurants. Estimated expense - \$42,000
- The Visitors Center office and kiosk available 4 days a week to pick up information, maps and more. We get phone calls and visitors stopping by regularly to ask about the parks, rivers, and where to eat and stay. We have our Love Local QR code everywhere – storefronts, menus, welcome desks, bank drive-throughs and even the painted bus of Palmetto Outdoors. The QR code directly links to our visitcwcsc.com website. The Visitor Center mails out thousands of flyers highlighting the area and its events to all welcome centers, local hotels and visitor centers. Estimated expense - \$102,000
- The Visitor Programs website 100% dedicated to tourism in the Greater CWC. Updated almost daily with community events and happenings. New in 2025, we launched an event portal for other tourism entities and businesses with tourism related events to post their upcoming events. City of Cayce partners like Steel Hands Brewing, State of the Art Gallery and the Historical Museum have all been educated on this new feature and find it is a great resource for marketing their events. Estimated expense \$4,850.00



- Hotel partnerships we work with our local hotels to offer room rate discounts during our community events such as Parade Day; New again in 2025, we have created and supply a "What to Do" card to hotels that fits in hotel key card envelopes, given to each guest that checks in. This is a favorite of hotel staff as it makes their job easier when advising visitors during their stay. Estimated expense - \$2,500
- Visitor and Tourism Committee a volunteer group made up of restaurant and brewery owners, hotel managers, government representatives and more that come together once a month to discuss tourism in the Greater CWC. We are lucky to have representatives from several City of Cayce entities volunteering their time on the committee. They offer ideas and advice on how best to reach our targeted audiences and volunteer at our community events. This committee assists staff with keeping a finger on the pulse of our community and its tourism needs. Estimated expense \$0

It has been our privilege to work with City of Cayce staff to promote city events that draw tourism to the area such as Soiree on State, Tartan Day South, Christmas in Cayce events and more.

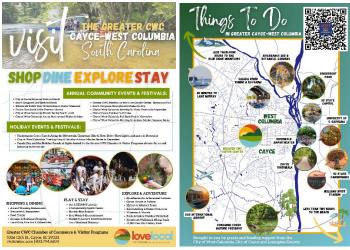
Thank you again for the continued support – we look forward to a successful year as we further our mission of the Greater CWC Visitor Programs, educating visitors on how they explore, shop, stay, and dine locally.

Sincerely,

Christina Nelson Greater CWC Visitor Programs

Enclosures: City of Cayce Award Letter, Accommodations 30% Request, Visitor Programs Flyers, "What to Do" Hotel Cards





Visitor Programs Flyer – seasonal to promote summer adventures and holiday season.



Card insert for hotel key card envelopes to be distributed to all area hotels

## Memorandum

То:	Mayor and Council
From:	James Crosland, City Manager Michael Conley, Deputy City Manager
Date:	June 18, 2025
Subject:	Memorandum of Understanding for Regional Solar Project

#### Issue

Council approval is needed to authorize the City Manager to execute a Memorandum of Understanding (MOU) with regional partners (Columbia Water, East Richland Utilities, and Richland County) to explore opportunities for collaboration on a proposed solar farm project.

#### Discussion

Central Midlands Council of Governments received an \$8.7 million grant from U.S. EPA to implement solar and smart surfaces project in Midlands area municipalities. The grant program is a matching fund, which decreases the capital cost of projects and massively improves the payback period for solar projects. One proposed project is a large solar farm at Columbia Water's Metro Wastewater Treatment Plant. The solar energy would largely be used on-site to power the plant, with any extra electricity sold to Dominion Energy.

To showcase collaboration in the initial grant application, and to distribute the benefits of the project, multiple partners (Columbia Water, Cayce Utilities, East Richland Utilities, and Richland County) are exploring co-funding this project. Columbia Water would be the main funder and owner, and split profits generated proportionally based on co-investment amounts from all parties.

The MOU presented today is the first step in the project. It has no cost commitments from any party at this time and any party can withdraw at any time. The MOU provides a structure for all parties to collaborate on the project's RFP bid and review process, and to have discussions on co-investment once the project's costs and projected profits are known. At that time, the MOU would be replaced by an Inter-Governmental Agreement with greater detail and commitments.

#### Recommendation

Staff recommends Council authorize the City Manager to execute the Memorandum of Understanding with Columbia Water, East Richland Utilities, and Richland County, which will allow collaboration with these regional utilities on a grant funded solar project. There is no financial commitment at this time.

#### MEMORANDUM OF UNDERSTANDING

This non-binding AGREEMENT is made this 1st day of March, 2025 by and between the City of Columbia, the City of Cayce, Richland County, and East Richland County Public Service District (hereinafter referred to as the PARTIES).

WHEREAS, the parties to the Agreement have the authority pursuant to the South Carolina Home Rule Act, to enter into intergovernmental agreements for the purpose of providing any service or performing any function which they can perform individually;

WHEREAS, the parties to this Agreement desire to cooperate in developing and carrying out the Metro Wastewater Treatment Plant Solar Project, hereinafter referred to as the PROJECT, the purpose of which is to generate energy savings that benefit parties to this AGREEMENT, generate greenhouse gas emissions reductions that benefits the environment of the Midlands, and benefit low-income and disadvantaged communities in the Midlands;

WHEREAS, the PARTIES seek to participate in the PROJECT but note that the PROJECT may be sited outside of their individual Jurisdictions;

NOW, THEREFORE, in consideration of the representations set forth herein, the parties hereby mutually agree as follows:

- 1. **Project Definition**. The purpose of the PROJECT is to generate energy savings that benefit parties to this AGREEMENT, reduce greenhouse gas emissions to benefit the entire Midlands, and to assist low-income and disadvantaged communities in the Midlands. The PROJECT will consist of both construction and ongoing maintenance of a solar array at the Metro Wastewater Treatment Plant.
  - a. **Project Sites.** The PROJECT will include the construction and ongoing maintenance of the solar array at the Metro Wastewater Treatment Plant, at 1200 Simmon Tree Ln, Columbia, SC 29201.
  - b. **Project Delivery.** The PROJECT will be procured, constructed, and maintained by Columbia Water through a third-party EPC (Engineering Procurement Construction) Company that will be solicited via RFP.
  - c. Low-Income and Disadvantaged Communities Benefit. The PROJECT will include each party using 15% of revenue generated to directly or indirectly benefit low-income and disadvantaged communities.
- **2. Participation.** Once the PROJECT financial information has been assembled and disseminated, the PARTIES will individually decide if they desire to continue

forward and enter into an intergovernmental agreement (IGA) to execute the PROJECT. The future IGA shall bind the parties who desire to participate to certain performance standards and conditions including, but not limited to, the percentage of involvement for each partner, the revenue sharing percentage for each partner, responsibilities for each partner, and additional project specifics as they are mutually agreed upon.

- **3. Amendments.** This Agreement may be amended at any time with the written consent of all parties.
- **4. Withdrawal.** Any party may withdraw from this agreement by giving written notice to all parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day first above written.

FOR Columbia Water

By:

(Signature)

Position:

(Chief Elected or Administrative official)

FOR City of Cayce Utilities

By:

(Signature)

Position:

(Chief Elected or Administrative official)

FOR Richland County

By:

(Signature)

Position:

(Chief Elected or Administrative official)

**APPROVED AS TO FORM** Legal Department City of Columbia, SC

3/3/2025

**Richland County Attorney's Office** 

Approved As To LEGAL Form Only No Opinion Rendered As To Content

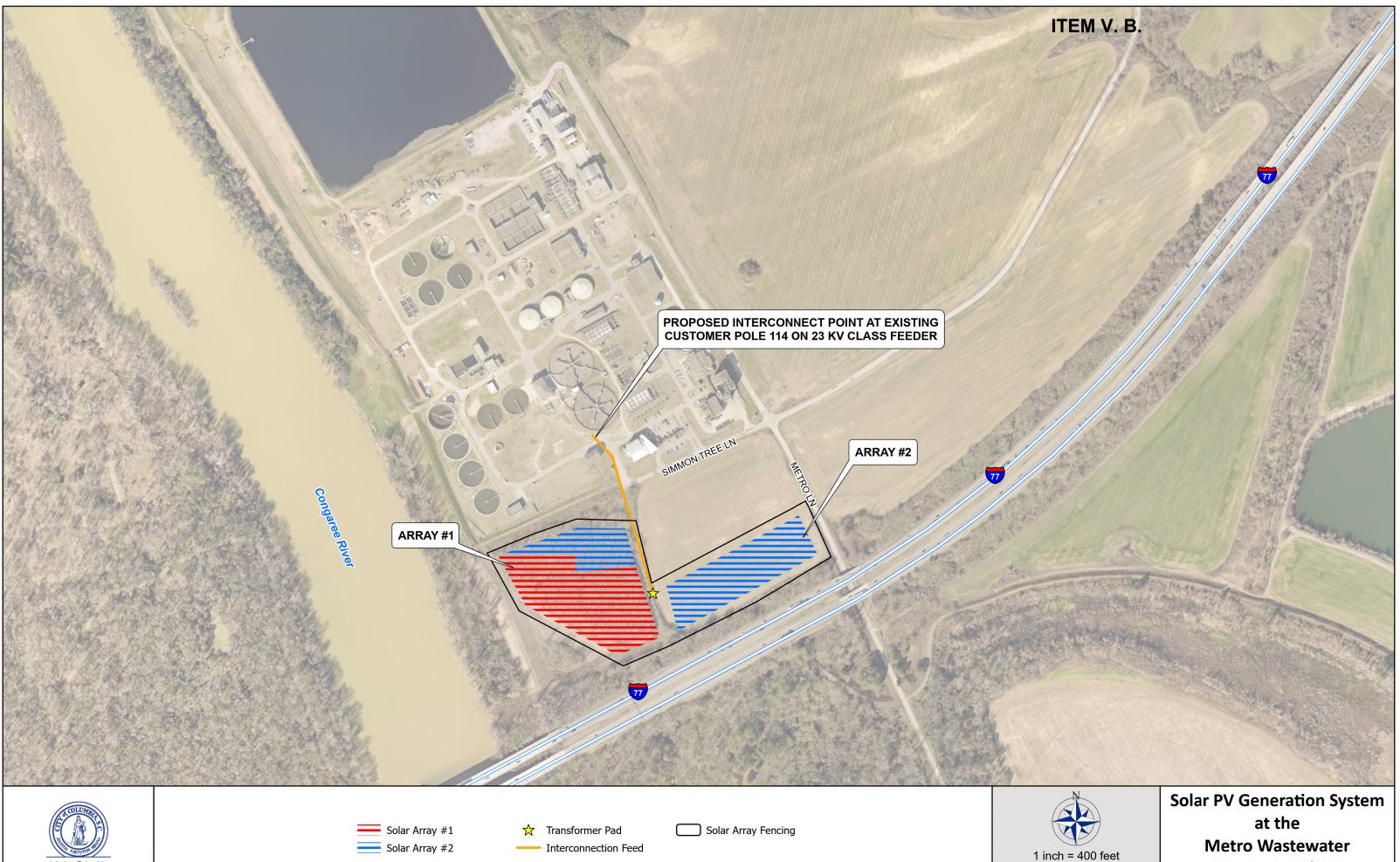
#### FOR East Richland Utilities

By:

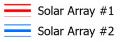
(Signature)

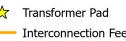
Position:

(Chief Elected or Administrative official)









100

200 \_\_\_\_ Feet

**Treatment Plant** 

Prepared For: Columbia Water

## Memorandum

То:	Mayor and Council
From:	James Crosland, City Manager Michael Conley, Deputy City Manager
Date:	June 18, 2025
Subject:	Proposal Award for Sewer System Master Plan and Hydraulic Model

#### Issue

Council approval is needed to accept Ardurra Group/WK Dickson's proposal for the City's Sewer System Master Plan and Hydraulic Model Project and to authorize the City Manager to execute the contract for this work.

#### Discussion

On February 25, 2025, the City released a request seeking proposals from qualified and experienced consulting firms to provide engineering services for the preparation of the City's Sanitary Sewer Master Plan and Hydraulic Model. The deadline for submissions was March 28, 2025. Six (6) submittals were received, reviewed, and scored by the Utilities Review Committee. The top scoring firm is Ardurra Group/WK Dickson. Staff met with the consultant to discuss qualifications, project scope, schedule, and cost. The proposed engineering fees are within budget.

#### Recommendation

Staff recommends Council approve acceptance of the proposal from Ardurra/WK Dickson and authorize the City Manager to negotiate and execute a contract with the consultant. The cost for this project was approved in the FY25 Utilities Administration budget.

## Memorandum

То:	Mayor and Council
From:	James Crosland, City Manager Michael Conley, Deputy City Manager
Date:	June 18, 2025
Subject:	Ratification of City Manager Action

#### Issue

Council approval is needed in order to ratify an agreement approved by the City Manager, under the Emergency Powers of Sec. 2-146, with G.H Smith Construction, Inc. on May 15, 2025, for the emergency repair of a sewer main failure.

#### Discussion

The City of Cayce had to take immediate action in response to a sewer main failure on American Avenue. G.H. Smith Construction, Inc. provided a quote and the necessary Certificates of Insurance for the needed repair work, and a price was agreed upon for the needed equipment, materials, and labor to complete the job. The project consisted of replacing approximately 275 linear feet of pipe, reconnection of services, and repair of asphalt driveways and roadway curb and gutter. The total price quoted for the emergency repair work was \$48,325.00.

The City Manager approved the quote using the Emergency Powers established by City of Cayce ordinance.

#### Sec. 2-146. - Emergency powers.

In case of accidents or other circumstances creating an emergency, the city manager may, with the consent of the council, award contracts and make purchases for the purpose of repairing damages caused by such accidents or meeting such public emergency; but he shall file promptly with the council a certificate showing such emergency and necessity for such action, together with an itemized account of all expenditures.

(Code 1975, § 2-57)

#### Recommendation

Staff recommends Council ratify the City Manager's action executing an agreement with G.H. Smith Construction, Inc. for \$48,325.00, which will be funded from Utilities Wastewater Collection O&M budget.

G.H. Smith Construction, Inc.

#### 430 Shuler Court Columbia, S.C. 29212

#### Bill To

City of Cayce Attn: Tim Wemple RE: American Ave Sewer

	P.O. No.	Terms	Project
		Net 30	
Description	Qty	Rate	Amount
Mobilization Fie to existing manhole Remove & replace existing sewer Service Line reconnect Repair asphalt drives and road Curb and gutter repair Sprinkler system repair American Ave. Sewer Repair	1 2 275 2 1 1 1 1	2,500.00 2,500.00 115.00 1,500.00 5,000.00 800.00 400.00	2,500.00 5,000.00 31,625.00 3,000.00 800.00 400.00
All work is completewe appreciate your business! 803-781-5460		Total	\$48,325.00
		Payments/Credits	\$0.00
		Balance Due	\$48,325.00

ITEM	V. D.
	Invoice

Date	Invoice #
6/9/2025	0206

#### ITEM VI. A.

#### ACCOMMODATIONS TAX COMMITTEE May 13, 2025, Meeting Minutes Meeting held via Zoom

In attendance: Mark C. Burt, Peter Fikas, Neal Patel, Sullange Solomon, Ashley Lambert

Absent: Marie Pound

City representatives: Steven Gaither, Mendy Corder

Mr. Neal Patel called the meeting to order.

The Committee reviewed the requests for the 25-26 fiscal year. Mr. Burt reviewed with the committee how Accommodations Taxes were collected and used for the grants. It was noted that there was \$69,150 requested in funding and \$90,000 estimated available.

The Committee reviewed the City's Ad Specialty request for \$5,000. Mr. Burt made a motion to recommend to award the requested \$5,000 for FY 25/26. Mr. Fikas seconded the motion. The motion passed unanimously.

Ms. Corder explained that the City hosted events were being presented without applications to streamline the City's process while still allowing the City's Finance Department to create a line item for the events.

The Woman's Club requested \$1,500 for the Hot Flash 5K. Mr. Patel made a motion to recommend to award the Woman's Club \$1,500, Mr. Fikas seconded. The motion passed unanimously.

Tartan Day South requested \$22,000. Mr. Burt made a motion to recommend to award the \$22,000. Ms. Lambert seconded. The motion passed unanimously.

The Committee reviewed the Cayce Museum Events. \$1,000 was requested for the Colonial Village that the Museum participates in at Tartan Day each year. Mr. Patel made a motion to recommend the requested amount. Mr. Burt seconded. The motion passed unanimously. The Committee asked what the African American Legends event was. Ms. Corder stated that the Museum had an African American sub-committee created to strengthen the representation of African American stories in the Museum. She stated that the Museum ran a social media campaign during February spotlighting the lives of impactful African American residents into the "African American Legends of Cayce." Ms. Corder stated that the African American Legends Event was a reception the Museum held in conjunction with the social media campaign to recognize and honor African American residents. Ms. Lambert made a motion to recommend to award the requested \$1,000 to the event. Mr. Patel seconded the motion. The motion passed unanimously. The Committee reviewed the Museum's Christmas Concert and Market next. Ms. Corder stated that this was the Museum's annual Christmas event held at the Museum. Mr. Patel made a motion to recommend to award the \$4,150 requested. Mr. Burt seconded the motion. The motion passed unanimously.

The Committee reviewed the 30% designees' applications. Mr. Burt asked what Experience Columbia was doing with the A Tax funds they were awarded each year. Ms. Corder stated that they did market the City's Soiree on State event. She stated that the Experience Columbia website did list Cayce as one

of Columbia's surrounding areas as well as Cayce's local restaurants. Mr. Burt stated that the site did not list the City's hotels. Ms. Corder stated that she would contact her contact at Experience Columbia and ask that they add the City's hotels and also add Trini Lime Caribbean Café to the restaurant list. Mr. Burt suggested awarding the same percentages from last year to each organization, which meant Lake Murray Country would receive 30%, Experience Columbia would receive 35% and the Greater CWC Chamber of Commerce would receive 35%. Mr. Burt made a motion to award the 30% designees those amounts. Mr. Fikas seconded. The motion passed unanimously.

Ms. Sullange stated that she did not receive any customers from any advertising the 30% designees did. Ms. Lambert asked if the Columbia Airport would qualify to receive A Tax funds. Ms. Corder stated that anyone requesting those funds had to be a 501 (c) 3 but stated that the Airport could work through a 501 (c) 3 the same way Tartan Day South requested funds through the River Alliance.

There being no further business the meeting was adjourned, with Mr. Patel making a motion to adjourn and Mr. Burt seconding.

Respectfully submitted,

Mendy Corder