



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
Regular Council Meeting
Wednesday, September 3, 2024

The September 3, 2024, Regular Council Meeting was held this evening at 6:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, 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, Finance Director Kelly McMullen, Human Resources Director Lynn Dooley, 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.

Call to Order

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

Approval of Minutes

Council Member Sox made a motion to approve the August 14, 2024, Regular Council Meeting and the August 21, 2024, Special 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

No one signed up for public comment.

Presentations

A. Recognition of Cayce West Columbia Baseball (8 and Under) Team Champion

Mayor Pro Tem James stated that Council loved recognizing when people did something extraordinary. He stated that the 8 and under Cayce West Columbia baseball team and their coaches had an extraordinary season. He stated that the team consisted of number 25 Ashton Carboni, number 3 Lincoln Carroll, double zero O'Shea Green, number 7 Hudson Hercheck, number 23 Elijah Johnson, number 17 Rowan Johnson, number 21 Trison Johnson, number 99 Carter Jones, number 1 Caden Kaiser, number 13 Mason Peoples and number 10 Liam Voil. He stated that the coaches were Matt Carroll, Ryan Hercheck, Chris Peoples and Anthony Carboni. Mayor Pro Tem

James stated that the team was chosen to appear and play in the World Series by first winning the District Four championship, then from that, as runner-up as the State Champions, then placing third overall in the Diamond Youth Baseball World Series. He stated that they won against the State champions of North Carolina, then they were teamed up against the champions of Louisiana and beat them, then they beat the State champions of Mississippi. He stated that they then beat the State champions of Alabama and unfortunately, they met a loss by only one run, with a score of seven to six, which placed them as the runner-up to the World Series. He stated that the team was just amazing, and they were from the Cayce West Columbia area.

- B. Recognition of the City of Cayce being awarded the Best of Lexington County Awards: Best Elected Official – Mayor Elise Partin, Best Law Enforcement Officer–Sgt. Mandy Fournier, Best Community Event – Soiree on State, Best Park –Cayce Riverwalk Park

Interim City Manager Crosland stated that the City was awarded four (4) Best of Lexington County awards – Mayor Partin was chosen as Best Elected Official, Best Law Enforcement Officer was Sergeant Mandy Fournier, Best Community Event was awarded to the Soiree on State and Best Parks was awarded to the Cayce Riverwalk. He stated that the City could not be prouder to have Cayce recognized in several categories with more than 20,000 votes across the county. He stated that this was the third year Sergeant Mandy Fournier was awarded Best Law Enforcement Officer. He stated that she was also the City's therapy dog, Hudson's, handler and her work with Hudson and the school community events had a wonderful, positive impact in the community. Interim City Manager Crosland stated that this was the second win for Cayce Riverwalk, which had roughly 20 miles of recreation trails and a cool new access point. He thanked the City's Parks Department for their hard work planning and making the Riverwalk the best park in 2024. He stated that Mayor Partin was selected countywide as the 2024 best elected official and her leadership continues to create a culture that values quality of life for the City's citizens, incorporating opportunities for artists and making sure the City's businesses and residents had opportunities in Cayce. He stated that Mayor Partin connected the original members of the Cayce Arts Guild and built on the premise of revitalization to develop the Cayce Riverwalk Arts District. He stated that the community favorite, Soiree on State, winning 2024 best community event was a testament to the City's leaders and staff.

- C. Presentation by Mr. John Cherry re sewer charges for an undeveloped property and other related matters

Mr. Cherry stated that he never wanted to develop a subdivision but wanted to open a barber shop but the City's zoning did not allow for a barber shop in C1, so he purchased more land. He stated that he had an agreement with the City where the City agreed to install the sewer if he paid the fees. He stated that now he was being told that he had to pay to have the sewer installed. He stated that he had a contract with the

City and if it was broken, he would take the City to court. He stated that he had an offer and a contract for a quarter million dollars from McGuinn that fell through because the City did not fulfill its promise to do the sewer. Mr. Cherry stated that the best thing the City could do was to honor the contract and then seven (7) beautiful houses could be built on Poplar Street that Habitat for Humanity wanted to buy. He stated that there were several multi-millionaires that wanted to invest in Cayce, but would not because the City was difficult to deal with. He stated that he was willing to fight with the City and be a sacrificial lamb but the City was very hard to deal with. Mr. Cherry stated that the City wanted him to pay for infrastructure but infrastructure was the responsibility of the City.

Mr. Cherry stated that there was an old school on Poplar Street that recently sold that he never saw on MLS nor saw a for sale sign there. He asked how it got sold for \$100,000 and no one knew how it got sold. He stated that he would have bought the property because he was trying to get a community center for the kids. He stated that the City had money for a pickleball location in a mostly African American neighborhood. He stated that he spoke to a supervisor at the facility and his question was where did the City get \$400 to \$500,000 to do a pickleball situation. He stated that the City was spending money for something the average person did not know anything about so that was a waste of money. Mr. Cherry stated that the City had African American kids killing each other and doing stuff they did not need to be doing. He stated if they had a structured community center there would be less crime. He stated that the City could save money on its Police Department if it took time to invest in children. He stated that the City did not have the money for the community center but had money to buy bullets and guns to kill kids with.

Mr. Cherry stated that he filed a Freedom of Information Act request so he could get the true numbers on how much it costs for pickleball. He stated that even if it was \$300,000 it was too much money to spend on something that was not necessary. He stated that there were already tennis courts there and to his understanding, pickleball could be played on a tennis court. He asked why the City would spend that kind of money on a pickleball court in an African American neighborhood when they needed a community center. He stated that meant they were out of touch with the community and did not know what the community needed. He stated that the community needed leaders that care about the people, not people that just show up to get a check. He stated that if he had to, he would run for Council. He stated that he did not want to because he had things more important to do but he would pay for another candidate.

Items for Discussion and Possible Approval

- A. Discussion and Approval to Procure a Revitalization Consultant for the TIF District

Interim City Manager Crosland stated that staff was requesting approval to procure, through an RFQ, a revitalization consultant to help attract business to the City. He stated that the consultant would specifically target Knox Abbott Drive and State Street within and bordering the City's TIF district. He stated that the consultant's objective would be to enhance economic growth, improve the local business environment and increase job opportunities within the community. He stated that the City had experienced a slowdown in business development, particularly in key commercial areas such as Knox Abbott Drive and State Street. He stated that these areas had significant potential for economic development, but currently suffered from underutilization. He stated that attracting new businesses to these locations would not only invigorate these areas, but also contribute to the City's overall economic vitality. Interim City Manager Crosland stated that a prime example of opportunities included 901 Knox Abbott Drive which was where U-Haul used to be located. He stated that it had been vacant since the beginning of 2022 and had become a blighted parking lot. He stated that 528 - 532 Knox Abbott Drive was a commercial building with 10 or more office spaces all completely vacant and 100 Knox Abbott Drive was a completely empty green space, again a prime location not being utilized.

Interim City Manager Crosland stated to achieve the goal of revitalizing these areas, staff proposed hiring a revitalization consultant and the consultant would conduct market analysis to identify viable business opportunities, develop strategies to attract targeted businesses, engage with potential business owners and investors to promote the City as a prime location and provide recommendations on improving the business environment to make it more attractive for new businesses. He stated that the hiring of the revitalization consultant would be funded through tax increment financing (TIF). He stated that TIF funds were an appropriate source for this initiative, as they were intended to promote economic development and community revitalization. He stated that the City's RFQ procedures would be followed to procure the consultant. He stated that staff was asking for approval from Council to proceed with the submission of an RFQ for a revitalization consultant for the outlined TIF area using TIF funding and once staff reviewed and selected a consultant, the selection would be brought back to Council for final approval.

Council Member Sox made a motion to approve staff proceeding with the RFQ. Council Member Carter seconded the motion. Council Member Sox stated that this was a great creative way to spark some economic development without using the City's fund balance or hiring a new full-time employee. He stated that he appreciated staff bringing this back to Council and he thought using the TIF funds was really creative. He stated that he looked forward to seeing the next steps on this. Mayor Pro Tem James stated that he thought Administration was being pretty humble in the fact that they had some dreams for a while about what the City could do with a lot of property and they just needed a little bit of assistance from someone to come in to help them build a bigger plan which was probably way overdue, but certainly something that needed to be done. He stated that he would only ask that they not let their ideas go on pause while waiting

for the consultant. Mayor Partin called the question which was unanimously approved by roll call vote.

Committee Matters

A. Discussion and Approval of Waiver of Attendance Policy for Museum

Ms. Corder stated that Ms. Charlita Earle had requested that Council consider waiving the attendance policy for her as a member of the Museum Commission since her school and workload was so heavy at the moment. Mayor Pro Tem James made a motion to waive the attendance policy for Ms. Earle. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

B. Approval to Enter the Following Committee Approved Minutes into the City's Record Museum Commission – June 5, 2024

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

C. Appointments and Reappointments Events Committee – Two (2) Positions Municipal Election Commission – Two (2) Positions

Mayor Partin stated that there were two (2) positions on the Events Committee. She stated that Ms. Maxine Creamer's term expired in September, and she would like to serve again. She stated that Ms. Creamer had served on the Committee since 2016, served as the Secretary and consistently attended the meetings. She stated that the other position was expiring, and the resident was not going to reapply. She stated that there was one (1) potential member application from Mr. Mike Harlen. Council Member Carter made a motion to reappoint Ms. Creamer and appoint Mr. Harlen to the Events Committee. Mayor Pro Tem James seconded the motion which was unanimously approved by roll call vote.

Mayor Partin stated that Ms. Megan Lightle and Mr. Fletcher Smith's positions on the Municipal Election Commission expired in August and they both would like to serve again. Council Member Sox made a motion to reappoint Ms. Lightle and Mr. Smith to the Municipal Election Commission. Mayor Pro Tem James seconded the motion. Council Member Sox stated that he did make a motion to postpone these reappointments a couple weeks ago, but it appeared the State legislation was dead for the year. He stated they could readdress it if it became a topic of discussion next year,

but at the moment, that did not seem to be the case. Mayor Partin called the question which was unanimously approved by roll call vote.

City Manager's Report

Interim City Manager Crosland stated that the Kelly Jones Park river access was finally completed. He stated that the Fire Department's concrete pad had been replaced. He stated that the Fall Fest was a month away and all the vendor slots had been filled. He stated that the Police Department's Fiesta was being held in Granby Gardens Park on September 21 from 11am to 3pm.

Council Comments

Council Member Thomas stated that he wanted to thank everyone involved with the Kelly Jones Park river access. He stated that it would not only enhance the quality of life in the City of Cayce but would increase tourism. He stated that it was a perfect example of the City's hospitality tax at work. He stated that as Council and staff continued to enhance the parks in the City, he wanted the citizens to know that he was working with Administration to improve the one (1) and only basketball court that the City currently had at Glenwood Park. He stated that the amount of basketball goals he had seen not only in his district, but in the entire city was amazing. Council Member Thomas stated that obviously kids and families were outside playing basketball and Glenwood Park was the only City of Cayce park that had a basketball court. He stated that he wanted the public to know that they were working to improve that and also improve the playground with hospitality tax funds. He stated that making sure it was safe, would hopefully take the burden off parents looking to replace the basketball goals on their property and they could save that money for other uses for their family. Council Member Thomas stated that once Glenwood Park was up to new standard, they would work to continue to improve the parks in the City. He stated that they would also continue to improve the City's relationship with Lexington County Recreation and Aging Commission to better the parks in the City that they manage. He stated that when tourists come to the City's parks, they do not see the sign that says Lexington Recreation and Aging, they just see City of Cayce therefore it was important for the City to have a beautiful relationship with the County.

Council Member Sox thanked Lexington County and the DOT for incorporating the 321 and Memorial Drive intersection into the resurfacing of Memorial Drive. He stated that those potholes were a foot to two (2) feet deep. He also thanked City staff and the Police Department for setting up cones and putting the speed trailer over there to slow people down as the work was being done.

Council Member Carter stated that the pickleball courts being built in the City were being installed on property owned by the Lexington County Recreation Commission. He stated that the Commission was 100% funding the pickleball project.

He stated that the City supported the project but Council did not vote to put any City of Cayce tax dollars into this pickleball initiative. He stated that he wanted to make it very clear, while Council was certainly glad the pickleball courts were coming, it was not a City of Cayce project nor was it City of Cayce property. Council Member Carter stated that it was totally incumbent upon the Lexington County Recreation Commission and they brought the initiative to Council and Council said sure. He stated that the project actually cost \$1.3 million and the Recreation Commission was paying for it, not the City.

Mayor Partin stated that several members of Council attended the Municipal Association of South Carolina annual conference earlier in the summer, and they recognized several cities for Main Street inspirations. She stated that while the City did not get the award this year, Cayce was acknowledged for the Community Tool Shed program and that was just another great example of the excellence that staff brings every day. She stated staff coming up with an idea that helps citizens to be able to beautify their home by cutting the grass with tools that were free for them to use was inspiring. Mayor Partin stated that a number of great businesses helped sponsor the Tool Shed like Lowe's, Martin Marietta, the Graphics Source and the Carter Insurance Group

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
 - a. Update and possible options for Completion of the Avenues Stormwater Drainage Grant Project (SCIIP)
- B. Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body
 - a. Discussion of economic development of property adjacent to Charleston Highway
 - b. Discussion of Lexington County economic development projects

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 Regular meeting. Council Member Sox seconded the motion

which was unanimously approved by roll call vote. Mayor Partin announced that no vote was taken in Executive Session other than to adjourn and resume the Regular meeting.

Possible actions in follow up to Executive Session

There were no actions in follow up to Executive Session.

Adjourn

Council Member Sox made a motion to adjourn the meeting. Council Member Thomas seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 7:50 p.m. Mayor Partin stated that Council forgot to vote on holding a Special Council Meeting on September 11, 2024, and cancelling the September 18, 2024 Council Meeting. Council Member Carter made a motion to reconvene. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

Interim City Manager Crosland stated that staff would like to call a Special Council Meeting on September 11, 2024, at 5:00 p.m. in Council Chambers and forego the meeting scheduled for September 18, 2024. Council Member Sox made a motion to support the City Manager's recommendation to hold a Special Council Meeting September 11, 2024, at 5:00 p.m. and remove the second Council Meeting of the month, that was scheduled for September 18, 2024. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

Council Member Sox made a motion to adjourn the meeting. Council Member Thomas seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 7:52 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

