



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

**City of Cayce
Regular Council Meeting
August 18, 2021**

The August Regular Council Meeting was held this evening at 6:00 p.m. in Council Chambers. 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, 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 James gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

Public Comment Regarding Items on the Agenda

No one signed up for Public Comment.

Presentations

A. Presentation of Mayor Partin's 2021/2022 Youth Involvement Task Force

Mayor Partin stated that she was excited to have her Youth Involvement Task Force in attendance. She stated the inaugural Task Force was last school year and two of the members had agreed to be advisors to the current group. She stated that the new group would help amplify all the great events the City holds so the local youth can participate and be involved and have a voice in everything the City does. Mayor Partin stated the Youth Group would have an opportunity to volunteer at City events and attend Council Meetings to learn about city government and all that is done to make Cayce the great city that it is.

Mayor Partin asked the advisors to step to the podium and introduce themselves to Council. Ms. Anna Pete Davis introduced herself. She stated that she goes by Pete and graduated from Airport High School in 2021 with Honors of Distinction. She stated that she was in the top 5% of her class and was involved in student government, volleyball, Beta Club and the National Honor Society. Ms. Davis stated that she signed up for Mayor Partin's Task Force because she wanted to get involved in her community and she loved the City of Cayce. She stated that she was excited to serve as an advisor to the new group.

Mr. Matt Edwards introduced himself to Council. He stated that he graduated from Brookland Cayce High School in 2021 and was the student body Secretary. He stated he joined Mayor Partin's Task Force to help the community and get the youth involved so their voice could be heard.

The Mayor's Youth Involvement Task Force for 21/22 introduced themselves to Council. Ms. Lakeria Pearson stated that she was a senior at Airport High School. Ms. Emily Kyzer stated that she was a junior at Airport High School. Mr. Dylan Whitman stated that he was a senior at Brookland Cayce High School and served as the Student Body President. Ms. Chloe Sturkie stated that she was a senior at Airport High School. Ms. Arianna Pee stated that she was a senior at Airport High School. Ms. Alondra Del Valle stated that she was a senior at Airport High School. Ms. Ella McFarland stated that she was a junior and home schooled. Council and staff that was in attendance introduced themselves to the youth group.

B. Presentation by Parker Poe and DGA Cayce, LP re Abbott Arms

Ms. Emily Luther with Parker, Poe introduced herself to Council. She stated that Mr. Craig Cobb with DGA Cayce, LP would do the majority of the presentation. She stated that he was the developer and he would introduce Ms. Nikki Lykes, the manager of the property. Mr. Cobb stated that Ms. Lykes had been with the property for 20 years and lived on site. He stated they were excited about the project at Abbott Arms. He stated that they were doing a large, substantial renovation using low income housing tax credits. He stated that the scope of work would be approximately seven (7) million dollars and would be a full renovation of the property.

Mr. Cobb stated that the property was built in the early 1970's and had not had any major renovations during that time. He stated that cabinets, countertops, flooring and appliances would be replaced and the exterior would be replaced as well. He stated that his favorite part of the project was a new community building on site with a proper leasing office, business center, a kitchen, a fitness facility and a new playground. Ms. Lykes stated that the property's residents were really excited about the upcoming improvements. She stated that Abbott Arms Apartments had come a long way and she was very proud of that.

Ms. Luther stated that the project was a rehabilitation and the acquisition would be financed partially with tax credit investment and partially with bonds issued by the Cayce Housing Authority. She stated that as part of the process she and Mr. Cobb were required to come before Council and request a Public Hearing and Council would adopt a Resolution as part of the Public Hearing. She stated that the Public Hearing and the Resolution did not obligate the City of Cayce with respect to the bonds. Ms. Luther stated that it was just part of the regulation under the IRS's rules that govern the issuance of the bonds. She stated that there was also an agreement between the City and the property that was required.

Council Member Carter asked for details on the logistics of moving a family while their home was being renovated. Mr. Cobb stated that no one would be permanently displaced. He stated that there may be some temporary relocations but the developer would be responsible for the cost involved in that. He stated that they would find the residents a place to go and that it could possibly be on site in vacant units. He stated that they would assist the resident every step of the way in finding temporary housing. Mr. Cobb stated that it should take 25 – 30 days to renovate each unit. He stated that there were four (4) units in each building. Council Member Carter asked what the total length of the project was. Mr. Cobb stated that it should take 12 months or less.

Council Member James asked when the plan in place for relocation would be communicated to the residents to ease any fear that they might have. Mr. Cobb stated that when they were closer to the closing date they would start communicating more with the residents. He stated that they would hold smaller resident meetings so they could communicate with each family. He stated that at that time they would have a building by building schedule.

Resolutions

A. Consideration and Approval of Resolution Authorizing the Execution and Delivery of a Fee Agreement; and Other Matters Relating Thereto

Ms. Hegler stated that as part of the Abbott Arms upgrade staff had negotiated, at Council's request, a fee in lieu agreement with the developer for a tax rate structure. She stated that to approve the fee in lieu of Council would need to approve the Resolution and authorize her to enter into the agreement. She stated that if that passed the next steps would be the Public Hearing. She stated that if the developer became tax exempt then they would continue to pay their fees to the City.

Mayor Pro Tem Jenkins made a motion to authorize the execution and delivery of a fee agreement. Council Member James seconded the motion which was unanimously approved by roll call vote.

Discussion Items

A. Discussion and Approval Authorizing the City Manager to Enter into a Fee Agreement with DGA Cayce, LP

Council Member James made a motion to authorize the City Manager to enter into a fee agreement with DGA Cayce, LP. Council Member Bailey-Robinson seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Ms. Hegler stated that staff met with SCDOT on Blake Drive that morning and everything seemed to be on track with the project. She stated that the swap from BB&T to Synovus bank was almost complete. She stated that school was back in session and the City's SRO's were very busy. She stated that staff was doing really well as a City with cyber security thanks to the IT team ensuring that everyone was well trained to spot attacks via email. She stated that the City's "click" rate was 1%, when most similarly sized municipalities were 4%. She stated that a Special Planning Commission meeting was scheduled for Monday, August 23.

Council Comments

Council Member James stated that he wanted to share some numbers he had just received from Lexington Medical Center before the meeting. He stated that day was the single busiest day of COVID admissions throughout the entire pandemic. 32 people were admitted that day. He stated that 175 patients were in-patient, 55 of which were in ICU. He stated that 51 additional patients were on ventilators. He stated that staffing considerations were becoming a major concern. He stated that Lexington Medical Center was stopping many of its surgeries and was closing its Irmo location so they could bring the staff from that location to the West Columbia location to help care for the many COVID patients. He stated that he shared this information to state that vaccinations were the answer. He stated that the high numbers would affect all patient care because the hospital was overrun by COVID patients. He stated that he thought it was important that everyone knew what was going on in their own community and at a nationally recognized hospital. Council Member James stated that over 900 people were tested for COVID and 33% were positive.

Council Member James stated that he and Ms. Hegler received an email from two (2) residents about how what an exemplary staff member Tim Bozeman, a City Parks staff member, was. He stated that the residents had so many accolades for Mr. Bozeman. He stated that the City had excellent staff.

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 discuss in Executive Session.

Adjourn

Council Member Carter made a motion to adjourn the meeting. Council Member Bailey-Robinson seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 5:26 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

