



Mayor
Elise Partin

Mayor Pro-Tem
Tara S. Almond

Council Members
Phil Carter
Eva Corley
James E. Jenkins

City Manager
Tracy Hegler

Assistant City Manager
James E. Crosland

CITY OF CAYCE
Regular Council Meeting
September 3, 2019

The September Regular Council Meeting was held this evening at 6:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Tara Almond, Phil Carter, Eva Corley and James Jenkins. City Manager Tracy Hegler, Assistant City Manager Jim Crosland, Municipal Clerk Mendy Corder, Municipal Treasurer Garry Huddle, Planning and Development Director Carroll Williamson, Utilities Director Blake Bridwell, Director of Public Safety Byron Snellgrove, Deputy Director of Public Safety JJ Jones, Human Resources Director Lynn Dooley 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 Council Meeting in accordance with the FOIA. Ms. Corder confirmed they were notified.

Call to Order

Mayor Partin called the meeting to order. Council Member Almond gave the invocation. Mayor Partin stated that there were some special guests in attendance. Mr. Ken Parsons stated that he and Cub Scouts Hayden Eargle, Campbell Parsons, Graham Parsons and Jennings Parsons were with Cub Scout Pack 331. The young men introduced themselves, joined Council on the dais and led the assembly in the Pledge of Allegiance.

Approval of Minutes

Council Member Jenkins made a motion to approve the August 6, 2019 Regular Council Meeting minutes and the August 21, 2019 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

No one signed up for Public Comment.

Presentations

A. Presentation by Mr. John Sharpe re debris on roads

Mr. John Sharpe stated that he has experienced numerous issues with trucks leaving Martin Marietta, driving down Frink Street and dropping rocks on the

roadway. He stated that his business is located on Frink Street and often trucks pull over in front of his business to adjust their rock load and the rocks fall into the street or in his parking lot. He stated that some of the truck drivers told him that Martin Marietta would not allow them to adjust their load at the rock quarry so they have to pull over once they leave and adjust their load.

Mr. Sharpe stated that he has spoken to the truck drivers, the companies they work for, Martin Marietta staff, Cayce Public Safety and the State Transport Police and the issue has not improved. He stated that the City needs an Ordinance that requires each truck to be properly loaded and the load secured before the truck can leave Martin Marietta. Mr. Sharpe stated that he thinks Cayce Public Safety should patrol Frink Street a couple of times a week and pull trucks over that have rocks falling from them. He stated that the Ordinance should allow Officers to fine the truck driver, the company the driver works for and Martin Marietta.

B. Presentation of Municipal Association of South Carolina Achievement Award to the City of Cayce for Waterline Replacement Project from the Municipal Association of South Carolina

Mr. Jeff Shacker with the Municipal Association of South Carolina stated he was in attendance to award Council a trophy for the City winning a MASC Achievement Award in the Public Works category for the City's Waterline Replacement Project.

Mr. Shacker played a video detailing the City's Waterline Replacement Project. It stated that the City faced growing challenges with its water system with issues like water discoloration, flow and pressure problems, as well as line breaks. Much of the City's infrastructure was built from the 1930s to the 1950s with galvanized, cast iron and asbestos cement piping. System replacement is often handled incrementally, but since the City qualified for a low-interest State Revolving Fund loan, staff created an ambitious \$29 million plan, the largest project in the City's history, to handle all the needed replacements at the same time to minimize the period of disruption. The City also enlisted the Cayce Utility Fund as well as a lease purchase agreement backed by that fund to finance the work. After two years of design work, construction began in April 2017 and made use of seven contractors. When the project was completed in December 2018, crews had replaced 262,000 linear feet of existing water lines, 4,000 water meters, fire hydrants and a 1-million-gallon elevated storage tank. The completed project represents 75 percent of the City's water infrastructure. Communication efforts formed a key part of the project, emphasizing that the City wanted transparency and valued business concerns and customer satisfaction. The City's engineer was contracted to handle all resident communications and complaints. Contracting out for a dedicated customer service phone, email and communication system allowed City staff to continue providing routine services. Councilmembers informed residents and gave

updates at neighborhood meetings and community events, and all City staff carried Waterline Replacement Project business cards.

Mr. Shacker presented Council with the award and stated that it was an amazing project.

C. Presentation of the 2019 South Carolina Municipal Elected Officials Institute of Government's Honor Roll to Mayor and Council from the Municipal Association of South Carolina

Mr. Jeff Shacker stated that the Municipal Association of South Carolina's Honor Roll recognizes annually the city councils that can count all members of their sitting council as graduates of the Municipal Elected Officials Institute. He stated that the City is one (1) of only 18 municipalities out of 271 in the state on the Honor Roll. He stated that to graduate from the MEO Institute officials participate in more than 25 hours of classroom work. Highlights of topics covered during the sessions include the Freedom of Information Act, ethics and accountability, budgeting, planning and zoning, human resources and economic development. Mr. Shacker congratulated Council on this accomplishment.

Ordinances and Resolutions

A. Discussion and Approval of Ordinance 2019-12 Amending Budget Ordinance Adopted June 19, 2019 (Ordinance 2019-10) to Correct Scrivener's Errors as to Millage – Second Reading

Council Member Corley made a motion to approve Ordinance 2019-12 on Second Reading. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of Ordinance 2019-13 Amending Zoning Ordinance Section 6.2 ("Purpose of Districts") and Section 6.10 ("Design Overlay District") to Provide for a New Arts Design Overlay District – First Reading

Ms. Hegler stated that Council approval was requested for the First Reading of an Ordinance to amend the Zoning Ordinance to create an Arts Design Overlay District. She stated it would permit additional uses and apply design standards that are favorable to artists and others who would like to live and work in the same location. The development standards are meant to further enhance a pedestrian-friendly downtown community.

Ms. Hegler stated that staff is proposing a change to the Zoning Ordinance to create a design overlay for the area on State Street from Poplar Street south to Frink Street and Frink Street from State Street west to Foreman Street, including those properties on the western side of the intersection of Foreman Street and Frink Street. The overlay district extends to the rear property line of all properties contiguous to the right-of-way of Frink Street and State Street within these boundaries.

Ms. Hegler stated that the Planning Commission considered the zoning request for creation of this Design Overlay District at their meeting on August 19, 2019. The zoning request was opened to the public. Approximately 30 people were in attendance with several members of the public speaking both for and against. The largest concern was the parking location requirement. The Planning Commission recommended and staff agreed to modify the language to only require parking on the side or rear yard when new structures are added to the property. Additionally, based on public comment, the Planning Commission recommended and staff agreed to modify the boundaries of the Overlay District to include the entirety of each contiguous lot, rather than a maximum number of feet from the right-of-way, as was originally proposed. One member of the public spoke against the no minimum parking requirement because of the concern over parking spillover onto his property from an adjacent property. The Planning Commission voted on the zoning request to create the Arts Design Overlay District at the Planning Commission meeting on August 19, 2019.

Council Member Almond made a motion to approve Ordinance 2019-13 on First Reading. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

C. Discussion and Approval of Ordinance 2019-14 Amending Zoning Map and Rezoning Property to Create a New Arts Design Overlay District – First Reading

Council Member Almond made a motion to approve Ordinance 2019-14 amending the zoning map and rezoning property to create a new Arts Design Overlay District. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

D. Discussion and Approval of Ordinance 2019-15 Amending Zoning Ordinance Section 7.5 Temporary Uses to Add Language Concerning Halloween – related Events – First Reading

Ms. Hegler stated that recently several requests have been made to City staff concerning Halloween-related events like haunted houses and escape rooms. To permit this use for an extended period of time leading up to Halloween, the temporary use section

of the Zoning Ordinance needs more specific language. This text amendment would specifically permit Halloween-related events from late September until November 1 as a temporary use in all commercial and industrial zoning districts. She stated that in order to reduce the impact to the surrounding properties, the text amendment would also require that these events be held completely inside of an enclosed building and must have adequate parking on site to meet this type of use.

Ms. Hegler stated that as with all temporary uses, the permit would require the approval of the Planning Director, Public Safety, the Fire Marshal, and the Building Official. The Planning Commission met on August 19, 2019, to hear Public Comment about the suggested changes. No one from the public spoke on this text amendment. The Planning Commission voted on the requested text amendment at the planning commission meeting on August 19, 2019.

Council Member Corley made a motion to approve Ordinance 2019-15 on First Reading. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Other

A. Discussion and Motion to Ratify Action of City Manager

Ms. Hegler stated that Council's approval was needed in order to ratify an agreement executed by her, under the Emergency Powers of Sec. 2-146, utilizing emergency powers.

Council Member Jenkins made a motion to ratify the City Manager's action executing an agreement using Emergency Powers. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Ms. Hegler stated that Council and the assembly may have noticed the beautiful wraps on utility boxes around the City showcasing some of the City's iconic images. She stated this project was funded by the Cayce Beautification Foundation and Swatch Graphics did the work. She stated that there would also be wraps on the traffic signal cabinets on Knox Abbott Drive. She stated that the Art Lot Public Input Session was very successful. It was held the prior week at Piecewise Coffee to go over the plans for the Art Lot at 1908 State Street. Ms. Hegler stated that the concept is developing nicely and staff is pushing to have it completed in time for Engenuity's Competiveness Week at the end of January, 2020. She stated that Jaron King, a first year graduate student at the University of South Carolina will be starting as an intern with the City on Monday, September 9. Mr. King will be working with the City to develop a Parks, Recreation and

Cultural/Arts Plan. Ms. Hegler stated that staff was monitoring Hurricane Dorian closely. She stated that she watched the Governor's press conference that afternoon and they're still not sure of the storm's path, though it has weakened. She stated that the City remains prepared nonetheless.

Committee Matters

- A. Approval to enter the following Committee approved Minutes into the City's Record
 - Events Committee – June 13, 2019
 - Cayce Housing Authority – June 18, 2019
 - Planning Commission – July 15, 2019

Council Member Almond made a motion to enter the approved Events Committee, Cayce Housing Authority and Planning Commission meeting minutes into the record. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Council Comments

Council Member Jenkins stated that he hoped Hurricane Dorian would not affect the state and that everyone would be safe.

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 possible contract negotiations for economic development concerning the City of Cayce

Mayor Partin stated that there was not anything to be discussed under Item IX. A. Council Member Jenkins made a motion to move into Executive Session to discuss Item IX. B. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

Reconvene

After the Executive Session was concluded, Council Member Almond made a motion to reconvene the Regular meeting. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

Possible Actions by Council in follow up to Executive Session

No action was taken in follow up to Executive Session.

Adjourn

There being no further business, Council Member Almond made a motion to adjourn the meeting. Council Member Corley seconded the motion which was unanimously approved by roll call vote. The meeting adjourned at 7:15 p.m.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, CMC, Municipal Clerk

