



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
December 3, 2019**

A Regular Council Meeting was held this afternoon 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, Interim City Treasurer Charles Turner, Planning and Development Director Carroll Williamson, Director of Public Safety Byron Snellgrove, Director of Human Resources 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 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 Jenkins gave the invocation. Mayor Partin stated that there were special guests in attendance. Mr. Ken Parsons stated that he and Cub Scouts Kirby Brazell, Sanders O'Cain, Jack Fisher and Peter Lamkin were with Cub Scout Pack 331 of Cayce United Methodist Church. The young men introduced themselves. Pack 330 of Cayce Transfiguration Lutheran Church was represented by Scouts Ra'zel Thornton, Alexandra and Neal Guetzhkov. The Scouts joined Council on the dais and led the assembly in the Pledge of Allegiance.

Approval of Minutes

Council Member Corley made a motion to approve the November 5, 2019 Regular Council Meeting minutes and the November 20, 2019 Regular Council Meeting minutes as written. Council Member Jenkins 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.

Ordinances

- A. Discussion and Approval of Ordinance 2019-21 Amending Section 12-157 of the City Code to Broaden the Geographic Area of the Incentive Reimbursement Grant Program for Façade Improvement for Commercial Buildings, Amending the Provisions for Program Funding, and Approving an Updated Program Policy – Second Reading

Council Member Almond made a motion to approve Ordinance 2019-21 on

Second Reading. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of Ordinance 2019-22 Amending Section 38-37 of the City of Cayce Code of Ordinances Relating to Through Trucks Traveling on Certain Streets – Second Reading

Council Member Almond made a motion to approve Ordinance 2019-22 on Second Reading. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

C. Discussion and Approval of Ordinance 2019-23 Amending Zoning Ordinance Section 6.10 Design Overlay Districts to Add Language Concerning the City's Design Overlay Districts – First Reading

Ms. Hegler stated that Mayor Pro Tem Almond asked staff at a previous Council Meeting to look into all the City's uses within the City's Overlay Districts. The City currently has four Design Overlay Districts: Knox Abbott Drive, 12th Street Extension, the I-77 Gateway, and the new Arts Design Overlay District. She stated that staff recommends adding some additional prohibited uses to these Design Overlay Districts to further improve these important corridors of the City. Among the prohibited uses are firework sales, electronic cigarette stores, mini-warehouses and self-storage units, and auto repair and car washes. Ms. Hegler stated that the Planning Commission voted on amending the Zoning Ordinance to add additional prohibited uses to the Design Overlay Districts at the Planning Commission meeting on November 18, 2019.

Council Member Carter made a motion to approve Ordinance 2019-23 on First Reading. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote. Mayor Partin thanked staff for their research and recommending best practices that fit the current times.

D. Discussion and Approval of Ordinance 2019-24 Establishing a Temporary Moratorium on Certain New Residential Developments in the City – First Reading

Ms. Hegler stated that Council's approval was needed for the First Reading of an Ordinance to establish a Temporary Moratorium on applications, and the administrative processing of such applications, for new large scale single-family residential subdivisions of fifteen or more residences, and new large scale multi-family residential (including rental or owner-occupied apartments or condominiums) complexes of more than four living units in the City.

Ms. Hegler stated that the City finds itself in a time of potential rapid development. It would be beneficial for the operations of the City, and beneficial for the promotion of the public interest in orderly and prudent development of the City, for the City to undertake a

study of the consequences and impact of planned and unplanned large scale residential growth in and around the City. Ms. Hegler stated that a temporary moratorium of 180 days on the applications of residential developments would be helpful, while the study is being undertaken. She stated if approved, staff would solicit the services of a housing expert or related consultant to aid in the preparation of the study.

Council Member Corley made a motion to approve Ordinance 2019-24 on First Reading. Council Member Almond seconded the motion. Council Member Carter asked if the 180 day moratorium could be extended if it was not enough time to do the study. Ms. Hegler stated that the City Attorney advised that the moratorium is extendable. She stated that 180 days may not be enough time if an outside consultant is selected but staff recommends not going over a year on a moratorium. Council Member Carter asked if Ms. Hegler's recommendation was to leave the moratorium at 180 days and extend it if needed. She confirmed that was staff's recommendation. Mayor Partin called the question which was unanimously approved by roll call vote.

Other

A. Approval of 2020 Council Meeting Dates

South Carolina state law requires a municipality to make public the dates of Council Meetings at the beginning of each calendar year and provide Council with a suggested schedule. The City's Regular Council Meetings are held the first Tuesday of the month at 6pm and the third Wednesday of the month at 5pm. The January, April and July 2020 2nd monthly meetings will be held the fourth Wednesday of the month.

Council Member Jenkins made a motion to approve the Council Meeting dates as discussed. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

Committee Matters

A. Approval to enter the following Committee approved Minutes into the City's Record Planning Commission - October 21, 2019

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

City Manager's Report

Ms. Hegler stated that it was Christmas time in Cayce. She reminded Council that the Annual Tree Lighting was December 5 at 6:00pm, the Carols on the Riverwalk was December 6 from 6-8pm, Christmas Traditions at the Cayce Historical Museum

was December 7 at 6:00pm and the West Metro Holiday Parade of Lights was December 14 at 5:30pm. Ms. Hegler introduced Mr. Charles Turner and stated that he works in the City's Finance Department and had been working closely with Mr. Garry Huddle, the City's Finance Director, before he retired. She stated that Mr. Turner would be serving as the City's Interim Finance Director until one is hired. She stated that he is doing a wonderful job.

Council Comments

Council Member Almond stated that she regrets having to miss the November 18, 2019 Council Meeting due to being at a conference out of state. She stated that the conference is scheduled for the same time in 2020 and if a Council Meeting falls during that time Council may need to discuss rescheduling it.

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 contractual arrangements concerning drainage issue
- C. Discussion of negotiations incident to proposed contractual arrangements regarding proposed redevelopment of 800 Lexington Avenue (Cayce Grammar School)
- D. Discussion of matters relating to the proposed provision of services encouraging location or expansion of industries of other businesses in the area serviced by the public body
- E. Personnel Matter – City Manager's Annual Evaluation and Salary Review

Council Member Jenkins made a motion to move into Executive Session. Council Member Almond 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. Mayor Partin announced that no vote was taken in Executive Session other than to adjourn and resume the Regular meeting.

Possible Actions by Council in follow up to Executive Session

Item VIII. E.

Council Member Almond made a motion to increase the City Manager's salary as discussed in Executive Session retroactive to the prior Council Meeting. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

Adjourn

Council Member Corley made a motion to adjourn the meeting. Council Member Almond seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 8:08 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

