

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
Special Council Meeting
Thursday, June 11, 2020 at 5:00 p.m.**
Cayce City Hall is currently closed to the public.
Please use the following method to attend the Council Meeting:
Telephone: 1 929-205-6099
Meeting ID: 609 379 1878
Password: 847410
caycesc.gov

I. Call to Order

A. Invocation and Pledge of Allegiance

II. Public Comment Regarding Items on the Agenda

Special Note: Anyone wishing to speak on an item on the Agenda will need to call the City Clerk at 803-550-9557 by 2:00 p.m. Thursday, May 11, 2020. Please leave a voicemail and your call will be returned before the Council Meeting.

III. Ordinances

- A. Discussion and Approval of Emergency Ordinance 2020-15 Amending Emergency Ordinance 2020-08 Concerning Electronic Meetings and Related Measures for City Boards and Commissions to Extend the Ordinance Expiration Date
- B. Discussion and Approval of Emergency Ordinance 2020-16 Amending Emergency Ordinance 2020-09 Concerning Electronic Meetings and Related Measures for Council Meetings to Extend the Ordinance Expiration Date
- C. Discussion and Approval of Ordinance 2020-17 to Extend or Re-enact the Temporary Moratorium Enacted by Ordinance 2019-24 Concerning Large Scale Single-Family Residential Subdivisions and Multi-Family Residential Complexes – First Reading

IV. Discussion Items

- A. Discussion and Approval of Projects Submittal to the Lexington County Capital Project Sales Tax Commission
- B. Discussion and Approval of Bid Award for General Contracting Services for the City of Cayce Sewer Line Rehab Project, and Spending Approval

V. City Manager's Report

VI. Committee Matters

- A. Appointments and Reappointments
Technical Codes Board of Appeals – One (1) Position

VII. Council Comments

VIII. 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 Lexington County water rates
- C. Discussion of request related to proposed location of government agency facility in the City

IX. Reconvene

X. Possible Actions by Council in follow up to Executive Session

- A. Discussion and Approval of Lexington County Intergovernmental Agreement
- B. Possible action on request related to proposed location of government agency facility in the City

XI. Adjourn

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

STATE OF SOUTH CAROLINA	)	EMERGENCY ORDINANCE 2020-15
	)	Amending Emergency Ordinance
COUNTY OF LEXINGTON	)	2020-08 Concerning Electronic
	)	Meetings and Related Measures for
CITY OF CAYCE	)	City Boards and Commissions to
	)	Extend the Ordinance Expiration
	)	Date

WHEREAS, S.C. Code section 5-7-250(d) authorizes Council to adopt emergency ordinances (with certain limitations not applicable to this Ordinance) for a limited period of sixty days; and

WHEREAS, the current coronavirus pandemic has created an emergency for our City and our Nation, such that the Council, in the exercise of its statutory authority and in the public interest, enacted Ordinance 2020-08, on May 5, 2020, as an emergency ordinance to, among other things, authorize electronic meetings and related measures for City boards and commissions; and

WHEREAS, the Council now believes that, due to the continuation of the public health emergency presented by the pandemic, it is in the public interest to extend the expiration date of the emergency ordinance previously adopted so that it remains in force and effect for an additional emergency time period,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, as follows:

1. Ordinance 2020-08 is hereby amended to provide that it shall expire automatically on the sixty-first day following the date of this amending ordinance, which is the date of August 11, 2020, unless further amended.
2. Except as amended by this amending ordinance, all remaining provisions of Ordinance 2020-08 shall continue and remain in full force and effect.

This Ordinance, as an emergency ordinance, shall become effective immediately upon Council approval on one reading.

DONE IN MEETING DULY ASSEMBLED, this _____ day of June 2020.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

Reading and Adoption: _____

Approved as to form: _____
Danny C. Crowe, City Attorney

STATE OF SOUTH CAROLINA	)	EMERGENCY ORDINANCE 2020-16
	)	Amending Emergency Ordinance
COUNTY OF LEXINGTON	)	2020-09 Concerning Electronic
	)	Meetings and Related Measures for
CITY OF CAYCE	)	Council Meetings to Extend the
	)	Ordinance Expiration Date

WHEREAS, S.C. Code section 5-7-250(d) authorizes Council to adopt emergency ordinances (with certain limitations not applicable to this Ordinance) for a limited period of sixty days; and

WHEREAS, the current coronavirus pandemic has created an emergency for our City and our Nation, such that the Council, in the exercise of its statutory authority and in the public interest, enacted Ordinance 2020-04, on March 18, 2020, as an emergency ordinance to, among other things, authorize electronic meetings and related measures for Council meetings, and extended its expiration date to July 5, 2020, by Emergency Ordinance 2020-09 enacted on May 5, 2020; and

WHEREAS, the Council now believes that, due to the continuation of the public health emergency presented by the pandemic, it is in the public interest again to extend the expiration date of the emergency ordinance previously adopted so that it remains in force and effect for an additional emergency time period,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, as follows:

1. Ordinance 2020-09 is hereby amended to provide that it shall expire automatically on the sixty-first day following the date of this amending ordinance, which is the date of August 11, 2020, unless further amended.
2. Except as amended by this amending ordinance, all remaining provisions of Ordinance 2020-09 shall continue and remain in full force and effect.

This Ordinance, as an emergency ordinance, shall become effective immediately upon Council approval on one reading..

DONE IN MEETING DULY ASSEMBLED, this _____ day of June 2020.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

Reading and Adoption: _____

Approved as to form: _____
Danny C. Crowe, City Attorney

Memorandum

To: Mayor and Council

From: Tracy Hegler, City Manager
Carroll Williamson, Planning and Development Director

Date: June 8, 2020

Subject: Housing Study Report and Temporary Moratorium

Issue

Council approval is requested to determine next steps on the Temporary Moratorium Enacted by Ordinance 2019-24 Concerning Large Scale Single-Family Residential Subdivisions and Multi-Family Residential Complexes.

Discussion

On December 18, 2019 Council approved a 180-day moratorium on the acceptance, review, processing and granting of applications for approvals, permits or permissions related to the development or construction of (a) single-family residential subdivisions of fifteen (15) residences or more, and (b) multi-family residential housing, including rented or owner-occupied apartments or condominium units, of four or more living units (except in a planned development district) in order to have adequate time and opportunity to study, analyze, and make recommendations to the Council concerning the consequences and impact of planned and unplanned large scale residential growth in and around the City.

On February 25, 2020, the City signed an agreement with RKG Associates Inc. to conduct a housing study to determine the current state of Cayce's housing stock and to determine the City's housing needs. RKG Associates Inc. delivered its report with key findings and recommendations.

Some of the key findings include

- Cayce's population growth is increasing, but the greatest population increase over 5 years was the 25-34 age cohort.
- While houses in the \$100K-\$150K range had the greatest share of home sales in 2019, houses over \$200K made up 13% of home sales in 2019 but houses having this value only made up 7% of Cayce's housing stock.
- The purchasing power of the top 30% of households is \$100,000 greater than the bottom 60% of households. These households can afford purchase prices starting at \$294,000, which is much higher than what most homes in Cayce sell for. As a result, they are purchasing homes far below what they can afford.

- Rents in Cayce are rising, but renters are twice as likely to be cost burdened compared to owners.

RKG's recommendations include

- Use of zoning to guide housing design, investments and diversity
- Implement a strong annexation policy that ensures quality development that complements the City is being annexed.
- Create a Housing Task Force to provide recommendations to City leadership on housing affordability, diversity of housing options, and design.
- Facilitate neighborhood clean-ups
- Create a short-term rental policy
- Comprehensively enforce the 2018 International Property Maintenance Code to address property issues that are driving down home value of surrounding residential properties.

Recommendation

Council may choose to consider keeping the moratorium in place for a short additional period, possibly 45 days, to allow staff to implement design standards for certain residential uses and to ensure zoning is consistent with the recommendations of the study. If so, Council would need to give first reading to attached Ordinance 2020-17 to Extend or Re-enact the Temporary Moratorium Enacted by Ordinance 2019-24 Concerning Large Scale Single-Family Residential Subdivisions and Multi-Family Residential Complexes.

<p>STATE OF SOUTH CAROLINA</p> <p>COUNTY OF LEXINGTON</p> <p>CITY OF CAYCE</p>	<p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p>	<p>ORDINANCE 2020-17</p> <p>Extending or Re-enacting the Temporary Moratorium Established by Ordinance 2019-24 on Applications and Administrative Processing for Approval of Certain Large Scale Single-Family Residential Subdivisions and Multi-Family Residential Complexes</p>
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WHEREAS, the City Council, by its Ordinance 2019-24, enacted on December 18, 2019, previously found and determined that 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; and

WHEREAS, the Council, by that Ordinance, further found and determined that the benefits and effectiveness of such a study will be aided and facilitated by 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; and

WHEREAS, the Council, by that Ordinance, further found and determined that a period of one hundred eighty (180) days in duration was the minimum reasonable time needed to undertake and complete the study contemplated by the Council; and

WHEREAS, the Council, by that Ordinance, expressed its belief and found that it was appropriate to establish a temporary moratorium period of one hundred eighty (180) days on the acceptance, processing, and grant of any approvals, permits or permissions; and

WHEREAS, Ordinance 2019-24 contemplated, by its express provisions that "[t]he Council, by subsequent ordinance, may extend the temporary suspension and temporary moratorium for a further time period upon appropriate findings"; and

WHEREAS, the City, following its request for proposals for such a study, selected and retained RKG Associates Inc. to undertake a housing study of the City, and RKG Associates Inc. now has provided its draft study with findings and recommendations, among which recommendations are an extension of the moratorium to consider, among other things, implementation of design and performance standards for housing development and zoning changes within the City; and

WHEREAS, the Council finds and determines that forty-five days (45) days from the date of adoption of this Ordinance is the minimum reasonable time needed to consider and implement such changes; and

WHEREAS, the Council further finds and determines that extension of the moratorium established by Ordinance 2019-24, or reenactment of the moratorium, for the additional period described in this Ordinance 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; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, as follows:

1. The temporary suspension and temporary moratorium established by Ordinance 2019-24 is hereby extended or reenacted for a period of forty-five (45) from the date of adoption of this Ordinance.

2. All activities by the City, including City staff and any of the City's agents or boards or commissions, in connection with the acceptance, review, processing and granting of applications for approvals, permits or permissions related to the development or construction of (a) single-family residential subdivisions of fifteen (15) residences or more, and (b) multi-family residential housing, including rented or owner-occupied apartments or condominium units, of four or more living units (except in a planned development district), are temporarily suspended in order for the City, through its officials and staff and any other agents or contractors, to have adequate time and opportunity to analyze and consider the implementation of recommendations to the Council from the commissioned outside housing study concerning the consequences and impact of planned and unplanned large scale residential growth in and around the City.

3. The temporary suspension or temporary moratorium shall remain in effect until forty-five (45) days from the effective date of this Ordinance.

4. The Council, by subsequent ordinance, may extend the temporary suspension and temporary moratorium for a further time period upon appropriate findings.

This Ordinance is intended to extend the effective dates of previous Ordinance 2019-24 from its adoption until forty-five (45) days after adoption of this Ordinance.

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2020.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

First Reading: _____

Second Reading and Adoption: _____

Approved as to form: _____
Danny C. Crowe, City Attorney

Memorandum

To: Mayor and Council

From: Tracy Hegler, City Manager
Jim Crosland, Assistant City Manager

Date: June 9, 2020

Subject: Project submittal to the Lexington County Capital Project Sales Tax Commission

Issue

Council approval is needed to submit transportation-related projects to the Lexington County Capital Project Sales Tax (CPST) Commission for the upcoming transportation sales tax referendum.

Discussion

The Lexington County Capital Project Sales Tax (CPST) Commission is requesting eligible entities to provide a prioritized list of projects for consideration of funding within the County.

The City submitted projects previously in 2014, when the sales tax was last being considered. Those projects have been reviewed by staff and updated for this purpose. Note that some of the projects from 2014 have been completed by other means. We have been advised that projects being submitted must be related to roadway and traffic improvements, but it is staff's opinion the following should be considered:

- Stormwater Drainage Improvements - \$8,575,574
- Wastewater Collection System Inflow and Infiltration Analysis and Rehabilitation Project - \$10,553,253
- Highway 302 and I-26 Intersection Utility Relocation – \$914,615
- Portion of the Riverwalk Capital Improvement Plan (two Railroad Shelters and a bathroom) - \$281,420

Recommendation

Staff recommends that City Council approve these projects as presented for consideration by the Lexington County Capital Project Sales Tax (CPST) Commission.

Memorandum

To: Mayor and Council

From: Tracy Hegler, City Manager
Karalyn Miskie, City Engineer

Date: June 11, 2020

Subject: Bid Approval, Approval of a Contract for General Contracting Services for the City of Cayce Sewer Line Rehab Project, and Spending Approval

Issue

Council's approval is needed to accept the bid from BLD Services, LLC, authorize the City Manager to execute the contract for general contracting services for the City of Cayce Sewer Line Rehab Project, and to spend up to \$185,000 from the Utility Fund for the repairs.

Discussion

The City of Cayce received a Community Development Block Grant (CDBG) award in 2018 of \$216,234 to perform sewer line rehab of approximately 1,157 LF of substandard concrete sewer lines. This is a reimbursable grant, where the City outlays all funds initially and is reimbursed by CDBG for approved expenses. Grant funds will be used for construction costs, permit fees, environmental review fees and Davis Bacon monitoring fees. The City has a required 10% grant match, which will be covered through City of Cayce Utility Fund (this will include in-kind expenses of City Engineer salary for project design and monitoring). The project area includes a portion of Holland Avenue and Railroad Street. Rehabilitation will consist of installation of new cured-in-place liners for sewer lines, service lines and rehabilitating manholes. All work will be performed in the right of way and will not cause ground disturbance. The required environmental review has been performed and the project has been approved by HUD for construction.

Professional general contractor services to perform the lining are needed to complete this project; a request for proposals was placed in SCBO on April 24, 2020 and six (6) firms responded:

BLD SERVICES, LLC	\$ 158,951.00
IPR SOUTHEAST	\$ 159,365.00
VORTEX SERVICES	\$ 165,379.00
PRISM CONTRACTORS	\$ 175,566.00
GRANITE INLINER	\$ 179,466.00
GULF COAST UNDERGROUND	\$ 206,430.78

The bid tab is attached for reference. BLD Services, LLC was the lowest responsive responsible bidder with a bid of \$158,951. BLD Services, LLC has been vetted by the City Engineer and City Attorney and are recommended for award.

Recommendation

Staff recommends Council accept the bid from BLD Services, LLC, authorize the City Manager to execute the contract for general contracting services for the City of Cayce Sewer Line Rehab Project, and to spend up to \$185,000 from the Utility Fund for the repairs.

ITEM IV. B.

ITEM NO.	DESCRIPTION	QTY	U	BLD SERVICES		GRANITE INLINER		GULF COAST UNDERGROUND		IPR SOUTHEAST		PRISM CONTRACTORS		VORTEX SERVICES	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
1	MOBILIZATION (3% max)	1	LS	\$ 4,500.00	\$ 4,500.00	\$ 5,000.00	\$ 5,000.00	\$ 5,582.50	\$ 5,582.50	\$ 15,000.00	\$ 15,000.00	\$ 5,200.00	\$ 5,200.00	\$ 4,900.00	\$ 4,900.00
2	TRAFFIC CONTROL	1	LS	\$ 9,500.00	\$ 9,500.00	\$ 6,500.00	\$ 6,500.00	\$ 4,567.50	\$ 4,567.50	\$ 7,500.00	\$ 7,500.00	\$ 6,000.00	\$ 6,000.00	\$ 23,500.00	\$ 23,500.00
3	SEWER SERVICE LATERAL REPLACEMENT (CIPP)	16	EA	\$ 4,000.00	\$ 64,000.00	\$ 6,125.00	\$ 98,000.00	\$ 5,963.13	\$ 95,410.08	\$ 5,100.00	\$ 81,600.00	\$ 6,000.00	\$ 96,000.00	\$ 4,900.00	\$ 78,400.00
4	SERVICE RECONNECTION PER REMOTE CUT METHOD	16	EA	\$ 200.00	\$ 3,200.00	\$ 200.00	\$ 3,200.00	\$ 10.15	\$ 162.40	\$ 90.00	\$ 1,440.00	\$ 200.00	\$ 3,200.00	\$ 150.00	\$ 2,400.00
5	10-INCH PIPE CIPP LINING	600	LF	\$ 45.00	\$ 27,000.00	\$ 40.00	\$ 24,000.00	\$ 71.05	\$ 42,630.00	\$ 35.00	\$ 21,000.00	\$ 43.00	\$ 25,800.00	\$ 39.00	\$ 23,400.00
6	8-INCH PIPE CIPP LINING	557	LF	\$ 43.00	\$ 23,951.00	\$ 38.00	\$ 21,166.00	\$ 60.90	\$ 33,921.30	\$ 30.00	\$ 16,710.00	\$ 38.00	\$ 21,166.00	\$ 34.00	\$ 18,938.00
7	POINT REPAIR (3% max)	1	EA	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 5,582.50	\$ 5,582.50	\$ 5,375.00	\$ 5,375.00	\$ 5,000.00	\$ 5,000.00	\$ 4,900.00	\$ 4,900.00
8	CEMENTITIOUS LINER APPLIED TO EXISTING MANHOLE	16	VF	\$ 675.00	\$ 10,800.00	\$ 600.00	\$ 9,600.00	\$ 558.25	\$ 8,932.00	\$ 410.00	\$ 6,560.00	\$ 450.00	\$ 7,200.00	\$ 315.00	\$ 5,040.00
9	REPLACEMENT OF MANHOLE FRAME AND COVER IN PAVEMENT	2	EA	\$ 2,250.00	\$ 4,500.00	\$ 2,500.00	\$ 5,000.00	\$ 2,537.50	\$ 5,075.00	\$ 1,790.00	\$ 3,580.00	\$ 2,500.00	\$ 5,000.00	\$ 1,950.00	\$ 3,900.00
10	BYPASS PUMPING	1	LS	\$ 7,000.00	\$ 7,000.00	\$ 2,500.00	\$ 2,500.00	\$ 4,567.50	\$ 4,567.50	\$ 600.00	\$ 600.00	\$ 1,000.00	\$ 1,000.00	\$ 1.00	\$ 1.00
TOTAL BID PRICE				<u>\$ 158,951.00</u>		<u>\$ 179,466.00</u>		<u>\$ 206,430.78</u>		<u>\$ 159,365.00</u>		<u>\$ 175,566.00</u>		<u>\$ 165,379.00</u>	

All open positions will be advertised on the City's website and Facebook page.

COUNCIL ACTION REQUIRED

TECHNICAL CODES BOARD OF APPEALS – THREE (3) POSITIONS

The Technical Codes Board of Appeals currently has three (3) open positions. The City has received a potential member application from Mr. Frank Dedmon. His potential member application is attached for Council's review.

NO COUNCIL ACTION REQUIRED

The following positions have been postponed by Council until receipt of potential member applications.

ACCOMMODATIONS TAX COMMITTEE – ONE (1) POSITION

The open position must be filled by someone from the motel industry in Cayce.

CAYCE HOUSING AUTHORITY – ONE (1) POSITION

Mr. Edward Landry no longer lives in the City. There are no recommendations at this time.

TECHNICAL CODES BOARD OF APPEALS – THREE (3) POSITIONS

Members who serve on this Board must be either an Engineer, Contractor, Architect or Design Professional. There are no recommendations at this time.

EVENTS COMMITTEE – THREE (3) POSITIONS

There are no recommendations at this time.

MUSEUM COMMISSION – ONE (1) POSITION

Mr. Leo Redmond resigned therefore there is one open position. There are no recommendations at this time.



CITY OF CAYCE
POTENTIAL COMMITTEE MEMBER APPLICATION

Name: Frank Dedmon

Home Address: Lafayette Ave. City, State, Zip Cayce, SC 29033

Telephone: _____ E-Mail Address _____

Resident of Cayce: Yes No Number of Years 10

Please indicate the Committee(s) for which you are applying:

- Accommodations Tax Committee
- Beautification Board
- Event Committee
- Cayce Housing Authority
- Museum Commission
- Planning Commission
- Housing/Constr Board of Appeals
- Board of Zoning Appeals

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation? Yes No If yes, specify below.

Work Address

Company: Holder Properties Position Senior Director of Maintenance

Address: 650 Lincoln St.

City, State, Zip Columbia SC 29201 Telephone: 803-814-0913

Fax: _____ E-Mail _____

Work Experience: Worked in the construction, plumbing, electrical fields from a early age.

Had my own company for 15 years. I now work for a property management company.

Educational Background: BA in History and Psychology, Residential Home Builders license, Plumbing license, Property management license.

Membership Information (Professional, Neighborhood and/or Civic Organizations):

Volunteer Work: _____

Hobbies: Gardening,reading,travel and camping.

Return to:
Mendy Corder, Municipal Clerk
City of Cayce, P.O. Box 2004, Cayce, SC 29171-2004
Telephone: 803-550-9557 * Fax: 803-796-9072