

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
Continuation of Public Hearing and Regular Council Meeting
Tuesday, August 4, 2020 at 6:00 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: 865 7416 4823
Passcode: 580983
caycesc.gov**

**CONTINUATION OF PUBLIC HEARING ON THE EXTENSION OF A TEMPORARY
MORATORIUM ON APPLICATIONS AND ADMINISTRATIVE PROCESSING FOR
APPROVAL OF CERTAIN LARGE SCALE SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS
AND MULTI-FAMILY RESIDENTIAL COMPLEXES**

Special Note: Anyone wishing to speak at the Public Hearing will need to call the City Clerk at 803-550-9557 by 11:00 a.m. the day of the Council Meeting. Please leave a voicemail and your call will be returned before the Council Meeting.

- I. Opening Statement
- II. Public Testimony
- III. Close Hearing

REGULAR COUNCIL MEETING

I. Call to Order

- A. Invocation and Pledge of Allegiance
- B. Election of Mayor Pro Tem
- C. Approval of Minutes
July 7, 2020 Public Hearing and Regular Council Meeting
July 22, 2020 Regular Council Meeting
July 29, 2020 Special Council Meeting

II. Public Comment Regarding Items on the Agenda

Special Note: Anyone wishing to speak to Council about an item not on the agenda will need to call the City Clerk at 803-550-9557 by 12:00 p.m. the Friday prior to the Council Meeting. Anyone wishing to speak on an item on the Agenda will need to call the City Clerk at 803-550-9557 by 11:00 a.m. the day of the Council Meeting. Please leave a voicemail and your call will be returned before the Council Meeting.

III. Resolutions and Ordinances

- A. Approval of Resolution in Support of the First Responders, Educators, Health Care Workers, Military Members and their Families and Front Line Parks, Sanitation and Utility Field Crew Workers of Lexington County
- B. 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 – Second Reading
- C. Discussion and Approval of Ordinance 2020-22 Amending the City Code, in Chapter 2 (“Administration”), to Add a New Section 2-77, Authorizing, as Provided, Electronic Meetings of Council and Electronic Attendance of Council Members, and other Related Measures – Second Reading
- D. Discussion and Approval of Ordinance 2020-23 Amending the City Code, in Chapter 2 (“Administration”), to Further Describe the Powers and Duties of the City Manager Concerning Procurement – Second Reading
- E. Discussion and Approval of Ordinance 2020-24 Amending the Zoning Ordinance Article 7 Conditional Use & Special Exception Regulations Section 7.1 and 7.2 to Add Language Concerning New Regulations on Townhouse Projects and Patio and Zero Lot Line Projects – First Reading
- F. Discussion and Approval of Ordinance 2020-25 Amending Section 2-121 of the City Code Concerning Reimbursement by Council Members of City Expenses for Premiums in any City-Provided Health Insurance Program – First Reading
- G. Discussion and Approval of Emergency Ordinance 2020-26 Amending Emergency Ordinance 2020-15 Concerning Electronic Meetings and Related Measures for City Boards and Commissions so as to Extend the Ordinance Expiration Date

IV. City Manager’s Report

V. Council Comments

VI. 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

VII. Reconvene

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

- A. Discussion and Approval of Lexington County Intergovernmental Agreement

IX. Adjourn

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

NOTICE OF PUBLIC HEARING ON THE EXTENSION OF A MORATORIUM

Cayce City Hall is currently closed to the public.

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caycesc.gov

Notice is hereby given that members of Council of the City of Cayce will hold a Public Hearing, that is a continuation of a Public Hearing held on July 7, 2020, for the purpose of obtaining public comment on the extension of a temporary moratorium on applications and administrative processing for approval of certain large scale single-family residential subdivisions and multi-family residential complexes.

Date: August 4, 2020
Time: 6:00PM
Location: Cayce City Hall
1800 12th Street Ext.
Cayce, SC 29033

The general public and other interested parties are encouraged to attend this public hearing. Questions regarding this matter and/or review of documents relating to this matter are available for public inspection in the City Manager's Office, City of Cayce.

Second and final reading and vote by the Council on the proposed extension will be held immediately following the Public Hearing.



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
Public Hearing and Regular Council Meeting
July 7, 2020**

A Public Hearing was held this evening at 6:00 p.m. via Zoom video and conferencing software to obtain public comment on the extension of a temporary moratorium on applications and administrative processing for approval of certain large scale single-family residential subdivisions and multi-family residential complexes. Those present included Mayor Elise Partin and Council Members Tara Almond, Phil Carter, Eva Corley and James Jenkins. City Manager Tracy Hegler, Assistant City Manager Jim Crosland, Municipal Clerk Mendy Corder, IT Director Jamie Beckham, Deputy Director of Public Safety JJ Jones 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. Mayor Partin stated that the meeting was being recorded via Zoom.

Opening Statement

Mayor Partin stated that pursuant to Section 6-1-80 and Section 6-1-330 of the SC Code of Laws, public notice was hereby given that the City of Cayce Council will hold a Public Hearing on the extension of a temporary moratorium on applications and administrative processing for approval of certain large scale single-family residential subdivisions and multi-family residential complexes.

Public Testimony

Mayor Partin asked if anyone on the phone call wished to speak. She stated that all the callers had been unmuted and if anyone wished to speak on the moratorium they were welcome to at that point. No one offered any public testimony or comment.

Mayor Partin asked if there was a motion from Council since there were not any requests to speak. Council Member Almond made a motion to continue the remainder of the Public Hearing, in order to provide additional notice to anyone who wished to be heard, until August 4, 2020 at 6 p.m. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote. Mayor Partin stated that the Public Hearing was continued.

Close Hearing

Mayor Partin closed the public hearing noting that no public comment was received.

The Council Meeting immediately followed the Public Hearing at 6:05 p.m. via Zoom. Those present included Mayor Elise Partin and Council Members Tara Almond, Phil Carter, Eva Corley and James Jenkins. City Manager Tracy Hegler, Assistant City

Manager Jim Crosland, Municipal Clerk Mendy Corder, IT Director Jamie Beckham, Deputy Director of Public Safety JJ Jones 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.

Mayor Partin stated that the public was provided a call in number to be able to follow all of the City business as normal. She asked any caller to mute their audio so there would not be any feedback. She stated that the meeting organizer was also able to mute calls. Mayor Partin stated that the public could speak on any item on the agenda if they prearranged speaking with the City's Municipal Clerk.

Mayor Partin asked Mr. Beckham to unmute all the callers and asked them to introduce themselves. Ms. Jeannie Brennan of Concord Park and Mr. Ron Vaughn introduced themselves.

Call to Order

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

Approval of Minutes

Council Member Jenkins made a motion to approve the May 31, 2020 Emergency Council Meeting minutes, the June 2, 2020 Public Hearing and Regular Council Meeting minutes and the June 11, 2020 Special Council Meeting minutes as written. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

Public Comment Regarding Items on the Agenda

Item IV. C. - Mr. Ron Wright stated that he emailed Council informing them that he strongly supported an Ordinance in the City requiring everyone to wear a face covering. He stated that he hoped Council passed the proposed Ordinance that night. Mayor Partin thanked Mr. Wright for reaching out to Council.

Resolutions

- A. Approval of Resolution Recognizing Council Member James "Skip" Jenkins Retirement from CMC Steel South Carolina

Council Member Almond made a motion to approve a Resolution recognizing Council Member Jenkins for his retirement from CMC. Council Member Corley seconded the motion which was unanimously approved by roll call vote. Mayor Partin stated that staff and community members surprised Council Member Jenkins with a car

parade the day of his retirement to congratulate him on his 46 years with CMC. She stated that he was so surprised and everyone had a great time honoring him.

B. Approval of Resolution Declaring a Vacancy on Council and a Special Election to Fill the Vacancy and Advising of Filing Dates for Candidates

Council Member Almond stated that she had recently informed her fellow Council Members and City staff that it was with mixed emotions that she offered her resignation from Council effective June 26, 2020. She stated that she had sold her home in the City and was in a position in her life to be able to fulfill a lifelong dream of living on the coast. She stated that the law provided that she continue to serve on Council until a successor was elected to fill her seat. Council Member Almond stated that she had lived all her life in the midlands of South Carolina and Cayce would always be considered her hometown. She stated that she would continue to serve the City to the absolute best of her ability until such time that a successor could be elected to fill her seat. She stated that even beyond her service, she would always have Cayce's best interest at heart. Council Member Almond stated that she had reached out to someone regarding running for her seat. She stated that this individual was the former Director of Cayce Public Safety and had served on Cayce City Council before. She stated that she would be endorsing Mr. Tim James in the upcoming election. She stated that Mr. James would be a big asset to the City of Cayce once again.

Council Member Almond made a motion to approve a Resolution declaring a vacancy on Council, a Special Election to fill the vacancy and advising of filing dates for candidates. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Ordinances

A. 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 – Second Reading

Council Member Almond made a motion to defer Second Reading of Ordinance 2020-17 to coincide with the continued Public Hearing on August 4, 2020. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of Emergency Ordinance 2020-18 Amending Emergency Ordinance 2020-13 Extending the Expiration Date of a Section of Emergency Ordinance 2020-05 Concerning Certain Temporary Signs

Council Member Corley made a motion to approve Emergency Ordinance 2020-18. Council Member Almond seconded the motion. Mayor Partin thanked staff for drafting the Ordinance to assist local businesses so they could continue to thrive during

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

C. Discussion and Approval of Emergency Ordinance 2020-19 Requiring Individuals to Wear Face Coverings in Certain Circumstances, and Matters Related Thereto

Council Member Almond made a motion to approve Emergency Ordinance 2020-19. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote. Mayor Partin stated that the Coronavirus was a new virus with the emphasis on new. She stated that scientists around the world were working diligently to find out as much as they could as fast as they could about the virus. She stated that gaps in information were hard to deal with but there was a lot that was known about the virus. She stated that it was known that the virus was not dead contrary to what is read on social media. She stated it was known that the virus was not killed by drinking hot coffee or any of the hundreds of other dangerous misinformation on social media. She stated it was known that there were great racial disparities in the contraction rate for the virus. She stated it was almost three times as high for black Americans as white Americans and more than three times higher among Latinos than whites. She stated it was known that if we want kids to go to school then we need to listen to the South Carolina State Superintendent of Education Molly Spearman when she says if you want to go back to school, if you want to go back to football games, if you want to cheer on your team you need to be wearing a mask now when you are out in public. What is known is if we want to save lives as well as grow the economy and avoid new shutdowns then we must do the things that we know reduce transmission. Mayor Partin stated that research continues to show the same three simple things – wash your hands, stay six feet apart and wear a mask. She stated doing this means we support our economy and all those that make it run. She stated doing those three simple things mean we care about others which is what the City of Cayce does. She stated that washing your hands, staying six feet apart and wearing a mask means we understand we could be carrying the virus without knowing it and not wearing a mask would spread it more easily to others. She stated we can do this and thanked Council for supporting the mask Ordinance without hesitation.

D. Discussion and Approval of Ordinance 2020-20 Amending Zoning Ordinance Article 6 District Regulations to Add Language Concerning New Regulations on Uses in the I-77 Gateway Design Overlay District – First Reading

Ms. Hegler stated that Council approval was needed for the First Reading of an Ordinance amending Article 6 District Regulations to remove some permitted uses in the I-77 Gateway Design Overlay District and to add some additional prohibited uses. She stated that the I-77 Gateway Design Overlay District was created by Council to be an economically thriving welcome to the City from Interstate 77 along 12th Street Extension. In March, Council approved a rezoning of one large parcel to Planned Development District for a large mixed use development called Southern Commons at

the corner of Saxe Gotha Road and 12th Street Extension. Other large parcels in this area have residential, medical, and education uses currently. Ms. Hegler stated that to ensure that new developments that are planned within this overlay district compliment the desired commercial character and are of the highest commercial value staff recommends that additional uses of residential, medical, education and public administration be prohibited.

Ms. Hegler stated that the Planning Commission voted on amending Article 6 of the Zoning Ordinance concerning uses in the I-77 Gateway Design Overlay District at the Planning Commission meeting on June 15, 2020 and recommended that Council approve First Reading of Ordinance 2020-20 amending Article 6 District Regulations to remove some permitted uses in the I-77 Gateway Design Overlay District and to add some additional prohibited uses. She stated that there was a clerical discrepancy in the Ordinance that lists Public Administration twice, once as being prohibited and once as being permitted. She stated that staff recommends that Council delete Public Administration as a permitted use because it contradicts with the Planning Commission's recommendation to add it to the list of prohibited uses.

Council Member Almond stated that based on the City Manager's report and information related to the use of the words Public Administration she would move that Council approve Ordinance 2020-20 with the addition that Council amend the text amendment as approved by the Planning Commission to also delete the words Public Administration from Section 6.10-32A and if passed, that amendment would be reflected in the Ordinance that Council considers at Second Reading. Council Member Corley seconded the motion which was unanimously approved by roll call vote. Council Member Almond made a motion to approve the Ordinance on First Reading as amended. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

E. Discussion and Approval of Ordinance 2020-21 Amending Zoning Ordinance Article 6 District Regulations to Add Language Concerning New Regulations on Infill Development – First Reading

Ms. Hegler stated that Council approval was needed for the First Reading of an Ordinance amending Article 6 District Regulations to add additional design requirements for new houses built in neighborhoods that are predominantly brick houses. She stated that on November 20, 2019, Council approved an Ordinance regulating the design standards of new homes built in existing neighborhoods. One of the criteria was that a proposed new home surrounded by homes with non-vinyl siding must not use vinyl siding. She stated that because certain neighborhoods have homes that are built almost exclusively out of brick material, new homes built in these neighborhoods should retain some of that same character that reflects this common characteristic. She stated that the Ordinance does not require that the home be 100% brick built but it does put additional requirements for infill lots that are surrounded by brick homes, following the same measure as is used for other infill development to

determine what defines surrounding development. She stated that the Planning Commission met and recommended Council approve First Reading of an Ordinance amending Article 6 District Regulations to add additional design requirements for new houses built in neighborhoods that are predominantly brick houses.

Council Member Almond made a motion to approve Ordinance 2020-21 on First Reading. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Ms. Hegler stated that staff was in the process of refinancing the City's Utility bonds. She stated it was issued for sell the previous week and the City received eight really good offers. One of which was so good that the City's Bond Attorney said Council and staff look like geniuses. She stated that it will save the City \$1.1 million over the course of the bond. She stated that staff was hoping to save \$500,000. She stated that the City has a fantastic system that was attractive to buyers and it was great for the City's rate payers for being sold at that deal. Ms. Hegler stated that the City was still working on a two shift system during COVID-19 where some shifts work from home certain days and the other shift is in the office to maintain separation. She stated that it appeared to be working without interrupting the City's services to its citizens and keeping staff healthy.

Committee Matters

A. Appointments and Reappointments

Standard Technical Codes Board of Appeals – One (1) Position

Mayor Partin stated that the City's Standard Technical Codes Board of Appeals currently had two open positions and the City had received a potential member application from Mr. Bruce Smith. Council Member Jenkins made a motion to appoint Mr. Smith to the Board of Appeals. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of By-Laws for the Standard Technical Codes Board of Appeals

Council Member Almond made a motion to approve the By-Laws. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote. Mayor Partin thanked Mr. Williamson for working with the Board of Appeals and drafting the By-Laws.

Council Comments

Council Member Jenkins thanked everyone for the celebratory car parade for his retirement. He stated that he was so surprised and really appreciated 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 Lexington County water rates

Council Member Almond made a motion to move into Executive Session. 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. 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

No action was taken in follow up to Executive Session.

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 7:05 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

IF YOU WOULD LIKE TO SPEAK ON A MATTER APPEARING ON THE MEETING AGENDA, PLEASE COMPLETE THE INFORMATION BELOW PRIOR TO THE START OF THE MEETING.* **THANK YOU.**

COUNCIL MEETING SPEAKERS' LIST

Date of Meeting July 7, 2020

Name	Address	Agenda Item

***Appearance of citizens at Council meetings - City of Cayce Code of Ordinances, Sec. 2-71.** Any citizen of the municipality may speak at a regular meeting of the council on a matter pertaining to municipal services and operation, with the exception of personnel matters, by notifying the office of the city manager at least five working days prior to the meeting and stating the subject and purpose for speaking. Additionally, during the **public comment period** as specified on the agenda of a regular meeting of the council, a member of the public may speak on a matter appearing on the meeting agenda, with the exception of personnel matters by signing a speakers list maintained by the city clerk prior to the start of the public comment period. At the discretion of the mayor or presiding officer, the length of time for any speaker's presentation may be limited and the number speakers also may be limited.



Mayor
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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
July 22, 2020**

A Regular Council Meeting was held this evening at 5:00 p.m. via Zoom video and conferencing software. Those present included Mayor Elise Partin and Council Members Tara Almond, Phil Carter, Eva Corley and James Jenkins. City Manager Tracy Hegler, Assistant City Manager Jim Crosland, Municipal Clerk Mendy Corder, IT Director Jamie Beckham, Deputy Director of Public Safety JJ Jones, Planning Director Carroll Williamson 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. Mayor Partin stated that the meeting was being recorded through Zoom. She stated that the public was provided a call in number to be able to follow all of the City business as normal. She asked any caller to mute their audio so there would not be any feedback. She stated that the meeting organizer was also able to mute calls. Mayor Partin stated that the public could speak on any item on the agenda if they prearranged speaking with the City's Municipal Clerk.

Call to Order

Mayor Partin called the meeting to order and Council Member Almond 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.

Resolutions and Ordinances

- A. Approval of Resolution Recognizing the 30th Anniversary of the Signing of the Americans with Disabilities Act

Council Member Jenkins made a motion to approve the Resolution recognizing the 30th Anniversary of the signing of the Americans with Disabilities Act. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

- B. Discussion and Approval of Ordinance 2020-20 Amending Zoning Ordinance Article 6 District Regulations to Add Language Concerning New Regulations on Uses in the I-77 Gateway Design Overlay District – Second Reading

Council Member Corley made a motion to approve Ordinance 2020-20 on Second Reading. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

C. Discussion and Approval of Ordinance 2020-21 Amending Zoning Ordinance Article 6 District Regulations to Add Language Concerning New Regulations on Infill Development – Second Reading

Council Member Almond made a motion to approve Ordinance 2020-21 on Second Reading. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

D. Discussion and Approval of Ordinance 2020-22 Amending the City Code, in Chapter 2 (“Administration”), to Add a New Section 2-77, Authorizing, as Provided, Electronic Meetings of Council and Electronic Attendance of Council Members, and other Related Measures – First Reading

Council Member Jenkins made a motion to approve Ordinance 2020-22 on First Reading. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

E. Discussion and Approval of Ordinance 2020-23 Amending the City Code, in Chapter 2 (“Administration”), to Further Describe the Powers and Duties of the City Manager Concerning Procurement – First Reading

Ms. Hegler stated that Council approval was needed for the First Reading of Ordinance 2020-23 amending the City Code to further describe the powers and duties of the City Manager concerning procurement. She stated that during the adoption of the FY21 budget, Council requested that staff review all existing contracts and propose best practices for their continued review in an effort to ensure the City is receiving adequate services along with a fair price. Currently, the City has 75 total, active contracts. She stated as a best practice, staff recommends biennial review of all City contracts, removal of exemption from the competitive selection process for certain services and a protest policy for the competitive selection process.

Council Member Jenkins made a motion to approve Ordinance 2020-23 on First Reading. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

City Manager’s Report

Ms. Hegler stated that the Knox Abbott Drive Traffic Calming and Pedestrian Safety Project was almost complete. She stated that the landscaping was installed and there were improvements that needed to be made to the median. She stated that the project is down to the Utilities phase and staff is in communication with the various agencies that have service on the poles so they can be removed. She stated that staff has very little control over when the Utility businesses do they work. She stated that Spectrum was currently working on removing their wires. She stated that staff had questions into AT&T and Dominion is mostly done with their removal process. Ms. Hegler stated that once all the services are removed from the poles they can be taken

down. She stated that before the City signs off on the project staff will do a walkthrough of the project area. She stated that there were some issues that will have to be addressed and corrected before the contractor is released from the project.

Ms. Hegler stated that Phase 2 of the City's Riverwalk is closed due to structural damage to the boardwalk from a recent flood. She stated that staff had secured bids and would like to have a Special Council Meeting in the next week to select a bid and get the repairs underway.

Council Comments

There were no Council comments.

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 no items to be discussed in Executive Session.

Adjourn

Council Member Almond made a motion to adjourn the meeting. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 5:17 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

IF YOU WOULD LIKE TO SPEAK ON A MATTER APPEARING ON THE MEETING AGENDA, PLEASE COMPLETE THE INFORMATION BELOW PRIOR TO THE START OF THE MEETING.* *THANK YOU.*

COUNCIL MEETING SPEAKERS' LIST

Date of Meeting July 22, 2020

Name	Address	Agenda Item

*Appearance of citizens at Council meetings - City of Cayce Code of Ordinances, Sec. 2-71. Any citizen of the municipality may speak at a regular meeting of the council on a matter pertaining to municipal services and operation, with the exception of personnel matters, by notifying the office of the city manager at least five working days prior to the meeting and stating the subject and purpose for speaking. Additionally, during the **public comment period** as specified on the agenda of a regular meeting of the council, a member of the public may speak on a matter appearing on the meeting agenda, with the exception of personnel matters by signing a speakers list maintained by the city clerk prior to the start of the public comment period. At the discretion of the mayor or presiding officer, the length of time for any speaker's presentation may be limited and the number speakers also may be limited.



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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
July 29, 2020**

A Special Council Meeting was held this evening at 5:00 p.m. via Zoom video and conferencing software. Those present included Mayor Elise Partin and Council Members Tara Almond, Phil Carter, Eva Corley and James Jenkins. 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. Mayor Partin stated that the meeting was being recorded through Zoom. She stated that the public was provided a call in number to be able to follow all of the City business as normal. She asked any caller to mute their audio so there would not be any feedback. She stated that the meeting organizer was also able to mute calls. Mayor Partin stated that the public could speak on any item on the agenda if they prearranged speaking with the City's Municipal Clerk.

Call to Order

Mayor Partin called the meeting to order and Council Member Almond 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.

Discussion Items

- A. Discussion and Approval of Bid Award for Riverwalk Phase 2 Boardwalk Repair

Ms. Hegler stated that Council's approval was needed to accept the bid from 3D Dirtworks for the construction repair of the boardwalk located in Phase 2 of the Cayce Riverwalk. She stated that on May 25, 2020, the Congaree River rose nearly to the 1000-year flood level causing the entire Riverwalk and the Thomas Newman Boat Landing to flood. This flooding caused severe structural damage to the boardwalk located between the Blossom Street Bridge and Kelly Jones Park. That portion of the Riverwalk has been closed since and will remain closed until the repair has been completed. Ms. Hegler stated that the City received three bids to repair the boardwalk, based on design prepared by the Landplan Group South. 3D Dirtworks bid \$85,000 w/ 20% contingency for a total of \$102,000, Southern Vistas Inc. bid \$229,920 and AOS Specialty Contractors Inc. bid \$687,500.

Ms. Hegler stated that City staff and the project designer Landplan Group South recommend selecting 3D Dirtworks of Sumter, SC with a bid of \$85,000. She stated that it was further recommended to add a 20% contingency bringing the total to \$102,000. The contingency is for any unforeseen additional damage that may be discovered during construction. She stated that this was the lowest bid submitted and was responsive to the request.

Council Member Jenkins made a motion to approve the selection of 3D Dirtworks to repair the boardwalk located in the Phase 2 area of the Riverwalk for a not to exceed amount of \$102,000, that the funds be allocated from the Hospitality Tax Fund, and authorize the City Manager to execute appropriate agreements after the City Attorney reviews them. Council Member Almond seconded the motion. Council Member Almond stated that there was a huge disparity between the bids and asked if staff had confirmed that the three companies were bidding on the same thing. Ms. Hegler stated that the need to rent equipment for the project drove the cost up for the highest bidder. She stated that the other two bids itemized responses were thoroughly examined to ensure they both included everything needed for the repair. Mayor Partin called the question which was unanimously approved by roll call vote.

City Manager's Report

Ms. Hegler stated she did not have anything to report at that time.

Council Comments

Mayor Partin stated that she just heard that Governor McMaster had declared that afternoon that all municipalities need to require a mask ordinance. She congratulated Council for being in front of the curve in the need and doing such a great job.

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

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

No action was taken in follow up to Executive Session.

Adjourn

Council Member Almond made a motion to adjourn the meeting. Council Member Corley seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 5:17 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

IF YOU WOULD LIKE TO SPEAK ON A MATTER APPEARING ON THE MEETING AGENDA, PLEASE COMPLETE THE INFORMATION BELOW PRIOR TO THE START OF THE MEETING.* *THANK YOU.*

COUNCIL MEETING SPEAKERS' LIST

Date of Meeting* *July 29, 2020 _____

Name	Address	Agenda Item

***Appearance of citizens at Council meetings - City of Cayce Code of Ordinances, Sec. 2-71.** Any citizen of the municipality may speak at a regular meeting of the council on a matter pertaining to municipal services and operation, with the exception of personnel matters, by notifying the office of the city manager at least five working days prior to the meeting and stating the subject and purpose for speaking. Additionally, during the **public comment period** as specified on the agenda of a regular meeting of the council, a member of the public may speak on a matter appearing on the meeting agenda, with the exception of personnel matters by signing a speakers list maintained by the city clerk prior to the start of the public comment period. At the discretion of the mayor or presiding officer, the length of time for any speaker's presentation may be limited and the number speakers also may be limited.



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

RESOLUTION IN SUPPORT OF THE FIRST RESPONDERS, EDUCATORS, HEALTH CARE WORKERS, MILITARY MEMBERS AND THEIR FAMILIES AND FRONT LINE PARKS, SANITATION AND UTILITY FIELD CREW WORKERS OF THE CITY OF CAYCE

Whereas, the recent events surrounding the Coronavirus 2019 and civil unrest in our country have placed insurmountable challenges on those who protect, educate, heal and serve members of our community and businesses; and

Whereas, the City of Cayce recognizes the importance of partnerships which exist between municipalities and the First Responders, Educators, Health Care Workers, Members of our Military and front line Parks, Sanitation and Utility Field Crew Workers and the role each plays in the success of the communities they serve; and

Whereas, in emergency situations throughout the community, the Public Safety employees (commonly called “first responders”), carry out the critical role of protecting and ensuring public safety, to rescue people from dangerous circumstances, secure dangers, treat the injured and protect the lives and safety of people, regardless of the peril or hazard to themselves; and

Whereas, the Teachers, Administrators and Support Staff of Lexington County School District Two have been committed and creative in the continuance of providing an education of our children during this time when in-person instruction was no longer an option and distance learning, and all of the related support required, became necessary without notice or time for preparation; and

Whereas, the Health Care Workers in the City of Cayce not only continued to provide their normal exceptional care for our residents, but willingly placed themselves in a high-risk environment to provide care for those suffering from Coronavirus 2019 (COVID-19), extending their workhours and meeting the many challenges created; and

Whereas, all members of all branches of the military, active duty, reserve and National Guard, have provided invaluable assistance and logistical support to our community in recent months related to the Coronavirus 2019 (COVID-19) challenges. These men and women always stand ready in times of trouble to respond and aid our community and businesses; and

Whereas, Front Line Parks, Sanitation and Utility Field Crew Workers have upheld key government services, which have become even more important and more overwhelmed during COVID-19;

NOW, THEREFORE BE IT RESOLVED that the Cayce City Council, in Council Session duly assembled, joins in honoring and supporting the City’s First Responders, Educators, Health Care Workers, Military members and their families and front line Parks, Sanitation and Utility Field Crew workers.

ADOPTED this 4th day of August, 2020.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

STATE OF SOUTH CAROLINA	)	ORDINANCE 2020-17
)	
COUNTY OF LEXINGTON	)	Extending or Re-enacting the Temporary
	)	Moratorium Established by Ordinance
CITY OF CAYCE	)	2019-24 on Applications and
	)	Administrative Processing for Approval of
	)	Certain Large Scale Single-Family
	)	Residential Subdivisions and Multi-Family
	)	Residential Complexes

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

STATE OF SOUTH CAROLINA	)	ORDINANCE 2020-22
	)	Amending the City Code, in Chapter
COUNTY OF LEXINGTON	)	2 ("Administration"), to Add a New
	)	Section 2-77, Authorizing, as
CITY OF CAYCE	)	Provided, Electronic Meetings of
	)	Council and Electronic Attendance of
	)	Council Members, and Other Related
	)	Measures

WHEREAS, the Council, in the exercise of its statutory authority, including its authority under S.C. Code section 5-7-250, believes it to be in the public interest, and in the interest of the effective and efficient operation of the City Council and City government, to provide the Council with the alternative and ability to meet and act by electronic means when necessary,

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

1. Division 3 ("Rules of Order") of Article II ("City Council") of Chapter 2 ("Administration") of the City Code is hereby amended to add a new Section 2-77 ("Electronic meetings and electronic attendance") to read as follows:

Sec. 2-77.- Electronic meetings and electronic attendance.

(a) Upon notice in accord with the notice required for meetings pursuant to the State Freedom of Information Act, the Mayor, upon advice of the City Manager, may designate that, due to emergency or other similar circumstances rendering unsafe or impractical a meeting with all members physically present, a meeting of Council will be held as an electronic meeting with Council members allowed to attend, participate and vote by electronic means (defined as telephonic, broadcast video, computer-based, or other electronic media, or any combination thereof).

(b) The word "present" as used in this chapter in the context of the attendance of City Council members, for purposes of constituting a meeting, determining a quorum, or voting, shall include Council members attending electronically in accord with subsection (a).

2. The second sentence of Subsection (a) of Section 2-69 ("Voting requirements") of Division 3 ("Rules of Order") of Article II ("City Council") of Chapter 2 ("Administration") of the City Code is hereby amended to read as follows:

No proxy, mail, telephonic, facsimile, electronic or absentee vote may be cast except as provided by section 2-77.

This Ordinance shall become effective upon Council approval on second reading.

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

Date: July 31, 2020

Subject: Second Reading of Ordinance 2020-23 Amending the City Code, in Chapter 2 ("Administration"), to Further Describe the Powers and Duties of the City Manager Concerning Procurement

Issue

Council approval is needed for the Second Reading of Ordinance 2020-23 amending the City Code to further describe the powers and duties of the City Manager concerning procurement.

Discussion

During the adoption of the FY21 budget, Council requested that staff review all existing contracts and propose best practices for their continued review in an effort ensure the City is receiving adequate services along with a fair price. Currently, the City has 75 total, active contracts.

As a best practice, staff recommends the following:

- biennial review of all City Contracts
- removal of exemption from the competitive selection process for certain services
- a protest policy for the competitive selection process

Recommendation

Staff recommends Council give Second Reading approval to Ordinance 2020-23 Amending the City Code, in Chapter 2 ("Administration"), to Further Describe the Powers and Duties of the City Manager Concerning Procurement.

STATE OF SOUTH CAROLINA	)	ORDINANCE 2020-23
	)	Amending the City Code, in Chapter
COUNTY OF LEXINGTON	)	2 ("Administration"), to Further
	)	Describe the Powers and Duties of
CITY OF CAYCE	)	the City Manager Concerning
	)	Procurement

WHEREAS, the Council, in the exercise of its statutory authority, in the interest of the public and in the interest of efficient and effective operation of the City government, desires to amend, revise and further describe the powers and duties of the City Manager concerning procurement, as provided in Section 2-144(9) of the City Code,

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

Subsection (9) ("Procurements and contracts") of Section 2-144 ("Powers and duties"), of Division 2 ("City Manager"), of Article III ("Officers and Employees") of Chapter 2 ("Administration") of the Cayce City Code is hereby amended as follows:

1. The word "he" is replaced by the words "he/she" wherever "he" currently may appear in the subsection.
2. Following the current third sentence in the subsection beginning with the words "He may make procurements...", two new sentences are added to read:

In the event of a protest concerning the apparent low bidder or the disallowance of a bid at the bid opening, all instructions and procedures shall be explained in writing to the bidders at the opening. The protestor shall have five business days to file with the city manager a written protest specifying all grounds of protest, the decision by the city manager will be communicated within five business days, any appeal from the decision of the city manager shall be to the city council and filed with the city manager within five business days of the date of the decision, and the city council shall hear and decide the appeal at its next regular or special meeting.

3. In the sentence in the subsection beginning with the words "City council may waive...", the words "architect-engineer, auditor," are deleted.
4. Following the sentence in the subsection beginning with the words "The city manager shall advise...", two new sentences are added to read:

The city manager or his/her designee will review all city contracts biennially in an effort to review best practices for the current services provided. This review may be completed through a Request for Proposal (RFP) procedure awarded by council.

5. In the sentence beginning with the words "The requirements of competitive bidding...", the words "accounting services" are deleted and are replaced by the words "emergency construction services."

This Ordinance shall become effective upon Council approval on second reading.

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
Carroll Williamson, Planning and Development Director

Date: July 21, 2020

Subject: First Reading of an Ordinance Amending the Zoning Ordinance Article 7 Conditional Use & Special Exception Regulations Section 7.1 and 7.2 to Add Language Concerning New Regulations on Townhouse Projects and Patio and Zero Lot Line Projects

Issue

Council approval is needed for the First Reading of an Ordinance amending the Zoning Ordinance Article 7 Conditional Use & Special Exception Regulations Section 7.1 and 7.2 to add language concerning new regulations on townhouse projects and patio and zero lot line projects

Discussion

Cayce's recently completed Housing Study provided valuable information on the current state of Cayce's housing and where some regulatory improvements could be made to better fit the community. The study made several zoning recommendations, including exploring options for residential design guidelines. It also noted that many more single people are moving to Cayce and will be seeking smaller homes with less land to maintain, like townhouses and patio homes.

In anticipation of this type of housing unit coming to Cayce, staff drafted a text amendment that would add some design standards to ensure that townhouses and patio homes maintain a quality appearance that is in keeping with or improves on the appearance of the existing houses in Cayce. These include requiring a front porch, first floor built two (2) feet above grade, restrictions on the type of siding, and garages setback from the front of the house or less than 20% of the width of the home's façade.

Recommendation

The Planning Commission recommends Council approve First Reading of an Ordinance amending Article 7 Conditional Use & Special Exception Regulations Sections 7.1 and 7.2 to add language concerning new regulations on townhouse projects and patio and zero lot line projects.

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)
)
CITY OF CAYCE)

ORDINANCE 2020-24
Amending the Zoning Ordinance Article
7 Conditional Use & Special Exception
Regulations Sections 7.1 and 7.2 to Add
Language Concerning New Regulations
on Townhouse Projects and Patio and
Zero Lot Line Projects

WHEREAS, Council has determined that it is in the best interest of the public to amend Sections 7.1 and 7.2 of Zoning Ordinance Article 7 Conditional Use & Special Exception Regulations to add language concerning new regulations on townhouse projects and patio and zero lot line projects; and

WHEREAS, the Planning Commission held a regularly scheduled public hearing on this request to receive comments from the public; and

WHEREAS, the Planning Commission met on July 20, 2020, to review public comments and vote on recommending proposed amendments to Sections 7.1 and 7.2 of Article 7 Conditional Use & Special Exception Regulations of the Cayce Zoning Ordinance, and voted to recommend an amendment as shown on the attached document,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that Sections 7.1 and 7.2 of Article 7 Conditional Use & Special Exception Regulations of the Cayce Zoning Ordinance is hereby amended as shown on the attached document.

This Ordinance shall be effective from the date of second reading approval by Council.

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

Section 7.1 Townhouses

Due to the unique design features of townhouses, the dimensional requirements of Table 3 are hereby waived and the following design requirements imposed for all such projects:

- (1) Such projects shall have a minimum of 0.5 acres.
- (2) Not more than eight (8) nor fewer than three (3) townhouses may be joined together, with approximately the same (but staggered) front line.
- (3) Side yard setbacks at the end unit shall be five (5) feet.
- (4) Rear yard setbacks shall be 15 feet.
- (5) Minimum lot width shall be 18 feet.
- (6) Sidewalks not less than five (5) feet in width shall be provided along the front property line of each project, building.
- (7) Maximum height of buildings shall not exceed 35 feet.
- (8) Front yard setbacks may extend to within 10 feet of the front property line.
- (9) Rear yards shall be enclosed by a six-foot wall or fence, unless used for parking, and may include one accessory building no greater than 500 square feet in GFA.

(10) Roof

- a. Must be sloped with a pitch that is no flatter than six (6) units of vertical rise to twelve (12) units of horizontal run or as appropriate to the architectural style of the structure and approved by the Planning Director.
- b. Architectural features, at least one (1) of the following:
 - i. At least one (1) dormer facing the street. If only one (1) dormer is included, it shall be located in the center third (horizontally) of the front elevation. If more than one (1) dormer is provided, at least two (2) dormers not less than four (4) feet wide must be provided on the front elevation
 - ii. A gable end, or gabled end of a roof projection, facing the street
 - iii. A shed dormer facing the street.
- c. Eaves: Must project from the building wall at least twelve (12) inches, measured horizontally, on the front and side elevations.

(11) Foundation

- a. The ground level of the first floor, including the lowest elevation of the front façade, shall be elevated not less than two (2) feet above the grade of the finished lot measured at the front façade.

- (12) Exterior finish-
 - a. Modular masonry unit material (brick, architectural block) are preferred. Vinyl siding, plain smooth concrete block, plain smooth concrete, corrugated metal, plywood, and sheet pressboard are prohibited.

- (13) Front Porch required
 - a. Shall be covered by a solid roof. The front porch roof shall not be located more than twelve (12) feet above the floor of the porch.
 - b. The covered area provided by a porch must be at least sixty-three (63) square feet in area and a minimum of nine (9) feet wide.

- (14) Garages
 - a. Generally
 - i. Garages shall either be set back from the face of the building, detached or facing the side or rear lot line (side or rear loading garage), consistent with the standards established below. A wall of a detached or side or rear loading garage may not be closer to the front (street) lot line than the front of the porch.
 - b. Detached garages are permitted as an accessory structure.
 - c. Street-facing garage walls
 - i. The length of that portion of a garage wall facing the street shall not exceed twenty percent (20%) of the length of the building façade that faces the street.
 - ii. Garage doors may not exceed eighty (80) square feet in area.
 - iii. On corner lots, only one (1) street-facing garage wall must meet this standard.
 - d. Street lot line setbacks
 - i. A garage wall that faces a street shall be located at least ten (10) feet behind the plane of the front façade.
 - ii. A street -facing garage wall may be closer to or even with the front façade, where:
 - 1. The length of the street-facing garage wall is less than twenty percent (20%) of the length of the building façade;
and
 - 2. The interior living area is located above the garage.

Section 7.2 Patio and Zero Lot Line Housing

Due to the unique design features of patio and zero lot line housing, the dimensional requirements of Table 3 are hereby waived and the following requirements imposed on all such projects:

- (1) Such projects shall have a minimum of 1.5 acres.
- (2) Minimum lot area shall be 3,000 square feet per unit.
- (3) Minimum lot width shall be 40 feet.
- (4) Maximum height of buildings shall not exceed 35 feet.
- (5) Where a unit is to be constructed at or on the property line, a five-foot private maintenance easement shall be provided on the adjoining lot.
- (6) At least one side yard extending not less than five (5) feet from the property line shall be provided. Where a second side yard is provided, though not required, it too shall have a minimum width of five (5) feet.
- (7) The side yard for the exterior units shall be 5.
- (8) Rear yard setbacks shall be not less than 10 feet.
- (9) Front yard setbacks shall be 25 feet.

(10) Roof

- a. Must be sloped with a pitch that is no flatter than six (6) units of vertical rise to twelve (12) units of horizontal run or as appropriate to the architectural style of the structure and approved by the Planning Director.
- b. Architectural features, at least one (1) of the following:
 - i. At least one (1) dormer facing the street. If only one (1) dormer is included, it shall be located in the center third (horizontally) of the front elevation. If more than one (1) dormer is provided, at least two (2) dormers not less than four (4) feet wide must be provided on the front elevation
 - ii. A gable end, or gabled end of a roof projection, facing the street
 - iii. A shed dormer facing the street.
- c. Eaves: Must project from the building wall at least twelve (12) inches, measured horizontally, on the front and side elevations.

(11) Foundation

- a. The ground level of the first floor, including the lowest elevation of the front façade, shall be elevated not less than two (2) feet above the grade of the finished lot measured at the front façade.

(12) Exterior finish-

- a. Modular masonry unit material (brick, architectural block) are preferred. Vinyl siding, plain smooth concrete block, plain smooth concrete, corrugated metal, plywood, and sheet pressboard are prohibited.

(13) Front Porch required

- a. Shall be covered by a solid roof. The front porch roof shall not be located more than twelve (12) feet above the floor of the porch.
- b. The covered area provided by a porch must be at least sixty-three (63) square feet in area and a minimum of nine (9) feet wide.

(14) Garages

a. Generally

- i. Garages shall either be set back from the face of the building, detached or facing the side or rear lot line (side or rear loading garage), consistent with the standards established below. A wall of a detached or side or rear loading garage may not be closer to the front (street) lot line than the front of the porch.

b. Detached garages are permitted as an accessory structure.

c. Street-facing garage walls

- i. The length of that portion of a garage wall facing the street shall not exceed twenty percent (20%) of the length of the building façade that faces the street.
- ii. Garage doors may not exceed eighty (80) square feet in area.
- iii. On corner lots, only one (1) street-facing garage wall must meet this standard.

d. Street lot line setbacks

- i. A garage wall that faces a street shall be located at least ten (10) feet behind the plane of the front façade.
- ii. A street-facing garage wall may be closer to or even with the front façade, where:
 - 1. The length of the street-facing garage wall is less than twenty percent (20%) of the length of the building façade;
and
 - 2. The interior living area is located above the garage.

STATE OF SOUTH CAROLINA	)	ORDINANCE 2020-25
	)	Amending Section 2-121 of the City
COUNTY OF LEXINGTON	)	Code Concerning Reimbursement by
	)	Council Members of City Expenses
CITY OF CAYCE	)	for Premiums in any City-Provided
	)	Health Insurance Program

WHEREAS, S.C. Code section 5-7-170 provides that Council, acting by ordinance, may determine the salary of Council members and may prescribe limitations on payment of expenses of Council members; and

WHEREAS, changes in the application of State law concerning the participation of City employees in the State health insurance program have resulted in a requirement that Council members be treated as City employees for purposes of the offer and availability of such health insurance for which the City, as the employer, pays a portion of the premiums; and

WHEREAS, the Council wishes to limit the unreimbursed expenditure of public monies for the City-paid portion of health insurance premiums for any participating Council members,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that Section 2-121 ("Compensation") of Division 1 ("Generally") of Article III ("Officers and Employees") of Chapter 2 ("Administration") of the City Code is hereby amended as follows:

1. The first sentence of the current Section 2-121 shall be designated as subsection (a) of Section 2-121.

2. A subsection (b) shall be added to Section 2-121 to read:

(b) Except as provided in subsection (c), Council members shall reimburse the City on a monthly basis for the employer portion of premiums paid after the effective date of this ordinance for any City-provided health insurance program in which the member elects to participate.

3. A subsection (c) is added to Section 2-121 to read:

(c) Council members who served on the Council during the first year of the City contract with SCPEBA for an employee health insurance program (2019), and who have served continuously since that time until participation in the program, are afforded one year of exemption from the reimbursement requirement described in subsection (b). The one year of exemption from the reimbursement requirement may be used for one year of previous participation in which no

reimbursement was made or for one year of future participation if the Council member has not previously participated.

This Ordinance shall become effective upon Council approval on second reading.

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

STATE OF SOUTH CAROLINA	)	EMERGENCY ORDINANCE 2020-26
	)	Amending Emergency Ordinance
COUNTY OF LEXINGTON	)	2020-15 Concerning Electronic
	)	Meetings and Related Measures for
CITY OF CAYCE	)	City Boards and Commissions so as
	)	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 Emergency 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 subsequently amended the Emergency Ordinance, on June 11, 2020, by Emergency Ordinance 2020-15, to extend the expiration date; 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 again the expiration date of the emergency ordinances previously adopted so that their provisions remain 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. Emergency Ordinance 2020-15 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 October 4, 2020, unless further amended.
2. Except as amended by this amending ordinance, all remaining provisions of Emergency Ordinance 2020-15, and its predecessor Emergency 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, and, as provided above, shall expire automatically on October 4, 2020, unless earlier amended, extended or repealed by action of Council.

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

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

Reading and Adoption: _____

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