

**CITY OF CAYCE  
Special Meeting  
October 28, 2005**

A Special meeting of Cayce City Council was held at 8:00 a.m. in the City Hall Conference Room. Those present included Mayor Avery B. Wilkerson, Jr., Councilmen Rick Myers, James Jenkins, Kenneth Jumper, and Robert Malpass, City Manager John C. Sharpe, and Tammy Barkley, Municipal Clerk. Mayor Wilkerson advised that members of the press and the public were duly notified of the meeting in accordance with the FOIA.

Mayor Wilkerson opened the meeting with the invocation and led everyone in the Pledge of Allegiance.

**Presentation**

- A. Vision of Cayce “Now and Into the Future” Relating to the City’s 1998 TIF Redevelopment Plan – Presentation by Mr. Ken Simmons

Mr. Simmons emphasized to Council that his presentation is preliminary and based on several fact gathering meetings in addition to the 1998 TIF Redevelopment Plan adopted by Council. He stated that it was not a finished product, rather a work in process. He stated that he has received Council’s initial comments, which have been interpreted on paper and was now presenting the paper version of the vision of Cayce for additional comment and input and to spur additional discussion. He provided Council with a summary of existing conditions on Knox Abbott Drive and objectives for the future. He stated that a downtown area needs to be identified and that people needed to know that Cayce has a downtown and is a town among itself and not just a bedroom community for Columbia. He asked Council to review the existing conditions and objectives for the future to be sure that these are the items Council wishes to address in the overall plan.

Mr. Simmons stated that he felt it was important to look at the big picture to understand the problem. He reviewed maps of the city with Council noting that Cayce’s ability to grow is very limited and that the ability for commercial growth is almost impossible because of the residential areas in both Cayce and West Columbia. He stated that the

key element of the city is the evolution of what has happened since the 80s stating that at one point in time there was only one way into Cayce and one way out. This has now changed due to I-77, the new 12<sup>th</sup> Street Extension, and State Street has become a viable portion of the city as well. He stated that in order to have a viable downtown, it must be switched from being a vehicular friendly to pedestrian friendly area. He advised that the current trend is to have areas that can be reached from the residential areas without having to get into their cars and go from place to place to shop. He stated that it is vitally important for the city to maintain every square foot of commercial space that it has. The downtown area needs to be able to provide all services required by a city—retail, grocery stores, pharmacies, etc. In reviewing the map, Mr. Simmons pointed out that a very small amount of business owners along Knox Abbott Drive are paying taxes and license fees which provide for the majority of services for the whole of Cayce. To take property from the tax rolls would be detrimental to not only the business community, but also the residential community who will then be required to take up the slack in order to pay for these services. He showed Council several before and after sketches which helped identify Knox Abbott Drive as the main “downtown” of Cayce from the river to the 12<sup>th</sup> Street intersection by using landscaping, certain types of architecture, different types of traffic lighting and street material at the main intersections. He pointed out the importance of zoning in the redevelopment of the area.

Council inquired as to including State Street in the initial phase of the plan. Mr. Simmons stated that next to Parkland Shopping Center there is no development taking place at this time. He stated that he felt it would be included in the second stage of the plan. He stated he did not want to see the city spending its focus on revitalization in this area which then would compete with Knox Abbott. He stated that the city should focus on existing merchants first rather than putting them in a position where they cannot compete. Mr. Mark Burt, a resident of Cayce in attendance, inquired as to the location of the TIF area. Mr. Ken Knudsen, Director of Planning & Development, advised that the area from the intersection of 7<sup>th</sup> Street to the river was in the TIF district.

Council inquired as to the next step in this process. Mr. Simmons stated that he wanted to make sure that Council concurred with the preliminary presentation and that they were comfortable that this is the direction the city wants to go. He stated if that was correct, he would continue to refine the drawings, provide Council with additional before and after sketches, then take it to the community and let the community have their input. Once that has been completed, Mr. Simmons stated that Council should adopt a plan that can be proudly shown to everyone stating here is our vision and where we are going over the next 5 to 20 years. Mr. Myers inquired as to how the Brookland Cayce High School’s plan would fit into the vision as presented. Mr. Simmons stated that it would be a mistake to have any part of the school on Knox Abbott Drive because in essence it would be removing tax base from the city. In addition, he stated that it would reduce the city’s urban commercial district. He stated that he hasn’t studied it thoroughly, but the areas of State Street on both sides of the school, seemed to be more appropriate for future school expansion plans. By placing the football stadium

fronting Knox Abbott, Mr. Simmons stated that it would be another piece of the city's commercial area being chipped away. Mr. Ron Moore, a Cayce resident in attendance asked about the inclusion of Frink Street in the plan. Mr. Simmons stated that the initial phase of the plan would be Knox Abbott Drive or Cayce downtown area. He stated that Frink Street would another element within the plan and could be included in a second, third or fourth phase.

Mr. Simmons reiterated that this presentation included the first phase. He stated that you have to take care of your existing merchants, the people who support the community, before you start expanding. He stated that he had given Council a lot of information and asked that the information be further reviewed and that a meeting be scheduled to obtain additional input from Council and to make sure he's on the right track. Mayor Wilkerson thanked Mr. Simmons for the presentation and stated he would be advised of the date for the next meeting.

### **Executive Session**

- A. Receipt of Legal Advice Relating to Pending Law Claim by Lexington School District 2 (Use of Taxpayers Dollars to Sue City of Cayce)

Mr. Malpass made a motion to move into Executive Session to discuss the matter as listed above. Mr. Jenkins seconded the motion which was unanimously approved.

### **Reconvene**

After the Executive Session was concluded, the Special meeting was reconvened. Mayor Wilkerson announced that no vote was taken in Executive Session other than to adjourn and resume the Special meeting.

Mr. Jumper made a motion to proceed to enter into contract for the city to purchase property located at 1114 State Street. Mr. Jenkins seconded the motion which was unanimously approved.

There being no further business, the meeting adjourned at 11:45 a.m.

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Avery B. Wilkerson, Jr., Mayor

**ATTEST:**

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Tammy P. Barkley, CMC, Municipal Clerk