

Mayor
Elise Partin

Mayor Pro-Tem
Tim James

Council Members
Phil Carter
Hunter Sox
Byron Thomas

City Manager
Mike Conley

Assistant City Manager
Wesley Crosby



**City of Cayce
Regular Council Meeting
Wednesday, August 20, 2025
5:00 p.m. – Cayce City Hall – 1800 12th Street
www.caycesc.gov**

**To Access Council Meeting Livestream, click
<https://www.youtube.com/@cityofcayce1137/streams>**

REGULAR COUNCIL MEETING

I. Call to Order

A. Invocation and Pledge of Allegiance

II. Public Comment Regarding Items on the Agenda

III. Presentations

A. Presentation by Mr. Ja’Juan Belgrave regarding his business, The Party and Event Store, on Knox Abbott Drive

IV. Items for Discussion and Possible Approval

A. Discussion and Approval to move forward with the Hazard Mitigation Grant Program Application

B. Discussion and Approval of Bid Award for Airport Gateway Landscape Project

V. Committee Matters

A. Discussion and Approval of Waiver of Attendance Policy for Museum and Historical Commissioner

VI. City Manager’s Report

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
i. Claim for improvements to Taylor Street and New State Road
ii. Zoning Appeal Litigation (1028 Michaelmas Avenue)
iii. Drainage easement acquisition

iv. Fire truck litigation

- B. Discussion of Lexington County economic development projects relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses within the City

NOTE: Items discussed in Executive Session may result in action by City Council upon its return to general session

IX. Reconvene

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

A. Other

XI. Adjourn

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

Memorandum

To: Mayor and Council

From: Michael Conley, City Manager

Date: August 20, 2025

Subject: Approval to move forward with the Hazard Mitigation Grant Program Application

Issue

Council approval is needed to continue the grant application process for the Hazard Mitigation Grant. With such a high grant match required, staff is seeking approval from Council to continue the grant process.

Discussion

The City of Cayce has experienced increasing flood frequency and intensity, particularly during hurricanes, tropical storms, and high-intensity rainfall events. Current stormwater infrastructure, much of which dates back to the 1960s and 1970s, is no longer adequate to handle the increasing frequency and intensity of rainfall events. Outdated culverts, insufficient pipe capacity, and lack of modern detention/retention systems contribute to flash flooding and environmental degradation.

Through the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program (HMGP), the City is requesting **\$21,750,000** in federal funding, complemented by a **\$7,250,000 local match**, for a total project cost of **\$29,000,000**. This funding will support the design and construction of critical stormwater mitigation infrastructure aimed at reducing flood risk, protecting property, and enhancing community resilience.

The project will address aging stormwater systems and topographic vulnerabilities that have repeatedly caused localized flooding during extreme weather events, particularly along the Knox Abbott Drive commercial corridor, in the "Avenue's" residential neighborhood, and the Cayce Riverwalk. These vulnerabilities threaten public health, safety, and economic stability. The proposed infrastructure upgrades and stormwater solutions will significantly reduce future flood risks and reduce long-term risk to people and property.

Recommendation

Staff recommends Council approve staff continuing with the grant application process and a funding source will be assigned when an amount of matching funds is identified. When the grant is awarded, staff will return to Council to accept the award and assign a funding source at that time.

This item was tabled at the August 5, 2025, Council Meeting.

Memorandum

To: Mayor and Council

From: Michael Conley, City Manager

Date: August 20, 2025

Subject: Proposal Award to Chason Landscaping for the Airport Gateway Landscaping Project

ISSUE

Council approval is needed to accept the proposal from Chason Landscaping for landscaping services for implementation of the Airport Gateway Landscaping Project and to authorize the City Manager to negotiate and execute a contract between the City of Cayce and Chason Landscaping.

DISCUSSION

For several years, the greater midlands area has been working with the Midlands Business Leadership Group, other local municipalities, and Richland and Lexington Counties to establish regional gateways as an area of the midlands that is affecting its overall business competitiveness. The team eventually identified two priority projects for which to begin: Airport Boulevard and Ft. Jackson Gateways. The projects are funded by donations from MBLG and all its larger governmental partners. City of Cayce Council authorized the City Manager on January 25, 2023, to sign an MOU with Central Midlands Council of Governments entering into a financial agreement with the group for its portions based on population for maintenance costs.

The Regional Gateways Project was spearheaded by the Midlands Business Leadership Group (MBLG) and managed by EngenuitySC while Mayor Partin was the President. This project focuses on beautifying eight (8) key regional gateways with unified landscaping and signage, starting with the Airport Boulevard Gateway, a one-mile stretch beginning at 1-26 and S.C. 302 continuing to the Airport Expressway. The design uses native plants compatible with South Carolina Department of Transportation guidelines to create a welcoming environment for visitors and residents alike throughout the region. Critically, the landscapes are also designed to minimize long-term maintenance needs for the local governments tasked with maintaining the sites, requiring little water to maintain a vibrant, tidy appearance year-round.

The City issued a Request for Proposal (RFP), complying with the City's Procurement Policy for Landscape Services on June 24, 2025. The City received proposals from four (4) firms:

TEPDB OpCo, LLC., Chason Landscaping, Heritage Landscape Services and Southern Vistas.

The lowest, most responsive bidder was Chason Landscaping.

RECOMMENDATION

Staff recommends Council approve the proposal from Chason Landscaping and authorize the City Manager to negotiate and execute a contract between the City of Cayce and Chason Landscaping.





ITEM IV. B.

I, Charles W. Howell Jr, CERTIFY THAT THIS IS A TRUE AND CORRECT TABULATION OF BIDS RECEIVED ON July 24, 2025

				Bidder #1		Bidder #2		Bidder #3		Bidder #4	
SC Landscape Architect #730				TEPDB OpCo, LLC		Chason Landscaping		Heritage Landscape Services		Southern Vistas	
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Mobilization	1	LS	\$80,000.00	\$80,000.00	\$33,645.00	\$33,645.00	\$101,471.00	\$101,471.00	\$52,000.00	\$52,000.00
2	Traffic Control	1	LS	\$15,000.00	\$15,000.00	\$27,000.00	\$27,000.00	\$231,775.00	\$231,775.00	\$30,590.00	\$30,590.00
3	Demolition (Clear & Grub)	1	LS	\$40,000.00	\$40,000.00	\$85,620.00	\$85,620.00	\$211,957.00	\$211,957.00	\$91,000.00	\$91,000.00
4	Top Soil	300	CY	\$75.00	\$22,500.00	\$61.00	\$18,300.00	\$107.28	\$32,185.00	\$71.00	\$21,300.00
5	Planting										
	a. High Rise Live Oak	10	EA	\$370.80	\$3,708.00	\$367.00	\$3,670.00	\$867.00	\$8,670.00	\$650.00	\$6,500.00
	b. Chinese Pistache	12	EA	\$397.49	\$4,769.88	\$343.00	\$4,116.00	\$758.00	\$9,096.00	\$475.00	\$5,700.00
	c. Natchez Crape Myrtle	15	EA	\$306.75	\$4,601.25	\$247.00	\$3,705.00	\$325.00	\$4,875.00	\$290.00	\$4,350.00
	d. Purple Leaf Plum	10	EA	\$616.33	\$6,163.30	\$272.00	\$2,720.00	\$585.00	\$5,850.00	\$300.00	\$3,000.00
	e. Catawba Crape Myrtle	14	EA	\$322.76	\$4,518.64	\$248.00	\$3,472.00	\$325.00	\$4,550.00	\$250.00	\$3,500.00
	f. East Palatka Holly	26	EA	\$360.13	\$9,363.38	\$265.00	\$6,890.00	\$585.00	\$15,210.00	\$340.00	\$8,840.00
	g. Cryptomeria	7	EA	\$130.06	\$910.42	\$50.40	\$352.80	\$149.00	\$1,043.00	\$78.00	\$546.00
	h. Oakland Holly	82	EA	\$360.13	\$29,530.66	\$265.00	\$21,730.00	\$325.00	\$26,650.00	\$155.00	\$12,710.00
	i. Sabal Palmetto	69	EA	\$536.26	\$37,001.94	\$385.00	\$26,565.00	\$867.00	\$59,823.00	\$450.00	\$31,050.00
	j. Dwarf Southern Wax Myrtle	40	EA	\$130.06	\$5,202.40	\$62.40	\$2,496.00	\$121.00	\$4,840.00	\$85.00	\$3,400.00
	k. Shishi Gashira Camellia	81	EA	\$226.14	\$18,317.34	\$53.40	\$4,325.40	\$212.00	\$17,172.00	\$80.00	\$6,480.00
	l. Italian Cypress	15	EA	\$263.50	\$3,952.50	\$55.80	\$837.00	\$150.00	\$2,250.00	\$100.00	\$1,500.00
	m. Purple Diamond Loropetalum	89	EA	\$83.63	\$7,443.07	\$33.90	\$3,017.10	\$52.00	\$4,628.00	\$40.00	\$3,560.00
	n. Limelight Hydrangea	12	EA	\$146.08	\$1,752.96	\$47.82	\$573.84	\$212.00	\$2,544.00	\$75.00	\$900.00
	o. Emerald Green Arborvitae	24	EA	\$568.29	\$13,638.96	\$253.00	\$6,072.00	\$477.00	\$11,448.00	\$160.00	\$3,840.00
	p. Sunshine Ligustrum	183	EA	\$87.36	\$15,986.88	\$27.60	\$5,050.80	\$55.00	\$10,065.00	\$39.00	\$7,137.00
	q. Golden Mop Threadleaf False Cypress	26	EA	\$80.42	\$2,090.92	\$30.60	\$795.60	\$87.00	\$2,262.00	\$45.00	\$1,170.00
	r. The Blues Little Bluestream	289	EA	\$16.51	\$4,771.39	\$5.28	\$1,525.92	\$20.00	\$5,780.00	\$6.00	\$1,734.00
	s. Pringles Podocarpus	140	EA	\$79.89	\$11,184.60	\$33.00	\$4,620.00	\$35.00	\$4,900.00	\$24.00	\$3,360.00
	t. Blue Cascade Distylium	246	EA	\$80.96	\$19,916.16	\$33.00	\$8,118.00	\$60.00	\$14,760.00	\$42.00	\$10,332.00
	u. Karl Foerster Feather Reed Grass	80	EA	\$17.42	\$1,393.60	\$12.60	\$1,008.00	\$15.00	\$1,200.00	\$9.00	\$720.00
	v. Heavy Metal Blue Switch Grass	60	EA	\$18.06	\$1,083.60	\$6.75	\$405.00	\$15.00	\$900.00	\$12.00	\$720.00
	w. Pink Muhly Grass	99	EA	\$16.38	\$1,621.62	\$6.75	\$668.25	\$15.00	\$1,485.00	\$8.00	\$792.00
	x. Little Bunny Dwarf Fountain Grass	770	EA	\$14.96	\$11,519.20	\$4.08	\$3,141.60	\$15.00	\$11,550.00	\$8.00	\$6,160.00
	y. Purple Pixie Loropetalum	217	EA	\$27.81	\$6,034.77	\$37.80	\$8,202.60	\$26.00	\$5,642.00	\$38.00	\$8,246.00
	z. Magic Carpet Spirea	215	EA	\$43.82	\$9,421.30	\$36.60	\$7,869.00	\$26.00	\$5,590.00	\$22.00	\$4,730.00
	aa. Anthony Waterer Spirea	69	EA	\$75.62	\$5,217.78	\$33.00	\$2,277.00	\$36.00	\$2,484.00	\$35.00	\$2,415.00
	bb. Cinnamon Girl Distylium	152	EA	\$83.63	\$12,711.76	\$36.60	\$5,563.20	\$75.00	\$11,400.00	\$37.00	\$5,624.00
	cc. Stella D'Oro Daylily	908	EA	\$16.89	\$15,336.12	\$5.34	\$4,848.72	\$16.00	\$14,528.00	\$7.00	\$6,356.00
	dd. Red Rum Daylily	190	EA	\$16.14	\$3,066.60	\$6.48	\$1,231.20	\$14.00	\$2,660.00	\$8.00	\$1,520.00
	ee. Ice Dance Carex	1143	EA	\$18.81	\$21,499.83	\$7.98	\$9,121.14	\$15.00	\$17,145.00	\$18.00	\$20,574.00
	ff. Society Garlic	1289	EA	\$20.68	\$26,656.52	\$8.28	\$10,672.92	\$9.00	\$11,601.00	\$6.00	\$7,734.00
	gg. Snow-N-Summer Asiatic Jasmine	786	EA	\$15.60	\$12,261.60	\$18.48	\$14,525.28	\$9.00	\$7,074.00	\$14.00	\$11,004.00
	hh. Southern Wax Myrtle	48	EA	\$129.00	\$6,192.00	\$39.00	\$1,872.00	\$115.00	\$5,520.00	\$50.00	\$2,400.00
	ii. Little Gem Magnolia	8	EA	\$130.06	\$1,040.48	\$66.60	\$532.80	\$147.00	\$1,176.00	\$95.00	\$760.00

I, Charles W. Howell Jr, CERTIFY THAT THIS IS A TRUE AND CORRECT TABULATION OF BIDS RECEIVED ON July 24, 2025

				Bidder #1		Bidder #2		Bidder #3		Bidder #4	
SC Landscape Architect #730				TEPDB OpCo, LLC		Chason Landscaping		Heritage Landscape Services		Southern Vistas	
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
	jj. Green Giant Arborvitae	17	EA	\$122.59	\$2,084.03	\$54.60	\$928.20	\$95.00	\$1,615.00	\$70.00	\$1,190.00
	kk. Dwarf Burford Holly	15	EA	\$69.22	\$1,038.30	\$24.60	\$369.00	\$37.00	\$555.00	\$30.00	\$450.00
	ll. Bermuda Sod	43,000	SF	\$1.25	\$53,750.00	\$0.72	\$30,960.00	\$0.90	\$38,505.00	\$0.95	\$40,850.00
6	Mulch	86700	SF	\$0.65	\$56,355.00	\$0.56	\$48,552.00	\$0.63	\$55,000.00	\$0.65	\$56,355.00
7	Irrigation	1	LS	\$184,375.00	\$184,375.00	\$178,784.00	\$178,784.00	\$269,495.00	\$269,495.00	\$198,000.00	\$198,000.00
8	4" Concrete Sidewalk	30	SY	\$200.00	\$6,000.00	\$100.00	\$3,000.00	\$360.00	\$10,800.00	\$110.00	\$3,300.00
9	1 yr. Maintenance	1	LS	\$196,880.00	\$196,880.00	\$87,780.00	\$87,780.00	\$64,320.00	\$64,320.00	\$64,000.00	\$64,000.00
Base Bid Items 1-9 Inclusive					\$997,863.76		\$697,529.37		\$1,334,049.00		\$758,399.00

Correct Total **\$697,529.40** Correct Total **\$1,333,864.00**

Bid Alternative

				Bidder #1		Bidder #2		Bidder #3		Bidder #4	
	5 yr. Maintenance			\$228,456.12	\$1,142,280.60	\$ 87,780.00	\$438,900.00	\$ 70,352.00	\$351,760.00	\$ 65,500.00	\$327,500.00

				Bidder #1		Bidder #2		Bidder #3		Bidder #4	
Bid Total with Bid Alternative minus Bid Item 9				\$ 1,943,264.36	\$ 1,048,649.40	\$ 1,621,304.00	\$ 1,021,899.00				

Highlighted areas contain math errors in bid tabs.



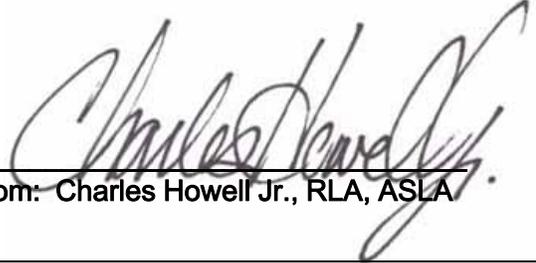
ITEM IV. B.

MEMO

To: Michael Conley
City of Cayce

Date: 08.05.2025

Re: Recommendation of Award
Airport Blvd. Landscape
Improvements Cayce, SC


From: Charles Howell Jr., RLA, ASLA

On Thursday, July 24, 2025, four bids were received for the above referenced project. A tabulation of these bids is attached for your information and review. Based on approval of the MBLG and Lexington County the lowest responsive bidder less item number 9 (1 yr. maintenance) was Chason Landscaping. We have contacted LLR, and the BBB and we have reviewed the low bidder's references.

The LandPlan Group South recommends award to the lowest, qualified local responsive bidder, Chason Landscaping of Columbia, SC, in the base amount of **\$609,749.40**.

Please contact me if you have questions or if you need additional information.

Memorandum

To: Mayor and Council

From: Michael Conley, City Manager

Date: August 20, 2025

Subject: Discussion and Approval of Waiver of the Attendance Policy for Museum and Historical Commission

Issue

Council approval is needed to authorize a waiver of the boards and commission attendance policy for a Museum and Historical Commission member.

Discussion

The City has a policy on attendance requirements for board and commission members appointed by Council to boards, commissions and foundations. It reads that “Council may, in its discretion, waive enforcement of the attendance requirements in the case of illness, death of a family member, court appearance, or other similar circumstances beyond the control of the member.”

Ms. Charlita Earle, a member of the Cayce Museum and Historical Commission since 2021 and a member of the African American Sub-Committee, has asked if Council would consider a waiver of the policy from September through December so she can complete her coursework for her graduate degree. Ms. Earle is proactively seeking this approval to avoid any policy violations while she is away. She remains committed to her role and does not wish to resign, intending to resume her full participation once her studies are complete.

Recommendation

Staff recommends City Council waive the attendance policy for four (4) months for Ms. Earle as requested.