

Mayor  
Elise Partin

Mayor Pro-Tem  
Tim James

Council Members  
Phil Carter  
Hunter Sox  
Byron Thomas

Interim City Manager  
James Crosland

Interim Deputy City Manager  
Michael Conley



**City of Cayce  
Regular Council Meeting  
Tuesday, November 5, 2024  
6:00 p.m. – Cayce City Hall – 1800 12<sup>th</sup> Street  
[www.caycesc.gov](http://www.caycesc.gov)**

**To Access Council Meeting Livestream, click**

**<https://www.youtube.com/@cityofcayce1137/streams>**

**I. Call to Order**

A. Invocation and Pledge of Allegiance

**II. Resolutions**

- A. Consideration and Approval of Resolution Recognizing Senator Nikki Setzler for his Outstanding Achievements and Contributions to the State of South Carolina and the City of Cayce
- B. Consideration and Approval of Resolution Recognizing Lexington County Council Member Debbie Summers for her Leadership and Years of Service to Lexington County

**III. Presentation**

A. Swearing in of Police Chief Herbert Blake

**IV. Approval of Minutes**

October 1, 2024, Regular Council Meeting  
October 16, 2024, Regular Council Meeting

**V. Public Comment Regarding Items on the Agenda**

**VI. Ordinance**

- A. Discussion and Approval of Ordinance 2024-11 Amending the Zoning Map and Rezoning Property Located on Fish Hatchery Road (Tax Map Number 006896-02-035) from RG-1 to M-1 – First Reading

**VII. Items for Discussion and Possible Approval**

- A. Discussion and Approval to Ratify an Agreement Approved by the City Manager, Under the Emergency Powers of Sec. 2-146, with 3D Dirt Works on October 1, 2024, for the Emergency Clean-up of the Cayce Riverwalk
- B. Discussion and Approval to Ratify an Agreement Approved by the City Manager, Under the Emergency Powers of Sec. 2-146, with G.H. Smith Construction, Inc. on October 22, 2024, for the Emergency Repair of a Broken Sewer Main
- C. Discussion and Approval of an Agreement of a Monetary Gift to the City of Cayce
- D. Bid Award – Engine Repair for City Sanitation Truck

**VIII. Committee Matters**

- A. Approval to Enter the Following Committee Approved Minutes into the City's Record
  - Board of Zoning Appeals – May 20, 2024
  - Museum Commission – September 5, 2024
  - Events Committee – September 12, 2024
  - Planning Commission – September 16, 2024
- B. Reappointment
  - Events Committee – One (1) Position

**IX. City Managers Report**

**X. Council Comments**

**XI. 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 negotiations incident to proposed purchase of real property and proposed donation of real property

**XII. Possible action by Council in follow up to Executive Session**

- A. Resolution Authorizing the Purchase of Real Property of Approximately 1.92 Acres Consisting of Tax Map Number 004655-01-002
- B. Resolution Authorizing the Acceptance of Real Property by Donation of Approximately .50 Acres Consisting of Tax Map Number 004652-08-012
- C. Other

**XIII. Adjourn**

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



<b>Mayor</b> Elise Partin	<b>Mayor Pro-Tem</b> Tim James	<b>Council Members</b> Phil Carter Hunter Sox Byron Thomas	<b>Interim City Manager</b> James Crosland	<b>Interim Deputy City Manager</b> Michael Conley
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**Resolution Recognizing Senator Nikki Setzler for his Outstanding Achievements and Contributions to the State of South Carolina and the City of Cayce**

**Whereas**, the City of Cayce is pleased to recognize Senator Nikki Giles Setzler, for his service to the state of South Carolina and his unwavering support of the City of Cayce; and

**Whereas**, Senator Setzler's interest in politics began during his initial State House work as a page. He began his tenure as a member of the South Carolina Senate in 1976 when he was elected to a multimember district that included Aiken, Bamberg, Barnwell, Edgefield, and Lexington counties, going on to represent Senate District 26, a single member district, that includes parts of Lexington, Aiken, Calhoun, and Saluda counties; and

**Whereas**, over the years, Senator Setzler has received countless honors and awards. He was awarded an Honorary Doctor of Education from Columbia College in 1997 and an Honorary Degree of Doctor of Laws from the University of South Carolina in 2008. As a civic leader, Senator Setzler has served in many community organizations, including the West Metro Chamber of Commerce, the Cayce West Columbia Lions Club, the Lexington County Development Corporation, and as a member of the Security Federal Bank Advisory Board and the YMCA Advisory Board; and

**Whereas**, Senator Setzler played an instrumental role in the expansion of the Congaree Creek Heritage Preserve and securing funding for the Cayce Riverwalk Wayfinding Signage, tying the green space that serves as a haven for recreation, environmental education, and outdoor enjoyment for thousands of visitors each year to the economic development of the surrounding areas; and

**Whereas**, Senator Setzler's unwavering support has also been essential in the creation of the Cayce 12,000 Year History Park's Visitor's Center, a project that highlights the rich historical and cultural heritage of the region, providing invaluable educational opportunities for residents and visitors alike while fostering tourism and economic growth in the community; and

**Whereas**, in 2022 Senator Setzler became the country's longest serving incumbent state Senator. Senator Setzler has a much respected reputation for being a levelheaded voice and bi-partisan consensus builder; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Cayce City Council, in Council Session duly assembled, by this resolution, recognize and honor Senator Setzler on his retirement for his exemplary service to the people of the State of South Carolina and the City of Cayce.

**ADOPTED** this 5<sup>th</sup> day of November, 2024.

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Elise Partin, Mayor

\_\_\_\_\_  
Tim James, Mayor Pro Tem

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Byron Thomas, District 2

\_\_\_\_\_  
Hunter Sox, District 4

\_\_\_\_\_  
Phil Carter, District 4

**ATTEST:**

\_\_\_\_\_  
Mendy Corder, CMC, Municipal Clerk



<b>Mayor</b> Elise Partin	<b>Mayor Pro-Tem</b> Tim James	<b>Council Members</b> Phil Carter Hunter Sox Byron Thomas	<b>Interim City Manager</b> James Crosland	<b>Interim Deputy City Manager</b> Michael Conley
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**Resolution Recognizing Lexington County Council Member Debbie Summers for her Years of Service and Leadership to Lexington County**

**Whereas**, Lexington County Council Member Debbie Summers has served with unwavering dedication as a member of the Lexington County Council, tirelessly advocating for the well-being and prosperity of her district and community; and

**Whereas**, throughout her years on County Council, Council Member Summers has worked to promote policies and initiatives that have improved infrastructure, strengthened public services, and supported economic development, leaving a lasting impact on Lexington County; and

**Whereas**, Council Member Summers commitment to enhancing the quality of life for Lexington residents has been evident in her leadership, as the first woman chairperson for Lexington County and serving for almost 20 years on Council. Ms. Summers also served on the boards of the Greater Cayce-West Columbia Chamber of Commerce, Central Midlands Regional Transit Authority, Lexington/Richland Alcohol and Drug Abuse Council Board and as an advisory member of the Board of Our Place of Hope; and

**Whereas**, her collaborative spirit and leadership have fostered community unity and resilience, serving as an inspiration to colleagues, constituents, and future generations of public servants; and

**Whereas**, Council Member Summers’ service extends beyond her role on the Council, as she has generously dedicated her time to the River Alliance Board, Lexington Richland Alcohol and Drug Abuse Commission, South Carolina Association of Counties Board of Directors, Lexington Chamber Board, Central Midlands Council of Governments, Engenuity Board, and Central South Carolina Alliance Board. In addition, Mrs. Summers has served for nine years on the Lexington Medical Center Board of Directors; and

**NOW, THEREFORE**, be it resolved that Cayce City Council extends its deepest gratitude to Council Member Debbie Summers for her years of dedicated service, her leadership, and her unwavering commitment to the citizens of Lexington County; and

**BE IT FURTHER RESOLVED**, that Cayce City Council, in Council Session duly assembled, honor Council Member Summers legacy and wish her happiness, health, and success in her retirement, with the knowledge that her contributions have truly made Lexington a better place for all.

**ADOPTED** this 5<sup>th</sup> day of November, 2024.

\_\_\_\_\_  
Elise Partin, Mayor

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Tim James, Mayor Pro Tem

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Byron Thomas, District 2

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Hunter Sox, District 3

\_\_\_\_\_  
Phil Carter, District 4

**ATTEST:**

\_\_\_\_\_  
Mendy Corder, CMC, Municipal Clerk



<b>Mayor</b> Elise Partin	<b>Mayor Pro-Tem</b> Tim James	<b>Council Members</b> Phil Carter Hunter Sox Byron Thomas	<b>Interim City Manager</b> James Crosland	<b>Interim Deputy City Manager</b> Michael Conley
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**City of Cayce  
Regular Council Meeting  
Tuesday, October 1, 2024**

The October 1, 2024, Regular Council Meeting was held this evening at 6:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Mayor Pro Tem Tim James and Council Members Phil Carter, Hunter Sox and Byron Thomas. Interim City Manager Jim Crosland, Interim Deputy City Manager Michael Conley, Municipal Clerk Mendy Corder, Fire Chief Steven Bullard, Finance Director Kelly McMullen, Human Resources Director Lynn Dooley, 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.

**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. Mayor Partin stated that she would like to take a quick moment of personal privilege. She stated that there were a lot of people to thank for their efforts during and after Hurricane Helene. She thanked Council for getting the word out about everything that was going on in the City. She stated that everyone pulled together to make a difference so that the City's citizens knew what was going on and how to be safe. She stated that the City's Police and Fire staff were in Riverland Park Sunday, as soon as City staff knew there was an issue with possible flooding and went door to door to reach residents and to let them know that the river was rising. She stated that Council Member Thomas helped knock on doors as well. She stated that the Sanitation and Parks teams immediately went to work after the Hurricane getting the downed trees cleared so the roadways were usable again and they had all that done before the end of the day. Mayor Partin stated that they were absolutely amazing. She stated that Council owed the citizens a lot of thanks since the City asked for a voluntary evacuation and many people evacuated so they would be safe but also to keep City staff safe. She stated that in 2015 the City did over 100 rescues from homes and from cars and that gave the City the ability to be able to communicate and that was a blessing for citizens to be able to make an informed decision about their property and about their own safety. She stated that Council was also thankful to the citizens for sharing facts, because there was so much misinformation that was out there. Mayor Partin stated that it was not correct that the bridges to Cayce were closed. She stated that they were never closed. She stated that it was not correct that there was ever any concern about the City's water being unsafe to drink and the City did a great job getting that word out. She stated that the City's Public Information Officer worked around the clock with staff to give regular updates so that everybody was informed.

Mayor Partin stated that the City's plants were designed in a way that there was never danger from floodwaters. She stated that was why the City invested in infrastructure in that way, so they could ensure the drinking water was safe and to continue to always protect the rivers with clean wastewater as well. She stated that the City's Utility staff were amazing and made sure that throughout the storm and even everything afterwards that they were at the plants and everything was functioning. She stated that the City was proactive about its municipal responsibilities and would continue to coordinate the solution to storm water issues, but being the lowest taxing entity, and not owning the roads that most of the storm water was coming off of, it was incumbent that the County, State and Federal partners help handle that part.

Mayor Partin stated that there was more thanks to offer to all the citizens that reached out and offered to volunteer and the City churches, in particular, Cayce United, Methodist, Mill City, Trinity Baptist, Cayce Presbyterian, and also Green View Park in Columbia. She stated that they had been great and stepped up as soon as they were asked. She stated that there was still flooding in the interior of Riverland Park and there were still a few people that were displaced, but thankfully, for the large part, the City was out of a crisis situation. She stated that Old State Road was still closed and was badly damaged by the flood waters that came through and that would affect the boat landing. She stated that the boat landing was still under water and the road to get there was currently closed. She stated that Dominion let City staff know that there were still 153 citizens that were without power. Mayor Partin stated that the Riverwalk was still flooded so it was closed, but the City's Parks staff pride and joy was to get the Riverwalk open for use as soon as possible. She stated that the City's Fall Fest was that Saturday and was still being held because that was what got everyone through the floods, being connected and being together and working together. She stated that coming together as a community was a great thing to do. Mayor Partin stated that the City had added an opportunity for people to be able to bring canned goods to donate to help others in need.

### **Approval of Minutes**

Council Member Carter made a motion to approve the September 3, 2024, Regular Council Meeting and the September 11, 2024, Special Council Meeting minutes as written. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

### **Public Comment Regarding Items on the Agenda**

Mr. Steve Davis – Item III. A. Mr. Davis stated that he had requested the rezoning on Middle Street. He stated that he had a lot that he had plans to put three (3) houses on and already had three (3) families lined up for them with Habitat for Humanity. He stated that he would be taking an empty lot and putting three (3) families in single family homes on Middle Street.

## **Ordinances and Resolutions**

- A. Discussion and Approval of Ordinance 2024-10 Amending the Zoning Map and Rezoning Properties Located on Middle Street (Tax Map Numbers 005764-01-009, 005764-01-010 and 005764-01-011) from C-3 to RG-2 – First Reading

Interim City Manager Crosland stated that Council approval was needed for the First Reading of an Ordinance to rezone three (3) properties located on Middle Street from C-3 to RG-2. He stated that Central South Carolina Habitat for Humanity was the applicant. He stated that the properties were undeveloped and did not currently have addresses but addresses would be assigned later. He stated that the RG-2 General Residential District was intended to accommodate rented apartments and a variety of housing types on small lots to permit flexibility in meeting the demands of the changing housing market. He stated that the proposed map amendment complied with the City's Comprehensive Plan and the applicant intended to build much-needed single family homes on the properties. Interim City Manager Crosland stated that Central South Carolina Habitat for Humanity had been a notable presence in the City and had built many houses in the City. He stated that the subject properties were located among other residential uses which were zoned C-3 and RG-2. He stated that the Planning Commission held a regular scheduled meeting on September 16, 2024, and voted unanimously on the map amendment to rezone the three (3) properties on Middle Street from C-3 Central Commercial to RG-2 General Residential. He stated that no one from the public spoke in favor or against the map amendment.

Council Member Sox made a motion to move to approve the rezoning. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

## **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 a Resolution Authorizing the Purchase of Real Property of Approximately 4.4 Acres Consisting of a Portion of TMS 004685-01-026 in Congaree Bluff
- C. Discussion of a Condemnation Action for Utility Easement

Council Member Sox made a motion to move into Executive Session. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

## **Reconvene**

After the Executive Session was concluded, Council Member Carter made a motion to reconvene the Regular meeting. Council Member Thomas 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 in follow up to Executive Session**

- A. Discussion and Approval of Purchase of Real Property of Approximately 4.4 Acres Consisting of a Portion of TMS 004685-01-026 in Congaree Bluff

Council Member Sox made a motion to approve a Resolution authorizing the purchase of real property of approximately 4.4 acres consisting of a portion of TMS 004685-01-026 in Congaree Bluff. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

- B. Discussion and Approval of a Condemnation Action for Utility Easement on Vacant Land on M. Avenue, TMS 004653-07-018

Mayor Partin stated that the next item was actually a friendly condemnation, though that was not a legal term. She stated that the owner was completely in support of it. Council Member Sox made a motion to approve a Resolution authorizing the condemnation action for utility easement on a vacant lot on M Avenue, TMS #004653-07-018. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

- C. Other

There was no action under this item.

### **Committee Matters**

- A. Approval to Enter the Following Committee Approved Minutes into the City's Record  
Cayce Housing Authority – May 21, 2024  
Planning Commission – June 17, 2024  
Events Committee – July 11, 2024  
Museum Commission – August 14, 2024

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



**B. Appointments and Reappointments**

Board of Zoning Appeal – One (1) Position

Municipal Election Commission – One (1) Position

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

Mayor Partin stated that there was one (1) open position on the Board of Zoning Appeal since Ms. Cindy Pedersen's term expired in September. She stated that Ms. Pedersen was filling an unexpired term and had only served on the board since 2023. She stated that Ms. Pedersen would like to serve again. Council Member Sox made a motion to reappoint Ms. Pedersen. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

Mayor Partin stated that there was one (1) open position on the Municipal Election Commission since Ms. Mary Safko's term expired in September. She stated that Ms. Safko was filling an unexpired term and had only served on the Commission since January of this year and would like to serve again. Council Member Thomas made a motion to reappoint Ms. Safko. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

Mayor Partin stated that there was one (1) open position on the Standard Technical Codes Board of Appeals since Mr. Lawrence Gardner's term expired in August. She stated that he had served on the Board since 2015 and would like to serve again. Council Member Sox made a motion to reappoint Mr. Gardner. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

**City Manager's Report**

Interim City Manager Crosland stated that he could not thank staff enough for their hard work during and after Hurricane Helene. He stated that the Parks crew removed 12 trees out of the streets that were blocking the road and the Sanitation team had removed more than 33 tons of yard debris. He stated that the Police Department responded to approximately 100 storm related calls and the Fire Department responded to 75 calls not including the normal duty calls they received. He stated that the South Carolina Law Enforcement Division, Lexington County, Richland County, Town of Irmo, Town of Lexington, City of West Columbia, SC DOT, Dominion Energy and the Town of Batesburg Leesville all reached out to the City offering any assistance needed. Interim City Manager Crosland stated that the City of West Columbia assisted the City with water evacuations and helped refill the City's White Knoll water tank, using their inner city connect. He stated that the City assisted West Columbia with providing water for one (1) of their neighborhoods. He stated that those partnerships meant so much. He stated that the City's Communications Officer, Ashley Hunter with MPA Strategies, posted 16 social media posts on Hurricane Helene and five (5) media updates on the hurricane. He stated that the City had 13,776 Facebook followers and 4,500 Instagram

followers. He stated that there were stories on WLTX, WIS, ABC, USC Press, West Metro News, Lexington Chronicle, Columbia Daily, Columbia Today and MSN.

Interim City Manager Crosland stated that the City's Finance Department had released Cayce's second annual comprehensive budget book for FY24-25 and it was available to view on the City's website. He stated that the City's budget book was intended to serve as a policy document, financial plan, operations guide and communications tool for anyone interested in learning more about the City. He stated that it was developed to reflect guidelines established by the National Advisory Council on State and local budgeting, as well as the GFOA best practices on budgeting. He stated that publishing a comprehensive book was not mandatory but the City believed that publishing one only increased the transparency in the City. He stated that the City received its first ever budget award for the 23-24 budget, joining a group of 12 other cities and towns across the State. He stated that they were confident they were going to receive it again this year and would love to bring that information back to Council.

### **Council Comments**

Mayor Pro Tem James stated that he would like to speak about the storm as well. He stated that he was speaking with one of the citizens of the community who said that the community did not often experience things like the effects from the hurricane but when they did, they quickly recognized the strength of our community. He stated that the definition of community was a group of people with a common fellowship and the City had a common fellowship. He stated that over the past few days, they had seen amazing things take place throughout the community, citizens helping one another. He stated that they brought ice to people who did not have air conditioning yet, they took people out to dinner, brought food to neighbors and City staff. He stated that City staff always put their mission above themselves and again, this time, they put mission above self, working long hours. He stated that what impressed him more than anything was when City staff knew the storm was coming, even though at that particular time it was not forecasted to hit the City like it did, staff were spending hours and hours of pre planning on what to do when it did happen.

Mayor Pro Tem James stated that through a series of meetings he had with local businesses and school leadership and superintendents, he recognized that the business leaders and school leaders had the same heart as City officials did. He stated that Superintendent Brenda Hafner told him it was easy for her to cancel school but it was harder for her to say parents had to stay home and take care of their kids, and it may impact businesses that need parents there and how were they going to feed all these children that normally come to school to get fed. He stated that Superintendent Hafner opened the local schools so that kids could come and get fed and get refreshed. He stated that business leaders were bringing kids to work. Mayor Pro Tem James stated that the Joint Municipal Water and Sewer Commission delivered 800 cases of water to first responders and to the linemen that were working throughout the Midlands

area and sent eight (8) pallets of water to North Carolina. He stated that he had to give accolades to Dominion because what they had accomplished was close to magical. He stated that the City went from 2,400 homes without power to 111 in just a few days. Mayor Pro Tem James stated that two (2) days before the storm hit, all the chambers throughout Lexington County met to prioritize what the important issues were for the rest of 2024 and into 2025. He stated that since the storm hit, most businesses now wanted to put Emergency Preparedness at the top of the list.

Council Member Thomas stated that the City was very blessed that its families came together and business community came together. He stated that he loved that City officials and staff were proactive and went door to door in Riverland Park giving residents the choice to evacuate if they wanted to. He stated that the residents appreciated the City being proactive and having a place for them to go if they chose to evacuate. He stated that he received a lot of comments from constituents and people outside the City reaching out to see what they could do to help. He stated that once the water receded he would like to see if there was a way for the City to have a citizen clean up in the Riverwalk and partner with the City of West Columbia. He stated that he knew how much tourism and how much the Riverwalk meant to the entire state.

Council Member Sox thanked staff, the City's Public Information Officer, first responders, the City's neighbors and everyone who played an effort in what all had been done. He stated that there was still work to do since a lot of homes were still without power locally and in the Upstate and North Carolina and everyone's hearts were with them.

Council Member Carter stated that City staff were beyond phenomenal. He stated that he saw Officer Lopez working one intersection, then the next day saw him at another. He stated that City staff were everywhere and it was absolutely appreciated.

Mayor Partin stated that one of her mentors, Mayor Joseph Riley, one of the longest serving mayors in the nation, said disaster meets you where you are, and that was what the City had worked to do. She stated that it was not what you do in the disaster, it's what you do prior, which is that connected community. She stated that it was the work the City had done to connect with all of the local pastors so they could reach out quickly to see who was available to help. She stated that one of the residents in Riverland Park when the waters were really up hugged her and started crying. She stated that the resident was so thankful for City staff and the way that everybody communicated and went above and beyond knocking on doors just so people could make that informed decision. Mayor Partin stated that one of the neighbors was a great chef whose home was on higher ground and he got his kayak and kayaked over to his neighbors and brought them fresh, cooked food. She stated that was the love and the connection everyone had witnessed and were beyond thankful for. She asked everyone to come to the Fall Fest Saturday and bring some canned goods so they could pay it forward. Mayor Partin asked everyone to keep the Saluda volunteer fire

department in mind with the loss they had just experienced. She stated that the City knew what that felt like and she knew as soon as they were out of crisis, they would be sending some love their way and looking out for them to offer support so that they could navigate that tough situation.

Mayor Partin stated that she wanted to end on a high note because there was so much to celebrate. She stated that School Resource Office Dee was at Cayce Elementary and started a program called Doves, which was about empowering young women. She stated that she was invited to be the keynote speaker for their induction ceremony and she had to fight back tears several times throughout the ceremony. She stated that the City's Officers not only protect the citizens but were also changing lives and investing in students, and they were beyond thankful for them.

### **Adjourn**

Council Member Thomas made a motion to adjourn the meeting. Council Member Sox seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 7:00pm.

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Elise Partin, Mayor

ATTEST:

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Mendy Corder, CMC, Municipal Clerk





<b>Mayor</b> Elise Partin	<b>Mayor Pro-Tem</b> Tim James	<b>Council Members</b> Phil Carter Hunter Sox Byron Thomas	<b>Interim City Manager</b> James Crosland	<b>Interim Deputy City Manager</b> Michael Conley
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**City of Cayce**  
**Regular Council Meeting**  
**Wednesday, October 16, 2024**

The October 16, 2024, Regular Council Meeting was held this evening at 5:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Mayor Pro Tem Tim James and Council Members Phil Carter, Hunter Sox and Byron Thomas. Interim City Manager Jim Crosland, Interim Deputy City Manager Michael Conley, Deputy Municipal Clerk Amanda Rowan, Interim Police Chief Shawn Grant, Fire Chief Steven Bullard, Finance Director Kelly McMullen, Human Resources Director Lynn Dooley, 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. Rowan confirmed they were notified.

### **Call to Order**

Mayor Partin called the meeting to order and Mayor Pro Tem James 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.

### **Presentations**

- A. Presentation to Council by Fire Chief Steve Bullard on the Fire Dispatch Consolidation with Lexington County

Fire Chief Bullard thanked Council for allowing him to give an update on the Fire Department's recent transition into the consolidated dispatch with Lexington County. He stated that he also wanted to thank Council again for supporting the Fire Department and helping them grow as a department. He also thanked everyone who had a part in the transition. He stated that there were too many to name, but it could not have happened without their support and willingness to see the project through. He stated that Council approved the consolidation on June 26, 2024, and after approval, it took a couple of weeks to get the technology components integrated into the system. Fire Chief Bullard stated that the Department officially went live with consolidated dispatch on August 1, 2024. He stated that since the integration it had been largely successful. He stated that some of the positives they had seen were overall operational safety on scenes by having multiple units on scene immediately that were being dispatched by one single source. He stated that morale had improved overall and they now felt that they were part of a bigger system.

Fire Chief Bullard stated that there was no more competing for airtime on the radio and multiple dispatchers were available to monitor radio traffic which eliminated the delay between dispatch centers, making their aid partners response time significantly faster. He stated that the City was never without coverage anymore and interoperability had drastically increased by being able to talk to everyone without switching channels. He stated that safety of fire scenes was increased because they now had a dispatcher that could listen to all radio traffic. He stated that the Department was meeting NFPA and ISO standards for personnel and structure fires, which was 17. He stated that some more positives that came out of dispatch consolidation were the Department now had mobile data terminals in their fire trucks so they could see live updates from the dispatch center. He stated that their call volume had increased slightly, which was improving morale, and their call time accuracy had improved.

Fire Chief Bullard stated that the only negative was they were experiencing problems with their reporting system. He stated that was not a dispatch problem and they were working on it. He stated that the call volume and type starting August 1, 2024, to October 10, 2024, when they pulled the data, they ran a total of 421 calls, and of those calls, they gave or received aid on 152. He stated that the aid came primarily from the West Columbia Fire Department. He stated that between January 1, 2024, and July 31, 2024, they ran a total of 1,412 calls and only gave aid to 292 of those calls. He stated that in the first eight (8) months of the year, they gave or received aid only 20% of the time and in just the month and a half that they had been on consolidated dispatch, they had increased to providing 36.2% of the calls where they had either given or received aid. He stated that this data showed that a better service was being provided to the community by being on a consolidated system and that applied to those they provided aid to.

Fire Chief Bullard stated that as a whole, the fire service in all parts of Lexington County benefitted from the City being on a consolidated system since now there were no gaps in responses. He stated that a recent example of this could be seen with Hurricane Helene. He stated that a couple of weeks ago, between all County Departments, over 600 calls of service were answered within a 24 hour period. He stated that during this time, there were no jurisdictional lines and there were no jumping through dispatch centers to get calls out. He stated that when they were busy on calls, other departments came to the City to help out and vice versa. Fire Chief Bullard stated that being on a consolidated dispatch system with all the fire departments around the City had been a drastic jump for the City, bringing them into the 21st century, and it was a fairly simple process to implement once they got all the pieces in the right place.

## **Ordinances**

- A. Discussion and Approval of Ordinance 2024-10 Amending the Zoning Map and Rezoning Properties Located on Middle Street (Tax Map Numbers

005764-01-009, 005764-01-010 and 005764-01-011) from C-3 to RG-2 –  
Second Reading

Interim City Manager Crosland stated that Council approval was needed for the Second Reading of an Ordinance to rezone three (3) properties on Middle Street. He stated that the applicant, Central South Carolina Habitat for Humanity, helped the City a lot with the homes on Julius Felder. He stated that the properties were currently undeveloped and addresses would be assigned later. He stated that the RG-2 zoning district permitted single family, detached, duplex, triplex, quadruplex and multifamily uses. He stated that patio homes and town homes were also permitted under conditional uses of the RG-2 zoning. He stated that the proposed map amendment complied with the City's Comprehensive Plan.

Council Member Sox made a motion to approve the rezoning on Second Reading. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

**Items for Discussion and Possible Approval**

**A. Discussion and Approval to Purchase a Utility Terrain Vehicle for the Fire Department**

Interim City Manager Crosland stated that Council approval was needed to purchase a Utility Terrain Vehicle for the Fire Department to utilize in the Riverwalk and at special events that were held throughout the City. He stated that currently, the Fire Department did not have a utility vehicle or golf cart to use to respond to medical emergencies. He stated that the UTV would have a fire suppression system on it and could also be used to transport patients out of the Riverwalk easier and quicker. He stated that staff received quotes from Columbia Power Sports, Wilson Equipment and Outdoor Carolina Power Equipment and Augusta Kawasaki and Suzuki. He stated that the lowest quote of \$25,626 was for a UTV that was too big for the Riverwalk, therefore the second lowest quote of \$26,219 from Augusta Kawasaki and Suzuki was selected by staff. He stated that the dealer was also on the State contract, and the UTV was in stock. Interim City Manager Crosland stated that funding would be provided by the ABC fund and the funding request included outfitting the UTV with emergency lights and equipment and a patient transport suppression with the total not to exceed \$40,000. He stated that the current fund balance for ABC funds was \$71,600.

Mayor Pro Tem James made a motion to approve the purchase of a Utility Terrain Vehicle in an amount not to exceed \$40,000 which included the outfitting of equipment and utilize the City's local option permit restricted fund balance, ABC funds. Council Member Carter seconded the motion. Council Member Thomas asked Interim City Manager Crosland to explain what the ABC fund was. Interim City Manager Crosland stated that ABC funds were funds from alcohol licensing and the City received



a portion anytime someone applied for alcohol licensing. He stated that the funds could be used by a municipality or county for county improvement, purchases and renovation of buildings, historical properties and festivals that have demonstrable significant impact on tourism. Mayor Partin called the question which was unanimously approved by roll call vote.

### **Committee Matters**

- A. Appointments
  - Events Committee – Two (2) Positions
  - Museum Commission - One (1) Position

Mayor Partin stated that the City's Events Committee currently had five (5) open positions and the City had received potential member applications from Mr. Grant Grieswell and Ms. Ashley Warthen. Council Member Sox made a motion to appoint Mr. Grieswell and Ms. Warthen to the Events Committee. Mayor Partin stated that the Museum Commission currently had one (1) open position and the City had received a potential member application from Mr. Will Britz. Council Member Sox made a motion to appoint Mr. Britz to the Museum Commission. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

### **City Manager's Report**

Interim City Manager Crosland stated that staff reached out to the South Carolina Revenues and Fiscal Affairs Office and received updated maps and numbers for the redistricting. He stated that staff would have those soon for Council review. He stated that several meetings had been held discussing the possible improvements to Glenwood Park and he was hopeful to have something back to Council soon on some of those improvements in that area. He stated that the City's Finance team had once again been awarded the Certificate of Achievement for Excellence in Finance Reporting for its annual comprehensive financial report for the fiscal year ended in June 30, 2023. He stated this award was given by the Government Finance Officers Associations of the United States and Canada. He stated that Cayce's report had been judged by an impartial panel to meet the high standards of the program, which included demonstrating a constructive spirit of full disclosure, communicating its financial story clearly and motivating potential users to read the report. He stated that the Certificate of Achievement was the highest form of recognition in the area of government accounting and finance reporting, and its attainment represented a significant accomplishment by government. He thanked the Parks staff and Brian Squires, with 3D Dirt Works for clearing out the Riverwalk after Hurricane Helene. He stated that they took something that should have taken six weeks and did it in a matter of days. Interim City Manager Crosland stated that Mr. Squires had a crew of two (2) skid steers, an excavator and 15 people and with the Parks Department and their equipment, they were able to remove trees and three (3) or four (4) feet of mud on the trails. He stated what

they did was just miraculous. He stated that the boardwalk would remain closed because there were some footings that needed to be replaced but they would be barricaded until they were repaired. Interim City Manager Crosland stated that in the fall of 2022 the City's Utilities Department was notified by DHEC that the EPA required the City to identify any lead service lines inside Cayce's distribution system. He stated that during the planning of this project, 5,637 properties were identified that needed to be inspected and a plan was put in place in the spring of 2023. He stated that a team started the task of identifying the materials of the utility and customer side service lines for any houses, businesses, school or daycare, or commercial structures that were built prior to 1988 and earlier. He stated that after 1989 lead was not permitted to be used in service lines. He stated that the task included digging holes on either side of the water meter boxes exposing the materials on the utility side and the customer side service lines. He stated that GIS software was utilized to capture the needed information for this project and the information that was collected included pictures of the service line, addresses of the property and the size and material of the service lines. He stated that this labor intensive project was completed in about 14 months and the best part was the City did not have lead in any of its service lines. He stated that the report would be placed on the City's website soon.

### **Council Comments**

Mayor Pro Tem James thanked Fire Chief Bullard and his team and thanked them for the presentation. He stated that Fire Chief Bullard's leadership led everyone to recognize that partnerships benefitted the City and numbers did not lie and response times did not lie. He stated that the amount of times that the City was being supported versus the City supporting other agencies was a great investment. He stated that the City's Sanitation team had done a remarkable job cleaning the City after Hurricane Helene. He stated that Thomas White and his team were doing a wonderful job and he wanted to take a moment to commend them.

Council Member Thomas thanked Interim City Manager Crosland for speaking about Glenwood Park. He stated that he wanted the public to know that one of the most disappointing moments he had experienced as a Council Member was being at one of the City's parks and watching two (2) kids ride their bikes to the park, look around at the equipment and then leave. He stated that was disappointing, because you could tell those kids had once played at that park, and they had now gotten older. He stated that the City had to do a better job of recognizing that kids were growing older and they needed to still feel a part of the parks in the City. Council Member Thomas stated that they were still working to better the City's relationship with the County, but what they could control was City of Cayce parks. He stated that Glenwood Park was the only Cayce park that had a basketball court. He stated that he had great discussions with Administration on what needed to be done to get that basketball court looking better so then families could send their kids there or families could go there and enjoy that park. He thanked everyone that gave blood that day to help with the blood shortage in the

community and thanked staff for making it happen. He stated that two (2) residents from District Two had joined committees recently and he hoped to keep that momentum going. He asked his constituents to please help the City by bringing their ideas and talents to help the City continue to grow and be the best City in the state of South Carolina.

Council Member Carter stated that the people who followed the City's Council Meetings had heard speakers recently who had not maintained proper decorum and had wavered from the agenda item that they signed up to speak about. He stated that the City's rules only allowed speakers to address specific agenda items and not include personal attacks on City employees or the Council itself. He stated that unfortunately, in these cases, Mayor Partin chose to ignore protocol and allow these speakers to offer their opinion on non-agenda items. He stated that the purpose of this process was to maintain professional standards and to stay on point with the agenda and he believed it was very important to know that the presiding officer of Council, only had the gavel by Ordinance and the gavel was to be respected and not to be used, or not used, to advance a personal agenda. Council Member Carter stated that he was disappointed in himself that he did not speak up at the time and allowed the misguided and inflammatory comments from the speakers to proceed. He stated that the City Attorney did speak up in one case and reminded Mayor Partin that the speaker was out of order but was again allowed to continue. He stated that should not have happened and would not happen again. He stated that they had seen newspaper articles recently that served no purpose other than a calculated attempt to divide Council and their citizens. He stated that he had heard from many residents off the record and many on the record that Council needed to stay out of the newspapers and conduct themselves in a professional manner. He stated that unfortunately, at times, Mayor Partin was an architect of controversy and used the media to advance a narrative that was malicious, vindictive and unnecessary. Council Member Carter stated that this behavior had a negative impact on City employees and the City as a whole. He stated that he appreciated all of those that had reached out and shared these thoughts with him. He stated that the latest in this case was a personal attack on a colleague that served no purpose other than to embarrass and seek retribution for a differing position on a property matter. He stated that the word respect was the operative word in the newspaper article and unfortunately, Mayor Partin had no respect for Council, no respect for opinions of others, and continued to be a conflict entrepreneur. He stated for the record that particular matter had been resolved and the Mayor Pro Tem's position was validated without expensive litigation, and it further promoted goodwill for all involved. He stated that goodwill was something that Council had failed to achieve and promote. He stated that in the past, they had been unable, up to a few months ago, to collaborate and build relationships with their regional partners and stakeholders. Council Member Carter stated that efforts to change this were led by Mayor Pro Tem James who set up a series of meetings, establishing new relationships and mending old relationships, and it had shown to be beneficial opportunities for growth and a positive future was presented to Council that would not have been happening without the

collective efforts of the Mayor Pro Tem and all of Council. He stated that he pledged to spend his remaining time on Council to move the City forward in a positive way and he hoped and prayed that all five (5) of Council would be part of the success. Council Member Carter stated that he respected the office of the Mayor and would always endeavor to be a team player, but that went both ways. He stated that they could move the City forward, with or without Mayor Partin.

### **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 negotiations incident to proposed contractual arrangements with SCDOT and a new industry

Mayor Partin stated that they had business to conduct instead of personal attacks. Mayor Pro Tem James made a motion to into Executive Session. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

### **Reconvene**

After the Executive Session was concluded, Council Member Sox made a motion to reconvene the Regular meeting. Council Member Carter 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 in follow up to Executive Session**

Council Member Sox made a motion to authorize the City Attorney and City Manager to negotiate an agreement with the Cayce Housing Authority under which the Authority would continue its payment in lieu of taxes, in consideration of the City's execution of the letter of support to the US Department of Housing and Urban Development. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

### **Adjourn**

Mayor Pro Tem James made a motion to adjourn the meeting. Council Member Sox seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 6:35pm.

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Elise Partin, Mayor

ATTEST:

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Mendy Corder, CMC, Municipal Clerk



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# Memorandum

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**To:** Mayor and Council

**From:** James Crosland, Interim City Manager  
Monique Ocean, Planning & Zoning Administrator

**Date:** November 5, 2024

**Subject:** First Reading of an Ordinance to rezone property from RG-1 (General Residential) to M-1 (Light Industrial). The property is located on Fish Hatchery Road, and further identified as tax map number 006896-02-035.

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## Issue

Council approval is needed for the First Reading of an Ordinance to rezone property from RG-1 to M-1.

## Discussion

The owner, Browders Creek Properties, has requested a map amendment to rezone property located on Fish Hatchery Road from RG-1 to M-1. The subject property is located among other M-1 properties as well as developed and undeveloped areas.

The M-1 zoning classification is intended to accommodate wholesaling, warehousing, light manufacturing, office and related business uses on individual lots and in business park settings. The M-1 zoning district also permits retail, restaurants, and hotels, along with various other uses.

The requested rezoning is in compliance with the Comprehensive Plan. The subject property is located in the CBI (Commercial-Business/Industrial) area of the Future Land Use Map. The objective of CBI is to promote the development of Business and Industrial Parks and protect existing industry and areas with industrial potential for future industrial development. Compatible zoning districts are C-3 (Central Commercial), M-1, and M-2 (Heavy Industrial).

The Planning Commission held a regularly scheduled meeting on October 21, 2024, and unanimously voted on the map amendment to rezone the property on Fish Hatchery Road from RG-1 to M-1. No one at the public hearing spoke in support for or against the map amendment.

## Recommendation

The Planning Commission unanimously voted to recommend that Council approve the request to rezone the property located on Fish Hatchery Road (Tax map number 006896-02-035) from RG-1 to M-1.

STATE OF SOUTH CAROLINA	)	<b>ORDINANCE 2024-11</b>
	)	<b>Amending the Zoning Map and</b>
COUNTY OF LEXINGTON	)	<b>Rezoning Property Located on Fish</b>
	)	<b>Hatchery Road (Tax Map Number</b>
CITY OF CAYCE	)	<b>006896-02-035) from RG-1 to M-1</b>

**WHEREAS**, the Owner/Applicant requested that the City of Cayce amend the Zoning Map to re-designate the property comprising and shown on Fish Hatchery Road, with Tax Map Number 006896-02-035, from RG-1 (General Residential) to M-1 (Light Industrial), and

**WHEREAS**, the Planning Commission held a public hearing on this request to receive comments from the public and adjacent property owners, and

**WHEREAS**, the Planning Commission met on October 21, 2024, to receive public comments and vote on whether to recommend the rezoning request, and has decided by a unanimous vote that it does recommend this change to the existing zoning,

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Cayce, in Council, duly assembled, that the property hereinafter listed, and as shown on the attached sketch, is hereby rezoned and reclassified on the Zoning Map of the City of Cayce as M-1 (Light Industrial):

Tax Map Number 006896-02-035  
Fish Hatchery Road

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

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Elise Partin, Mayor

Attest:

\_\_\_\_\_  
Mendy Corder, CMC, Municipal Clerk

First Reading: \_\_\_\_\_

Second Reading and Adoption: \_\_\_\_\_


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

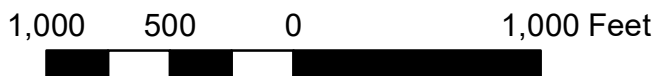
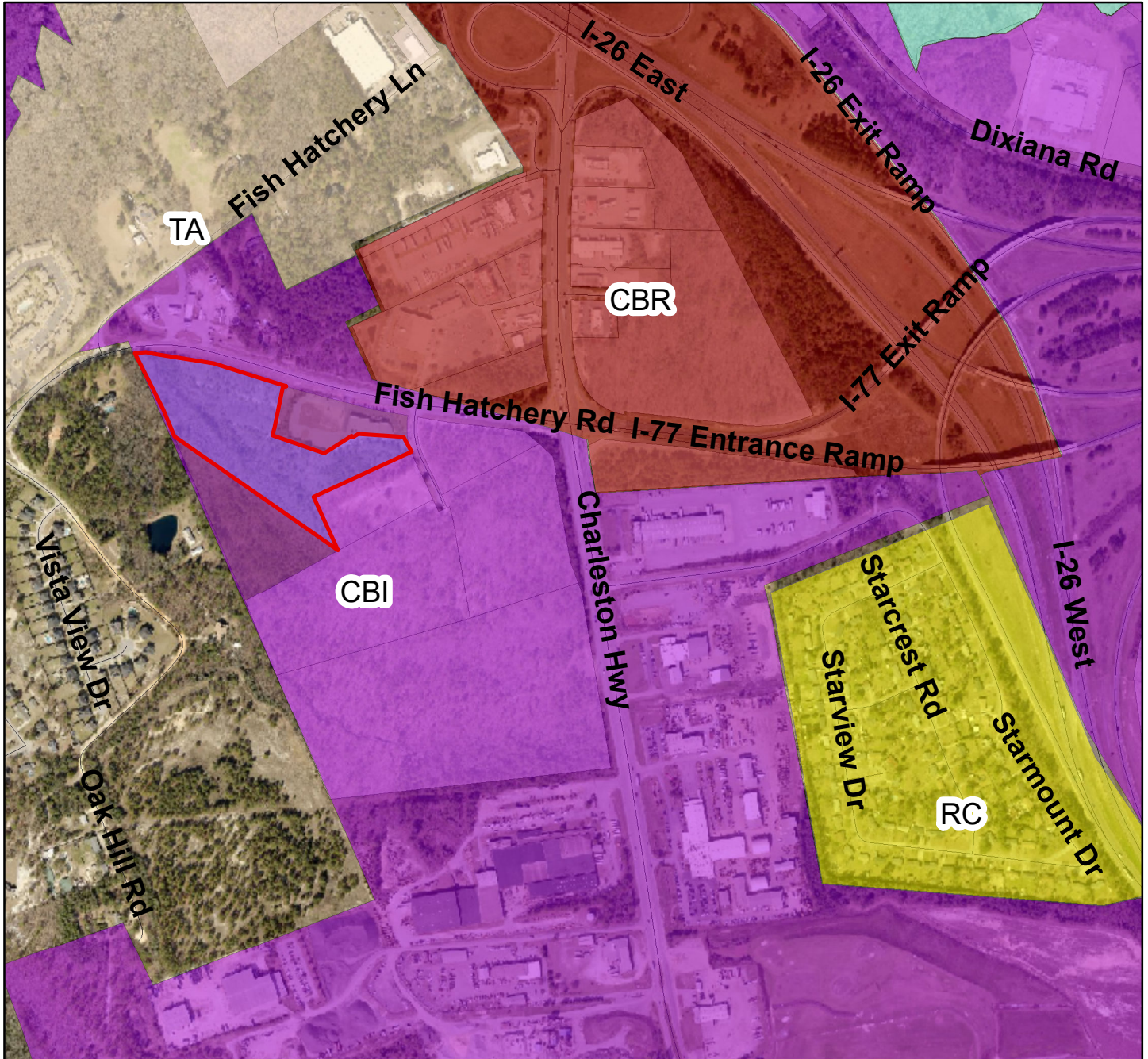


MA003-24  
Rezoning Request  
Fish Hatchery Road TMS 006896-02-035  
Land Use Map

Legend

TMS

 Rezoning Request



City of Cayce  
South Carolina

Planning Commission Zoning Map Amendment

Date Filed: 9/27/2024

Request No: MA002-24

Fee: \$221.00

Receipt No: \_\_\_\_\_

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator, or City Council. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent section.

**THE APPLICANT HEREBY REQUESTS** that the property described as above be considered for rezoning from RS2 to M1

The justification for this change is as follows:  
Required Easements take up so much land so Blvd  
cannot add rezoning to M1 would allow property to be  
developed.

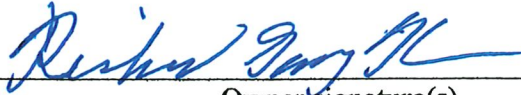
APPLICANT(S) [print]: Richard Gray Kiger  
Address: 1316 Pocher Island Rd Chapin SC 29036  
Telephone: 443-742-5577 [Business] \_\_\_\_\_ [Residence]  
Interest: Owner(s):  Agent of owner(s):  Other:

OWNER(S) [if other than Applicant(s)] : \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ [Business] \_\_\_\_\_ [Residence]

PROPERTY ADDRESS: \_\_\_\_\_  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Tax Map No. 006896-02-035 Plat Book 11719-19 Page \_\_\_\_\_  
Lot Dimensions: \_\_\_\_\_ Area: [sq. ft. or acreage] 12,2771 acres  
Deed restrictions/limitations on property: \_\_\_\_\_

DESIGNATION OF AGENT [complete only if owner is not applicant]  
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request.

Date: \_\_\_\_\_



Owner signature(s)

I (we) certify that to the best of my (our) knowledge that the information contained herein is accurate and correct.

Date: 8/27/2024

\_\_\_\_\_

\_\_\_\_\_

Applicant signature(s)

Official Use Only:

Property posted: October 4, 2024 By: MO, JTE

Published in Newspaper on: 10-3-24

PLANNING COMMISSION: October 21, 2024

RECOMMENDATION: Approval

CITY COUNCIL [1<sup>st</sup> Reading] \_\_\_\_\_

ACTION: \_\_\_\_\_

CITY COUNCIL [Final Reading] \_\_\_\_\_

ACTION: \_\_\_\_\_

Notice to applicant sent on \_\_\_\_\_ advising of Councils action. If approved a statement to the effect that our zoning maps and records now reflect the new zoning of the property. If disapproved, the reasons for disapproval, a statement that any other request for rezoning on the same piece of property will not be accepted for a period of one (1) year from Councils action.

## TMS Information

Last Updated: 10/09/2024

Note: Residential and commercial building data is limited to the first improvement only.


Property Information				
TMS	<a href="#">00689602035</a>	<a href="#">Show Map</a>	<a href="#">Print</a>	
Tax Year:	2025			
Owner:	BROWDERS CREEK PROPERTIES LLC			
Address:	1316 DREHER ISLAND RD CHAPIN SC 29036			
Property Address:	0 FISH HATCHERY ROAD			
Legal Description:	NONE			
Deed Book Page:	<a href="#">19719-19</a>			
Plat:	11755-122			
Land Use Code:	0002:RURAL - UNIMPROVED			
Tax District:	2C			
Assessment Information		Resid. Building Information		
Lots:	0	Above Grade SFLA	0	
Acreage:	12.280	Unfinished Area	0	
Taxable Land:		Year Built	0	
Taxable Building:		Bedrooms	0	
Assessment Land:		Full Baths	0	
Assessment Building:		Half Baths	0	
Total Market Value		Heating/Cooling		
Homestead Exempt:	No			
Legal Resident:	No			
Commercial Building Information				
Square Footage				
Year Built				
Sale Information				
Sale Date	Seller	Buyer	Price	BK-PG
12/28/2017	BROWDERS CREEK PROJECT LLC	BROWDERS CREEK PROPERTIES LLC	152000	<a href="#">19719-19</a>
12/15/2016	OP 2 REALPORT LLC	BROWDERS CREEK PROJECT LLC	40000	<a href="#">18895-181</a>
07/18/2011	LAKELAND CONSTRUCTION FINANCE LLC	OP 2 REALPORT LLC	101844	<a href="#">14990-263</a>
08/04/2009	ANNA-SAM LLC	LAKELAND CONSTRUCTION FINANCE LLC	2500	<a href="#">13788-141</a>
02/06/2007	BROWDERS CREEK LLC	ANNA-SAM LLC	840000	<a href="#">11755-123</a>

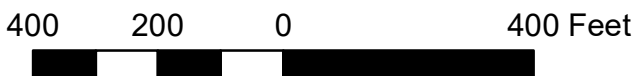


MA003-24  
Rezoning Request  
Fish Hatchery Road TMS 006896-02-035  
Current Zoning

Legend

TMS

 Rezoning Request



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# Memorandum

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**To:** Mayor and Council

**From:** Jim Crosland, Interim City Manager

**Date:** November 5, 2024

**Subject:** Ratification of City Manager Action

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## Issue

Council's approval is needed to ratify an agreement approved by the City Manager, under the Emergency Powers of Sec. 2-146, with 3D Dirtworks on October 1, 2024, for the emergency Riverwalk clean-up.

## Discussion

On Sunday, September 29, 2024, the Cayce Riverwalk experienced flood levels equivalent to the historic flooding event from 2015. The Congaree River rose to 31.5 feet which ultimately put the entire Riverwalk under water and almost flooded the Riverland Park subdivision. The flood waters caused extensive damage to the pathways in the Riverwalk which included many downed trees, an enormous amount of mud and sand, and damaged the footings of the boardwalk. Due to concerns for public safety, City staff mobilized Brian Squires with 3D Dirtworks, who is also under an agreement as the City's general contractor, to assist the City's Parks Department with clearing the Riverwalk. After two (2) long days, with twenty additional personnel, three (3) skid steers, two (2) mechanical brooms, and an excavator they were able to clear all the trails and open most portions of the Riverwalk.

The City Manager approved the quote using the Emergency Powers established by City of Cayce ordinance.

### **Sec. 2-146. - Emergency powers.**

In case of accidents or other circumstances creating an emergency, the city manager may, with the consent of the council, award contracts and make purchases for the purpose of repairing damages caused by such accidents or meeting such public emergency; but he shall file promptly with the council a certificate showing such emergency and necessity for such action, together with an itemized account of all expenditures.

(Code 1975, § 2-57)

## Recommendation

Staff recommends Council ratify the City Manager's action executing an agreement with 3D Dirtworks for \$164,077.00, which will be funded from TIF.





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# Memorandum

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**To:** Mayor and Council

**From:** Jim Crosland, Interim City Manager

**Date:** November 05, 2024

**Subject:** Ratification of City Manager Action

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## Issue

Council's approval is needed in order to ratify an agreement approved by the City Manager, under the Emergency Powers of Sec. 2-146, with G.H. Smith Construction, Inc. on October 22, 2024 for the emergency repair of a broken sewer main.

## Discussion

The City of Cayce had to take immediate action in response to a broken sewer main off of Rainbow Drive behind Darby Way. G.H. Smith Construction provided a quote and the necessary Certificates of Insurance for the repair work needed and a price was agreed upon for the needed equipment, materials, and labor to complete the job. The project consisted of replacing approximately 20 linear feet of pipe damaged during the recent hurricane event. The location of the break was remote and in a swamp area. The emergency repair work was completed on October 23, 2024. The total price quoted for the emergency repair work is \$14,500.

The City Manager approved the quote using the Emergency Powers established by City of Cayce ordinance.

### **Sec. 2-146. - Emergency powers.**

In case of accidents or other circumstances creating an emergency, the city manager may, with the consent of the council, award contracts and make purchases for the purpose of repairing damages caused by such accidents or meeting such public emergency; but he shall file promptly with the council a certificate showing such emergency and necessity for such action, together with an itemized account of all expenditures.

(Code 1975, § 2-57)

## Recommendation

Staff recommends Council ratify the City Manager's action executing an agreement with G.H. Smith Construction, Inc. for \$14,500.00, which will be funded from Utilities wastewater collection equipment repair expense.

**ITEM VII. B.**

G.H. Smith Construction, Inc.

**Invoice**

430 Shuler Court  
Columbia, S.C. 29212

Date	Invoice #
10/29/2024	10208

Bill To
City of Cayce Attn: Tim Wemple RE: 15" Gravity Sewer Repair

P.O. No.	Terms	Project
	Net 30	

Description	Qty	Rate	Amount
Provided equipment, material, and labor to repair approximately 20 LF of damaged pipe caused by overturned tree. 15" Gravity sewer repair behind West Columbia Lowes	1	14,500.00	14,500.00

All work is complete--we appreciate your business!	<b>Total</b>	\$14,500.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$14,500.00

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# Memorandum

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**To:** Mayor and Council

**From:** Jim Crosland, Interim City Manager

**Date:** November 5, 2024

**Subject:** Donation by Private Foundation for a Specific Purpose

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## Issue

As Council is aware, Mayor and staff have been involved in discussions with a private foundation for its donation of a monetary gift to the City for a specific purpose.

## Discussion

The City and the Foundation have reached a tentative agreement on the terms of the donation. A copy of the proposed agreement has been provided to Council. The agreement will be available to the public upon execution by both parties. Public announcement of the nature of the gift will be announced at a later date.

## Recommendation

City Administration is requesting that Council approve the agreement and authorize the City Manager to execute the agreement on behalf of the City.

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# Memorandum

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**To:** Mayor and Council  
**From:** Jim Crosland, Interim City Manager  
**Date:** November 5, 2024  
**Subject:** Sanitation Truck Repair

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## Issue

The City's 2011 Western Star 4900 Sanitation Truck which has 496,064 miles and 15,503 engine hours recently had a catastrophic engine failure. However, the truck body and hydraulics are still in great condition and should be able to provide many more years of service.

## Discussion

The City received two (2) quotes from companies that offer a 2 year/ 200,000-mile warranty for a remanufactured engine. The following are bids from companies, who offer this service and warranty:

- |                      |             |
|----------------------|-------------|
| 1. W. W. Williams    | \$55,326.11 |
| 2. Excel Truck Group | \$57,082.19 |

## Recommendation

Staff recommends Council approve the selection of W. W. Williams in Columbia for completing the engine repairs for the 2011 Western Star Sanitation Truck in the amount not to exceed \$55,326.11, as they were the lowest most responsive, responsible bidder.



Mayor  
Elise Partin

Mayor Pro-Tem  
Tim James

Council Members  
Phil Carter  
Hunter Sox  
Byron Thomas

Interim City Manager  
James Crosland

Interim Deputy City Manager  
Michael Conley

**APPROVED MINUTES  
BOARD OF ZONING APPEALS  
MONDAY, MAY 20, 2024  
CAYCE CITY HALL - 1800 12<sup>th</sup> Street  
6:00 PM**

**I. CALL TO ORDER**

The meeting was called to order by Chair Jason Simpson. Cindy Pedersen, Phillip Corley, and Shirley McClerkin-Motley were present. Tyler Helms was absent. Michael Conley and Monique Ocean were present as staff.

**II. STATEMENT OF NOTIFICATION**

Ms. Ocean confirmed that the media and the public had been made aware of the meeting and public hearing.

**III. REVIEW AND APPROVAL OF MINUTES**

Cindy Pedersen made a motion to approve the minutes for the April 15, 2024, Board of Zoning Appeals Meeting. Shirley McClerkin-Motley seconded the motion. All were in favor.

**IV. PUBLIC HEARING - Variance 006-24**

The applicant, M. Smith, is seeking a variance of up to 5 feet to decrease the mandatory 10-ft. side yard setback for a property in the M-1 Light Industrial zoning district (*Section 6.7 Table 3, Schedule of Lot Area, Setbacks, Height, & Lot Coverage Requirements, by Zoning Districts*). The property is located at 1741-B Airport Boulevard (Tax Map Number 005743-01-001).

**a. Staff Evaluation**

The staff evaluation was read by Ms. Ocean. Ms. Ocean stated that staff was in favor of the variance request to decrease the side setback up to 5 feet. Ms. Ocean stated that there are 2 structures on the lot and it would be impractical for the owner to demolish one to be able to meet setback requirements.

**b. Statement by Applicant**

Mr. Mark Smith came before the Board to discuss the variance request. Mr. Smith stated that he wished to purchase the pet crematory business. Mr. Smith stated that he was not interested in purchasing the other business on the lot but that he owned a few funeral homes. Mr. Smith stated that the pet crematory would be an extension to his existing funeral home business.

**c. Public Comment**

There was no one present to speak for or against the variance request.

**d. Adjourn Public Hearing**

With no further comment, the public hearing was adjourned.

**e. Motion**

Cindy Pedersen made a motion to approve the variance request. Phillip Corley seconded the motion. All were in favor.

**V. OTHER BUSINESS**

There was no other business.

**VI. ADJOURNMENT**

Cindy Pedersen made a motion to adjourn. Phillip Corley seconded the motion. All were in favor.

**Cayce Historical Museum Commission**

**September 5, 2024**

**Meeting Minutes**

The September 5, 2024 meeting of the Cayce Historical Museum Commission (CHMC) was held in the Cayce Visitors Center. The meeting was convened at 5:02pm by Chair James Stewart. The following individuals attended the meeting:

<b>Name</b>	<b>Status</b>
James Stewart	Chair
Pamela Sulton	Vice Chair
Marcy Hayden	Secretary
Archie Moore	Commissioner
A.G. Dantzler	Commissioner (absent)
Charlita Earle	Commissioner (absent)
Keith Stephenson	Commissioner
David Brinkman	Commissioner
Rusty Rabon	Commissioner (absent)
Andy Thomas	Cayce Museum Curator
Elizabeth Lumsden	Cayce Museum Assistant
Mike Conley	Deputy City Manager

**Upcoming Events:**

- 9/7 Pirates Living History Event 10am-2pm
- 9/19 Civil War Exhibit Opening and Lecture by Midlands Coin Club
- 10/2 Commission Meeting and Christmas Open House Volunteer Meeting
- 10/10 Sweet Night
- 10/25 Archeology Society of SC BBQ Fundraiser and Auction
- 10/26 Fall Field Day at 12,000 Year History Park (Archeology Society of SC)
- 12/7 Christmas in Cayce Event

**Invocation:** Vice Chair Sulton

**Action Items:**

**August Meeting Minutes:**

The Commission reviewed the previous meeting minutes. Vice Chair Sulton motioned that the meeting minutes be accepted and Commissioner Brinkman seconded the motion. The minutes were approved.

## **Museum Staff Report**

Museum staff are making progress on the NAGPRA inventory having recorded around 2,670 objects to date. The Civil War exhibit is set to open on September 19th with a lecture from the Midlands Coin Club. Ms. Lumsden also continues to work on the Airport exhibit with text for exhibit and printing specifications being provided to the Commission in the near future. The Fire Truck was washed and returned to the Museum and will remain until funds are raised to fix brakes.

## **Upcoming Events:**

*Sweet Night:* Planning continues for the Sweet Night Fundraising event held at the Cayce Historical Museum to introduce the Cayce Historic Foundation which will assist in supporting the mission of the Museum and Historic Preservation. The event held on October 10 from 6-8pm will feature 6-8 local bakers and silent auction items. Speakers will include CHMC Chair James Stewart and SC Rev250 Chair as well as musicians. Marketing and ticket sales will continue throughout the month.

*Christmas Open House Volunteer Meeting* will be held on October 2 following the scheduled museum Commission meeting.

*SC Archaeology Society Fundraiser* will be held on October 25th at the Cayce Museum and the *SC Archaeology Day* will be held at the 12,000 History Park on October 26th.

## **Donations**

Alfred R. Simpson booklet and 1940's Identification card for US Army Air Base which was located at the current Columbia Airport

Motion to accept donated items due to their significance and added value to current exhibits was made by Commissioner Hayden and seconded by Vice Chair Sulton. Motion passed.

## **Fall and Winter Event Planning**

Chair Stewart discussed the need for assistance with coordination of several areas of the Christmas in Cayce Event. Vice Chair Sulton will be over the planning, but will need assistance. Commissioners were asked to review which areas they would like to volunteer for/lead. Commissioner Hayden volunteered to assist with developing a vendor spreadsheet. Marketing and advertising will be important to begin early. Commissioners agreed that lantern tours, European-style markets, cookies and cider, Santa, photo ops and music should all be part of the event this year. The Volunteer meeting will take place after the scheduled Commission meeting on Oct. 2nd.

## **Ongoing Business:**

### **Strategic Planning-Historic Preservation**

- Neighborhood Association Meeting Presentations:  
Commissioner Hayden and Chair Stewart made updates based on the suggestions and feedback provided at the last Commission meeting and provided a printed copy. Commissioners were asked to review this printed copy and provide notes/feedback and suggestions regarding the presentation to Commissioner Hayden.

**Old State Road NRHP Nomination**

No updates at this time.

**New Business:**

No additional business.

**Additional Business:**

No additional business.

With no other business on the meeting agenda and a motion to adjourn was made by Commissioner Moore and seconded by Commissioner Brinkman. The meeting adjourned at **6:12PM.**



## ITEM VIII. A.

### Events Committee Minutes September 12, 2024

Present: Maxine Creamer, Dwede Dennis, Megan Lightle, Ashley Brown, Jean Boiteau, Mike Harlen

Absent: Tiffany Aull, Carrie Ridgeway, Dave Capps

City Representatives: Amanda Rowan, James Denny

Ms. Lightle led the invocation.

The committee reviewed the July 11, 2024, minutes. Ms. Lightle made a motion to approve the minutes with a correction in the spelling of August. Ms. Brown seconded, and motion was unanimously passed.

#### **New Business:**

Ms. Rowan gave an update on Fall Fest. The event will take place on Saturday, October 5, 2024. Volunteers should arrive between 8 and 9:00 to assist in setting up. All vendor spaces have been filled. All bands have been confirmed. Willie Wells and the Blue Ridge Mountain Grass will open at 12:00. Chris Reed and the Bad Kids perform at 2 and The Cash Money Experience headlines at 4:00pm.

The plant exchange will take place September 14, 2024. Volunteers are to arrive at 9:30 for set up and to assist in carrying plants.

Christmas in Cayce will take place the first week of December. Carols Along the Riverwalk will be Friday, December 6, 2024 from 6:00 to 8:00pm. More information will come in October's meeting.

With no further business, Ms. Lightle made a motion to adjourn, and Ms. Brown seconded. Motion carried and the meeting was adjourned. The next Events Committee meeting will be October 10, 2024, at 5:30 PM in Council Chambers.



**APPROVED MINUTES  
PLANNING COMMISSION  
MONDAY, SEPTEMBER 16, 2024  
CAYCE CITY HALL – 1800 12<sup>TH</sup> STREET  
6:00 PM**

**I. CALL TO ORDER**

The meeting was called to order by Chair Richard Boiteau. Danny Creamer, Patty Foy, Robert Power, Michael Mahoney and Michael Wuest were present. Nancy Stone-Collum was absent. Michael Conley and Monique Ocean were present as staff.

**II. APPROVAL OF MINUTES FOR JUNE 17, 2024, MEETING**

Robert Power made a motion to approve the minutes for the June 17, 2024, meeting. Danny Creamer seconded the motion. All were in favor.

**III. STATEMENT OF NOTIFICATION**

Monique Ocean confirmed that the public and the media had been made aware of the meeting.

**IV. PUBLIC HEARINGS**

**Map Amendment MA002-24**

A request by the applicant, Central South Carolina Habitat for Humanity, to rezone properties from C-3 (Central Commercial) to RG-2 (General Residential). The properties are located on Middle Street and further identified as Tax Map Numbers 005764-01-009, 005764-01-010 and 005764-01-011.

**A. Staff's Opening Statement**

Monique Ocean read the opening statement regarding the map amendment for the properties on Middle Street. Ms. Ocean stated that staff approved of the rezoning request because of the location of the subject properties and their proximity to other RG-2 zoned properties and residential uses.

**B. Comments from the Applicant**

Steve Davis from Central South Carolina Habitat for Humanity came before the Planning Commission to speak about the request to rezone the property. Mr. Davis stated that they were under contract to purchase the subject properties and to build three (3) single-family homes. Mr. Davis stated that each home would be built for purchase by the owner.

**C. Comments from the Public**

There was no one present to speak for or against the rezoning request.

**D. Adjourn Public Hearing**

With no further comment, the public hearing was closed.

**E. Motion**

Michael Wuest made a motion to recommend approval of rezoning the properties to RG-2 to Council. Danny Creamer seconded the motion. All were in favor.

## **V. NEW BUSINESS**

### **A. Possible comments from staff**

Interim Assistant City Manager Michael Conley came before the Planning Commission to give updates on some things that are happening in the City. Mr. Conley informed the Planning Commission that Council voted to add RS-4A to the zoning ordinance. Mr. Conley stated that Council decided to allow duplexes and accessory apartments in the new zoning district. Mr. Conley stated that Council approved the rezoning request for 800 Lexington Avenue. He stated that the site plan for 800 Lexington Avenue was approved, and he anticipates the ground-breaking to happen soon. Mr. Conley stated that a company had purchased the Dominion property on Otarre Parkway and that South Carolina DHEC would be relocating there.

## **VI. ADJOURNMENT**

With no further discussion, Robert Power made a motion to adjourn the meeting. Patty Foy seconded the motion. All were in favor.

A quorum of Council may be present. No discussion or action on the part of the Council will be taken.

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**COUNCIL ACTION REQUIRED**

**EVENTS COMMITTEE – ONE (1) POSITION**

Ms. Tiffany Aull's position on the Events Committee expired in October. She was appointed to the Committee in January 2024 to fill an unexpired term. Ms. Aull would like to serve again. Her reappointment 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.

**EVENTS COMMITTEE – THREE (3) POSITIONS**

This committee is very active and involved in working with City staff to plan and coordinate City events and work the events with staff.

**APPOINTMENT PROCESS**

Cayce citizens have an opportunity to actively participate in the City through their services on a number of advisory boards, commissions, foundations and committees. These groups help shape and carry out policy.

Applications are accepted at any time for all City of Cayce boards, commissions, foundations and committees. Cayce citizens wishing to apply for appointment may submit a potential member application to the Municipal Clerk, P. O. Box 2004, Cayce, SC 29171. More information and a copy of the application can be found on our website at [caycesc.gov](http://caycesc.gov) or by calling City Hall at 803-796-9020.

City Council considers received applications at a meeting immediately following an opening.



**CITY OF CAYCE  
COMMITTEE MEMBER REAPPOINTMENT APPLICATION**

Name: Tiffany Aull  
 Home Address: Conquer, Bluff Ave. City, State, Zip Cayce, S.C. 29033  
 Telephone: \_\_\_\_\_ E-Mail Address \_\_\_\_\_  
 Resident of Cayce:  Yes  No Number of Years 10+

Please check the Committee for which you are applying for reappointment:

- Accommodations Tax Committee  Beautification Foundation  Event Committee  
 Cayce Housing Authority  Museum Commission  Planning Commission  
 Consolidated Board of Appeals  Board of Zoning Appeals  Public Safety Foundation

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: Brookland - Cayce High School Position Assistant Principal  
 Address: 1300 State Street  
 City, State, Zip Cayce S.C. 29033 Telephone: 803-791-5000  
 Fax: \_\_\_\_\_ E-Mail tiffany@lax2.org  
 Work Experience: Loxleyton School District Two - 24 years

Educational Background: Brainerd's University of S.C.  
MBA, M.Ed - EDL

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

Member of Cayce Women's Club, Transfiguration Lutheran  
 Volunteer Work: Dickerson Center for Children

Hobbies: Tennis, traveling, spending time with friends & family

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 • mcorder@cityofcayce-sc.gov



