



Mayor  
Elise Partin

Mayor Pro-Tem  
Tim James

Council Members  
Phil Carter  
Hunter Sox  
Byron Thomas

City Manager  
James Crosland

Deputy City Manager  
Michael Conley

**City of Cayce  
Regular Council Meeting  
Wednesday, January 15, 2025**

The January 15, 2025, 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 Hunter Sox and Byron Thomas. City Manager Jim Crosland, Deputy City Manager Michael Conley, Municipal Clerk Mendy Corder, 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 Thomas gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

**Approval of Minutes**

Council Member Sox made a motion to approve the December 3, 2024, and December 18, 2024, Regular 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**

There was no public comment.

**Presentations**

- A. Presentation of the City of Cayce FY 2023-2024 Comprehensive Annual Financial Report by Mauldin & Jenkins, CPA

Mr. Grant Davis, a partner with Mauldin & Jenkins, CPA, thanked Council for having him review the City's results of the audit of the City for its fiscal year that ended June 30, 2024. He stated that they had issued an unmodified report, or what they would otherwise call a clean opinion. He stated that the City's fund balance in the General Fund was \$11.3 million. He stated that the unassigned portion of that, or basically that portion of the fund balance that was available for appropriation and was not subject to some external restriction, was \$8.174 million. He stated that the City had revenues of \$17.3 million versus expenditures of \$18.7 million. He stated that the fund balance in the General Fund increased approximately \$787,000 from 2023 to 2024.

Mr. Grant stated that if one took the expenditure total of \$18.7 million and divided it by 12, the sum was \$1.6 million a month, which was what the General Fund was spending a month. He stated that the City had five (5) months of unassigned fund balance, which was a really healthy place to be, considering that the June 30 year end and the cyclical nature of the City's major revenue streams in the General Fund were property taxes and business licenses, all of which came in at very specific times of the year. He stated to be at June and have enough unassigned fund balance to get the City through the rest of the year was certainly a positive place to be.

Mr. Grant stated that they were required to plan and perform an audit in accordance with government auditing standards and as a part of that they must identify any instances of non-compliance or any internal control deficiencies that were material to the financial statements. He stated that the city did not have any instances of non-compliance or internal control deficiencies. He stated that anytime over \$750,000 was spent in federally sourced monies, it triggered a compliance audit. He stated that was required for the City's fiscal year 24 since the Coronavirus State and local fiscal recovery funds program of the City were the vast majority of the City's Federal expenditures for that fiscal year. Mr. Grant stated that the City received a clean opinion on compliance.

### **Ordinances**

**A. Discussion and Approval of Ordinance 2025-01 Amending the Zoning Map and Rezoning Property Located on Dixiana Road (Tax Map Number 006899-01-027) from M-1 to M-2 – First Reading**

City Manager Crosland stated that the owner of the property had requested three (3) zoning amendments on approximately 82 acres on Dixiana Road from M-1 to M-2. He stated that the M-2 zoning district supported industrial uses that might not be compatible with more sensitive areas, which is why it was typically located in more isolated and buffered regions. He stated that the requested M-2 zoning was compatible with the City's Comprehensive Plan and future land use map. He stated that the City's Planning Commission reviewed the proposed map amendments at its regular, scheduled meeting on December 16, 2024, and no public comments were made in favor or against the proposed changes. He stated that the Planning Commission unanimously recommended that Council approve the rezoning.

Mayor Pro Tem James made a motion to approve the rezoning. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

**B. Discussion and Approval of Ordinance 2025-02 Annexing Two (2) Properties Located on Dixiana Road (Tax Map Number 006899-01-029 and 006899-01-030) and Assigning M-2 Zoning Designations – First Reading**

City Manager Crosland stated that the owner of the Dixiana Road property also requested the annexation of two (2) parcels which were adjacent to the applicant's property totaling approximately 14.6 acres. He stated that in addition to the annexation, the applicant requested M-2 zoning designation for the properties to accommodate industrial uses that might not be compatible with certain environments requested. He stated that M-2 zoning aligned with the City's Comprehensive Plan and future use land map. He stated that if approved, the parcels would be incorporated into the applicants larger 82 acre property on Dixiana Road. He stated that the City's Planning Commission reviewed the proposed map amendments at the regularly scheduled meeting on December 16, 2024. He stated that there were no public comments made in favor or against the proposed changes and the Planning Commission unanimously recommended that Council approve the annexation.

Mayor Pro Tem James made a motion to approve the annexation request. 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 Amend the 2025 Council Meeting Dates**

City Manager Crosland stated that the November 4, 2025, Council Meeting fell on Election Day therefore staff would like to cancel that meeting and only have one (1) Council Meeting in November.

Council Member Sox made a motion to revise the 2025 Council Meeting dates to reflect only one (1) meeting in November. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

### **Committee Matters**

#### **A. Approval to Enter the Following Committee Approved Minutes into the City's Record Planning Commission – November 18, 2024**

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

#### **B. Appointments and Reappointments Events Committee – One (1) Position Beautification Foundation – One (1) Position Museum Commission - One (1) Position Standard Technical Codes Board of Appeals - One (1) Position**

Mayor Pro Tem James made a motion to appoint Ms. Teresa Mitchell to the Events Committee. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

Mayor Partin stated that Ms. Kelly Wuest's term on the Beautification Foundation expired in January and Ms. Wuest would like to serve again. Mayor Pro Tem James made a motion to reappoint Ms. Wuest to the Foundation. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

Mayor Partin stated that Ms. Marcy Hayden's term on the Museum Commission expired in January and she would like to serve again. Mayor Pro Tem James made a motion to reappoint Ms. Hayden to the Museum Commission. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

Mayor Partin stated that Mr. Travis Basnett's term on the Standard Technical Codes Board of Appeals expired in January and he would like to serve again. Mayor Pro Tem James made a motion to reappoint Mr. Basnett to the Board. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

#### C. Annual Appointment of Council Members to City Foundations

Mayor Pro Tem James made a motion that Council continue to serve on the Foundations that they were currently serving on. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

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

City Manager Crosland stated that Open Gov, the City's new software system for budgeting, procurement, grants and transfers, was ahead of schedule. He stated that City directors had already completed their capital improvement plan requests for FY 26 in the new system. He stated that the first RFP new procurement module was scheduled to close the following day in Open Gov and that was for the City's revitalization consultant. He stated that the City received the full amount of \$858,000 of the Federal grant award for the Police Department to help with the Axon project. He stated that the City installed a new welcome sign at the entrance to the Department of Health located at the former Dominion headquarters. He stated that the sign had a QR code on it which was linked to the City's website, which listed the City's restaurants and other attractions. City Manager Crosland stated that the Glenwood Park RFP had been completed and would be brought to Council at the February 4 Council Meeting. He stated that the code rewrite would be briefed to Council at the March Council Meeting.

#### **Council Comments**

Mayor Pro Tem James asked City Manager Crosland to introduce Chief Wade to everyone. City Manager Crosland stated that Chief Wade was on loan to the City from the City of West Columbia. He stated that Chief Wade was West Columbia's Assistant Police Chief and was serving in an advisory position with the City's Police Department and was doing a fantastic job.

Mayor Pro Tem James thanked Chief Wade for being there and working with West Columbia's sister city for a little while. He stated that he wanted to give an update on the Joint Municipal Water and Sewer Commission. He stated that the Commission was formed in 1992 and was born out of a need for economic development. He stated that the infrastructure of water and sewer was not there in 1992 but some of the leaders years ago recognized that if they did not push for water and sewer, the infrastructure would never be there and therefore they would never be able to bring large projects in. He stated that in 1992 it began with just four (4) partners - the County of Lexington, the City of Cayce, the Town of Pelion and Swansea. Mayor Pro Tem James stated that currently there were 11 partners which showed the significant growth with economic development because of the Joint Municipal Water and Sewer Commission. He stated that there were currently 21,000 retail water customers and 7,000 retail sewer customers with the Joint Municipal Water and Sewer Commission and the City of Cayce was one of their largest customers. He stated that Mayor Partin served on the Commission for many years along with other Mayors and City Council Members throughout the County. Mayor Pro Tem James stated that the Joint Municipal Water and Sewer Commission was growing at about 4 to 5% every year and continued to grow so economic development was working. Mayor Pro Tem James stated that two (2) of the biggest projects that were currently underway with the Joint Municipal Water and Sewer Commission was the Lake Murray water project which was currently 50% complete. He stated that the other project was the Batesburg-Leesville water supply project which was running large pipes from the City of West Columbia to Batesburg-Leesville. He stated that project was about 60% complete and was moving along very quickly. He stated that it was a \$22 million project, and was also a SKIIP grant, much like what the City of Cayce had. Mayor Pro Tem James stated that the Town of Swansea had fallen on some tough times with utilities, so the Joint Municipal Water and Sewer Commission had taken over the operations of the town's water and sewer and some of their projects. He stated that they were doing that as a partner and were trying to get them through the tough times because they would see economic development there in the future.

Mayor Partin stated that when the City built the wastewater treatment plant, the two (2) big customers that were in the contract with the City were the Joint Municipal Water Sewer Commission and the Town of Lexington. She stated that the City was not their customers, they were the City's customers. She stated that the City of Cayce was the sixth largest utility provider in the entire state.

Council Member Thomas stated that it was an honor to serve and he was appointed by his fellow Council Members in April 2024 to represent the City on the Lexington County Transit Work Group. He stated that the group recently had their first meeting since he was appointed to it. He stated that the City was in good standing on their bill with the Comet. He stated that he told the Comet staff that the City would be honored for them to present to Council to give new updates and statistics on how the City's citizens were using the Comet and if there were any ways to be more efficient with making sure everyone in the City that did not have transportation was aware of ways that they can use the transportation system. Council Member Thomas stated he would end with a quote from Dr. Martin Luther King Jr. – "everyone can be great because everyone can serve." Council Member Thomas stated that last year he mentioned that he would love for the City to have a MLK Day service project, because he was a person about action. He stated that throughout the year, he had been trying to work with some nonprofits to do some type of project, but things fell through. He stated that he did not quit when obstacles came his way and he liked to imagine what would have happened if Dr. King and others during the Civil Rights Movement stopped when things fell through. He stated that he decided to take upon himself to host a trash clean up and would be honored for citizens to join him Saturday, January 18 from 9:30am to 11am. He stated that they were meeting at Mt. Zion Church and were going to pick up trash in that area and honor Dr Martin Luther King, Jr, with their service and actions.

Mayor Partin thanked Council Member Thomas and asked if he could put together the ways that citizens could enact with the Comet now that he was on that board, so that citizens knew about all the different ways they could utilize not just the Comet but the partnerships they had with services that get people to doctor's appointments. She stated if Council Member Thomas could share that information with the citizens, that would be great.

Council Member Sox asked Council Member Thomas if there had been any talks about adding a bus stop where the Department of Health had moved to 12th Street Extension. Council Member Thomas stated that they did not discuss that at the meeting, but he did briefly talk to them about what the process was for adding stops. He stated that Council needed to be proactive about that. Mayor Pro Tem James stated that it was a great idea for them to come together as a Council and suggest that additional stop. Council Member Sox stated that he thought the Department of Health provided necessary services such as Social Security and birth certificates. Mayor Partin stated that the City had suggested the same with Dominion and Nephron being out there and there were long conversations with the Comet so they should look that up and bring that forward.

Mayor Partin stated that many of City staff knew her Dad and loved him as much as she did so she wanted to share that he was in the hospital right now. She stated that he was doing better, but she would appreciate everyone keeping him in their prayers.

She stated that there was an article written that week about the City that pitted the City against another city, and it was unfair to the City's citizens and businesses. She stated that she wanted to share some data. She stated that the article presupposed that the City had the same amount of blank, buildable land that the other city did but they did not. She stated that the other city had a lot more previously unused land than Cayce did, and thus developers built on it. She stated that the article ignored any incentives given to developers for development in Cayce. Mayor Partin stated that the City protected their taxpayer dollars and its growth had been organic. She stated that organic business development stayed longer and invested in the fabric of communities more. She stated that she believed that was what the City's taxpayers wanted Council to do with their money, not use it for incentives for businesses, but to be business friendly and efficient, which they were. She stated that thanks to staff one saw all these cool retrofits and upfits happening in the City, a significant business development impact that was ignored in the article, but that keeps the fabric of the neighborhoods and the City. She stated that the owner of Tacos Nayarit was putting a lot of money into an old bank building, and it would be the new hit restaurant location. She stated that the building across from Brookland Cayce High School was purchased by a local developer who was putting a large amount of money into up fitting that space that would give it a second life, just like the businesses and the revitalization of the Cayce River Arts District had done. Mayor Partin stated that the comparison of the two (2) cities did not do anyone any good. She stated that it was as if all cities were the same and had the same blank slate to work with, as if they were off to the races and not unique. She stated that the article used a quote about the City from a mayor that was not the Mayor of Cayce. She stated that the quote was incorrect and not vetted, and if it had been, it would have been proven false and would have told the story of the developer who invested \$2.1 million up fitting homes to create seven professional households and homes that would not become rentals. Mayor Partin stated that the developer stated it was easy to do business with Cayce. She stated that the City had not stopped developers from developing. She stated that there was one (1) developer who wanted City owned property for his development, and that put the City in an even better position to make sure that it fit the standards of the neighborhood and made citizens proud for this generation and the next, because that was how long development lasted. She stated that was what the citizens had asked Council to do. She stated that there were no specifics given on the negative attributes given to the City and staff, specifics that, if spelled out, could have been vetted and found untrue as local business owners would acknowledge. She stated that there was a new Montessori school that sought out a place in Cayce because it wanted to be there because of its vibrancy. Mayor Partin stated that the one focus that she appreciated in the article was the focus that Council took a measured approach and set best practices that other cities had followed. She stated that Council listened to their citizens. She asked if there was more they could do for economic development and stated always and they would continue to make citizens proud.

### **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. Negotiations of Contractual Matters – City Manager’s Contract
- C. Discussion of possible employment of City Attorney
- D. Discussion of Employment for Executive Positions within the City
- E. Discussion of Lexington County economic development projects

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, Mayor Pro Tem James 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. Approval of City Manager’s Contract

Council Member Thomas made a motion to postpone approval of the City Manager’s contract to the February 4, 2025, Council Meeting. Mayor Pro Tem James seconded the motion which was unanimously approved by roll call vote.

- B. Possible Action of An Appointment of City Attorney

Council Member Sox made a motion to appoint Mr. Will Dillard as the City Attorney. Mayor Pro Tem James seconded the motion. Mayor Partin stated that Mr. Dillard was also the Town Attorney for the Town of Forest Acres and they had heard amazing things about him and Council was excited to have him join the City. She called the question which was unanimously approved by roll call vote.

### **Adjourn**



Mayor Pro Tem James made a motion to adjourn the meeting. Council Member Thomas seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 7:16pm.

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Elise Partin, Mayor

ATTEST:

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Mendy Corder, CMC, Municipal Clerk

