

Mayor Elise Partin	Mayor Pro-Tem Phil Carter	Council Members Tiffany Aull Byron Thomas Alice Rose	City Manager Mike Conley	Assistant City Manager Betsy Catchings Wesley Crosby
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**City of Cayce
Regular Council Meeting**

Tuesday, August 4, 2026
Cayce City Hall, 1800 12th Street | 6:00 p.m.

www.caycesc.gov

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

The August 4, 2026, Regular Council meeting was held this evening in Council Chambers. Those present included Mayor Elise Partin, Mayor Pro Tem Carter, Council Members Tiffany Aull, Byron Thomas, and Alice Rose. Attendees also included Municipal Clerk Kristen Hall, City Manager Michael Conley, Assistant City Manager Wesley Crosby, IT Director Jamie Beckham, and City Attorney James Smith.

Mayor Partin asked if members of the press and public were duly notified of the meeting in accordance with the Freedom of Information Act (FOIA). Mrs. Hall confirmed they were notified.

Call to Order

Mayor Partin called the Regular Council Meeting to order. Council Member Aull gave the Invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

Approval of Minutes

Council Member Thomas made a motion to approve both July 16, 2026, Council Visioning Session minutes and July 22, 2026, Regular Council Meeting minutes as written. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

Public Comment Regarding Items on the Agenda

Isaac Manning, Item V. B. – Mr. Manning spoke on behalf of his family regarding the approximately 45-acre property on Lybrand Street, consisting of approximately 25 acres of upland and 20 acres of floodplain along Six Mile Creek. He noted that the property is currently zoned M-1 Industrial and could accommodate approximately 250,000 to 300,000 square feet of industrial development, with primary access requiring travel through residential areas. Mr. Manning stated that, following discussions with Town staff and a potential builder, the family is requesting RS-4 zoning to allow for residential development of approximately 70 to 80 50-foot lots. He explained

that the proposed homes are anticipated to have values between \$350,000 and \$400,000 and stated that residential development would be more compatible with the surrounding area than industrial development. Mr. Manning requested that Council consider the rezoning application and noted that, if the property remains industrially zoned, the family intends to proceed with industrial development.

Marie Brown, Item III. C. – Ms. Brown spoke regarding the proposed sidewalk work and the potential for either repair or total replacement. The resident noted that several properties in the area may have multiple heirs listed as property owners, which could require additional research and permissions if the sidewalks are fully replaced and could potentially lengthen the project timeline. The resident requested that Council consider these ownership issues when determining whether to repair or replace the sidewalks.

Carrie Glover, Item III. C. – Ms. Glover, a resident of Julius Felder Street, stated that she has lived at her residence for approximately six years and is the legal property owner. She expressed concern that she has not been receiving correspondence from the City of Cayce and, as a result, sometimes misses information regarding meetings and City matters. Ms. Glover noted that the issue had previously been referred for follow-up but that she had not received an update. She requested assistance in resolving the issue so she can receive City communications.

Items for Discussion and Possible Approval

A. Discussion and Approval to Amend August 19, 2026, Council Meeting Date

Council Member Rose made a motion to cancel the August 19, 2026, Regular Council Meeting Date. Council Member Aull seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of the Lexington County South Carolina Opioid Recovery Fund (SCORF) Agreement

Council Member Thomas made a motion to approve the staff recommendation to accept \$421,600 in South Carolina Opioid Recovery Fund settlement funds from Lexington County and authorize the City Manager to execute the agreement. Council Member Aull seconded the motion which was unanimously approved by roll call vote.

C. Discussion of Allocation of Funding for Julius Felder Sidewalk Transportation Alternative Program (TAP) Grant

Council Member Thomas made a motion to return the grant. Council Member Rose seconded the motion prior to discussion and roll call vote.

During discussion, Council discussed the potential acquisition of approximately two feet of

private property along each property frontage and the possible impacts to retaining walls, fences, and other private improvements. Council expressed interest in returning the grant funds and instead pursuing opportunities to improve existing sidewalks without acquiring private property, while also seeking additional funding and partnerships to expand sidewalk connectivity in areas where sidewalks are currently lacking. City Manager Conley acknowledged Council's interest in improving connectivity and stated that staff would continue to pursue grants and other opportunities to expand sidewalk infrastructure.

Following discussion, Mayor Partin called for the vote which was unanimously approved.

D. Discussion and Approval to Enter into a Joint Watershed Restoration Grant Initiative

Council Member Rose made a motion to approve the staff recommendation to enter into a joint watershed restoration grant initiative and pursue Parr HEP and Section 319 grant funding. Council Member Thomas seconded the motion prior to discussion and roll call vote.

During discussion, Council discussed the types of native plants that could be included and the potential to coordinate with the Cayce Beautification Foundation. Council also discussed whether Hospitality Tax funds could be used for the City's portion, with staff noting that funding sources would be presented to Council for approval if the grant is awarded. Staff further agreed to review whether the proposed work could be coordinated with a prior Land, Water and Soil Conservation grant project and whether funds could be redirected to other areas if portions of the proposed work are no longer needed.

Following discussion, Mayor Parting called for the vote which was unanimously approved.

Resolutions

A. Consideration and Approval of Resolution Authorizing an Intergovernmental Cooperative Agreement with Lexington County for Participation in the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) Programs

Council Member Thomas made a motion to approve the staff recommendation to authorize the Mayor to execute the Intergovernmental Cooperative Agreement on behalf of the City. Council Member Aull seconded the motion which was unanimously approved by roll call vote.

Ordinances

A. Discussion and Approval of Ordinance 2026-06 Authorizing and Approving the Implementation, Administration, and Enforcement of Lexington County Ordinance 19-10, known as the Lexington County Stormwater Management Ordinance and the Lexington County Land Development Manual Revised March 2026 – First Reading

Council Member Aull made a motion to approve the staff recommendation and give first reading approval to Ordinance 2026-06, Authorizing and Approving the Implementation,

Administration, and Enforcement of Lexington County Ordinance 19-10 and the Lexington County Land Development Manual revised March 2026. Council Member Rose seconded the motion prior to discussion and roll call vote.

During discussion, Council discussed Lexington County's stormwater oversight and the City's role in regional stormwater management. It was explained that, as an urbanized MS4 area, the City remains responsible for stormwater management within its jurisdiction but has contracted with Lexington County to assist with stormwater engineering, water testing, and related services. Council questioned the City's representation on any Lexington County stormwater commission or committee and whether the City could participate given its significant stormwater needs. City Manager Conley stated that he would research the matter and provide additional information regarding the commission and the City's potential involvement.

Following discussion, Mayor Partin called for the vote which was unanimously approved.

B. Discussion and Approval of Ordinance 2026-07 Amending the Zoning Map and Rezoning Property Located on Lybrand Street (Tax Map Number 005755-01-001) from M-1 to RS-4 - First Reading

Council Member Rose made a motion to approve the staff recommendation and give first reading approval to Ordinance 2026-07, Amending the Zoning Map and Rezoning property located on Lybrand Street from M-1 to RS-4. Mayor Pro Tem Carter seconded the motion prior to discussion and roll call vote.

During discussion, City Manager Conley explained the types of uses permitted under the current M-1 zoning and clarified that the property owner could currently pursue a permitted light industrial development without returning to Council for rezoning. Council discussed that approval of the proposed rezoning would change the applicable zoning requirements and limit future development of the property to uses permitted under the RS-4 district. Council expressed support for residential zoning as being more appropriate for the property given its location within an area surrounded by existing homes and other residential uses.

Following discussion, Mayor Partin called for the vote which was unanimously approved.

City Manager's Report

City Manager Conley advised there were no items for the City Manager's Report.

Council Comments

Council Member Thomas thanked the South Carolina Department of Social Services, participating businesses, residents, City staff, and Mount Zion for their support of the recent job and resource fair, which included approximately 40 businesses and nearly 100 attendees. He expressed hope that the event connected residents with employment opportunities and noted interest in holding another event in the future. He also thanked Chief Wade, the Cayce Police Department, City staff, sponsors, and community partners for their participation in the recent Back to School Bash. He highlighted the event as an example of community policing and expressed

appreciation for efforts to engage local children and families.

Council Member Thomas recognized the historic contributions of Eddie Brown, the City's first public safety officer, and former Mayor Pro Tem Skip Jenkins. He expressed anticipation for the celebration associated with the dedication and resurfacing of Lee Street in their honor. He also provided an update regarding ongoing efforts related to local cemeteries and expressed his desire to continue working toward restoring access for families to their historic properties and burial sites. He noted that preserving and sharing the history associated with these sites could also provide an opportunity for cultural and historical tourism.

Council Member Thomas concluded by wishing his wife, Rebecca Thomas, a happy birthday and expressing his appreciation for her support and their family.

Executive Session

- A. Receipt of legal advice relating to claims and potential claims by and against the City and other matters covered by the attorney-client privilege

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

At the conclusion of Executive Session, Council Member Rose made a motion to come out of Executive Session. Council Member Aull seconded the motion which was unanimously approved by roll call vote.

Reconvene

Possible Action in follow-up to Executive Session

- A. Possible action, if any, relating to claims or potential claims discussed in executive session, as appropriate and as permitted by law

Adjourn

There being no action in follow-up to Executive Session, Council member Thomas made a motion to adjourn the meeting. Council Member Rose seconded the motion, which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 7:25 p.m.



Elise Partin, Mayor

ATTEST:



Kristen Hall, Municipal Clerk