



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
Public Hearing and Regular Council Meeting
Tuesday, February 4, 2025
6:00 p.m. – Cayce City Hall – 1800 12th Street
www.caycesc.gov**

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

PUBLIC HEARING – NOTICE OF PUBLIC HEARING ON REDISTRICTING ORDINANCE AND INVITATION FOR PUBLIC COMMENT: Ordinance 2025-03 Establishing New Municipal District/Ward Lines for the Election of Council Members Reflecting Population Changes in the Year 2020 Census and Repealing All Previous Ordinances Establishing District/Ward Lines

- I. Opening Statement**
- II. Public Testimony**
- III. Close Hearing**

REGULAR COUNCIL MEETING

- I. Call to Order**
 - A. Invocation and Pledge of Allegiance
 - B. Approval of Minutes
January 15, 2025, Regular Council Meeting
- II. Public Comment Regarding Items on the Agenda**
- III. Ordinances**
 - A. Discussion and Approval of Ordinance 2025-03 Establishing New Municipal District/Ward Lines for the Election of Council Members Reflecting Population Changes in the Year 2020 Census and Repealing All Previous Ordinances Establishing District/Ward Lines – First Reading
 - B. 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 – Second Reading
 - C. 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 – Second Reading

IV. Items for Discussion and Possible Approval

- A. Bid Award – Glenwood Park

V. Committee Matters

- A. Approval to Enter the Following Committee Approved Minutes into the City's Record
 - Events Committee – October 10, 2024
 - Board of Zoning – October 21, 2024
 - Museum and Historical Commission – November 6, 2024
 - Cayce Housing Authority – November 19, 2024

VI. City Manager's Report

VII. Council Comments

VIII. Executive Session

- A. Receipt of legal advice relating to claims and potential claims by and against the City and other matters covered by the attorney-client privilege:
 - i. Fire truck warranty litigation
 - ii. Zoning appeal litigation (1028 Michaelmas Avenue)
- B. Receipt of legal advice and discussion of proposed contractual arrangements relating to:
 - i. Proposed lease of office space
 - ii. Proposed purchase of Fire Department equipment
 - iii. Avenues Drainage Project
- C. Discussion of Lexington County economic development projects relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses within the City
- D. Discussion of proposed contractual arrangements relating to negotiation of a proposed City Manager employment contract
- E. Receipt of legal advice and other matters covered by attorney-client privilege relating to City Attorney communication and City Council rules of procedure

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

IX. Reconvene

X. Possible actions by Council in Follow up to Executive Session

- A. Approval of City Manager's Contract
- B. Other items discussed in Executive Session

XI. Adjourn

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



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**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.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

IF YOU WOULD LIKE TO SPEAK ON A MATTER APPEARING ON THE MEETING AGENDA, PLEASE COMPLETE THE INFORMATION BELOW PRIOR TO THE START OF THE MEETING.* *THANK YOU.*

COUNCIL MEETING SPEAKERS' LIST

Date of Meeting *January 15, 2025*

Name	Address	Agenda Item

***Appearance of citizens at Council meetings - City of Cayce Code of Ordinances, Sec. 2-71.** Any citizen of the municipality may speak at a regular meeting of the council on a matter pertaining to municipal services and operation, with the exception of personnel matters, by notifying the office of the city manager at least five working days prior to the meeting and stating the subject and purpose for speaking. Additionally, during the **public comment period** as specified on the agenda of a regular meeting of the council, a member of the public may speak on a matter appearing on the meeting agenda, with the exception of personnel matters by signing a speakers list maintained by the city clerk prior to the start of the public comment period. The number of speakers at a council meeting may be limited in the discretion of the mayor or presiding officer, the length of time for any speaker's presentation is limited to a maximum of five minutes, and a presentation may be curtailed if determined to be uncivil, contentious, or disruptive in the discretion of the mayor or presiding officer or by majority of vote of council.

Memorandum

To: Mayor and Council

From: Jim Crosland, City Manager

Date: February 4, 2025

Subject: Ordinance Establishing New District Lines for Municipal Elections - First Reading

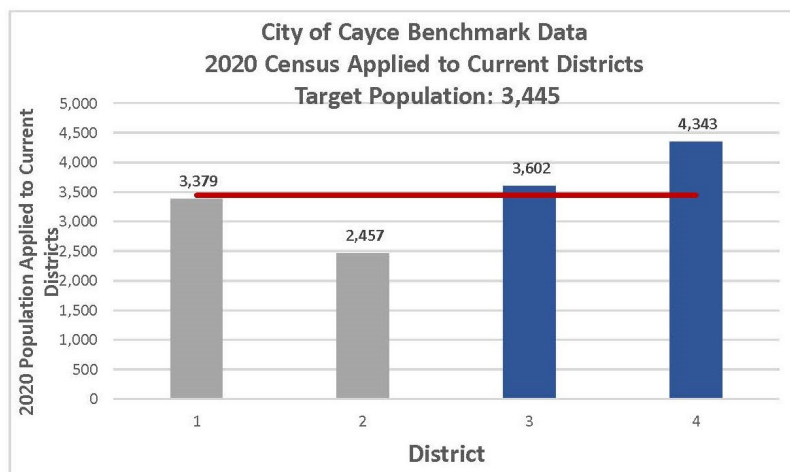
ISSUE

Council's approval is needed to give First Reading to an Ordinance establishing new district lines for Municipal elections.

BACKGROUND

In response to the issuance of the new decennial census data, the City is obligated to undertake a redrawing of its Districts, if determined necessary, and worked with the South Carolina Revenue and Fiscal Affairs Office (SCRFA) to complete this process.

After reviewing the City's Census data, SCRFA identified a target population for each District of 3,445 individuals. To achieve a recommended population deviation of 5%, District 2 needs to increase their population and District 4 needs to decrease their current population.



In March 2023, City Council adopted a Resolution (attached) outlining the standards by which it will use to achieve its redrawn district boundaries. In June 2023, Council considered the proposed changes to District lines for First Reading but decided to defer the redistricting until after the November 2024 Municipal Election to ensure that all affected residents were informed of the proposed changes to the Districts.

The attached Map, Exhibit A, shows the proposed new boundaries to meet the adopted standards and required laws. Corresponding demographics can be seen in Exhibit B. A map showing the affected changes to each district is attached as Exhibit C.

RECOMMENDATION

Staff recommends Council give first reading approval of an Ordinance "Establishing new Municipal District/Ward Lines for the Election of Council Members Reflecting Population Changes in the Year 2020 Census and Repealing All Previous Ordinances Establishing District/Ward lines."

ORDINANCE 2025-03

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)
)
CITY OF CAYCE)

**Establishing New Municipal District/Ward
Lines for the Election of Council Members
Reflecting Population Changes in the
Year 2020 Census and Repealing All
Previous Ordinances Establishing
District/Ward Lines**

WHEREAS, the Council is authorized, pursuant to S.C. Code Section 5-15-50, to establish by ordinance municipal ward or district lines for the election of City Council members elected from wards or districts; and

WHEREAS, the results of the Federal Year 2020 Census reveal changes in the populations of the existing wards or districts from which Council members are elected; and

WHEREAS, the Council has determined that it is in the interest of the City to establish new municipal ward or district lines reflecting the changes in population as shown by the Census so as to seek to provide for fair and equal representation of the population in the wards or districts of the City and to comply with the United States Constitution and the Voting Rights Act of 1965, as amended; and

WHEREAS, the Council adopted a resolution approving the process for 2020 Census redistricting at its meeting on March 7, 2023;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, South Carolina, in Council, duly assembled, as follows:

(1) That the ward or district lines for election of Council members from the four single-member wards or districts, as shown in the map attached as Exhibit "A" hereto, are hereby adopted and are incorporated herein by reference as if fully set forth.

(2) That the pertinent demographic data in reference to the election wards or districts depicted in Exhibit "A" is attached to this Ordinance as Exhibit "B" and is incorporated herein by reference as if fully set forth.

(3) That, upon adoption of this Ordinance, the map attached as Exhibit "A" shall be kept in the official records of the City.

(4) That the provisions of any prior Ordinances of the City establishing other ward or district lines for election of Council members, including without limitation the Ordinance adopted April 13, 2004, are hereby specifically and expressly repealed. This repeal shall not affect the validity of the offices of any Council members elected pursuant to ward or district lines in effect at the time of their elections to such office.

(5) The City Manager is authorized and directed to take such administrative actions to promulgate and execute such procedures and policies as may be necessary or desirable to carry into effect and implement the redistricted single member election districts provided for in this Ordinance including the elections required thereby.

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

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2025.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

Public Hearing: _____

First Reading: _____

Second Reading and Adoption: _____

Approved as to form: _____
William C. Dillard, Jr., City Attorney

Disconnected Portion of West Columbia- West of CAE Airport

City of Cayce Draft 4- 4.47

Legend

- Incumbents
- Streets
- Current Districts
- Water Precincts

Draft4

City_Dist

- 1
- 2
- 3
- 4

0 0.1 0.2 0.3 0.4 0.5 Miles

South Carolina
Revenue and Fiscal Affairs Office

Date Exported: 12/3/2024 8:27 AM

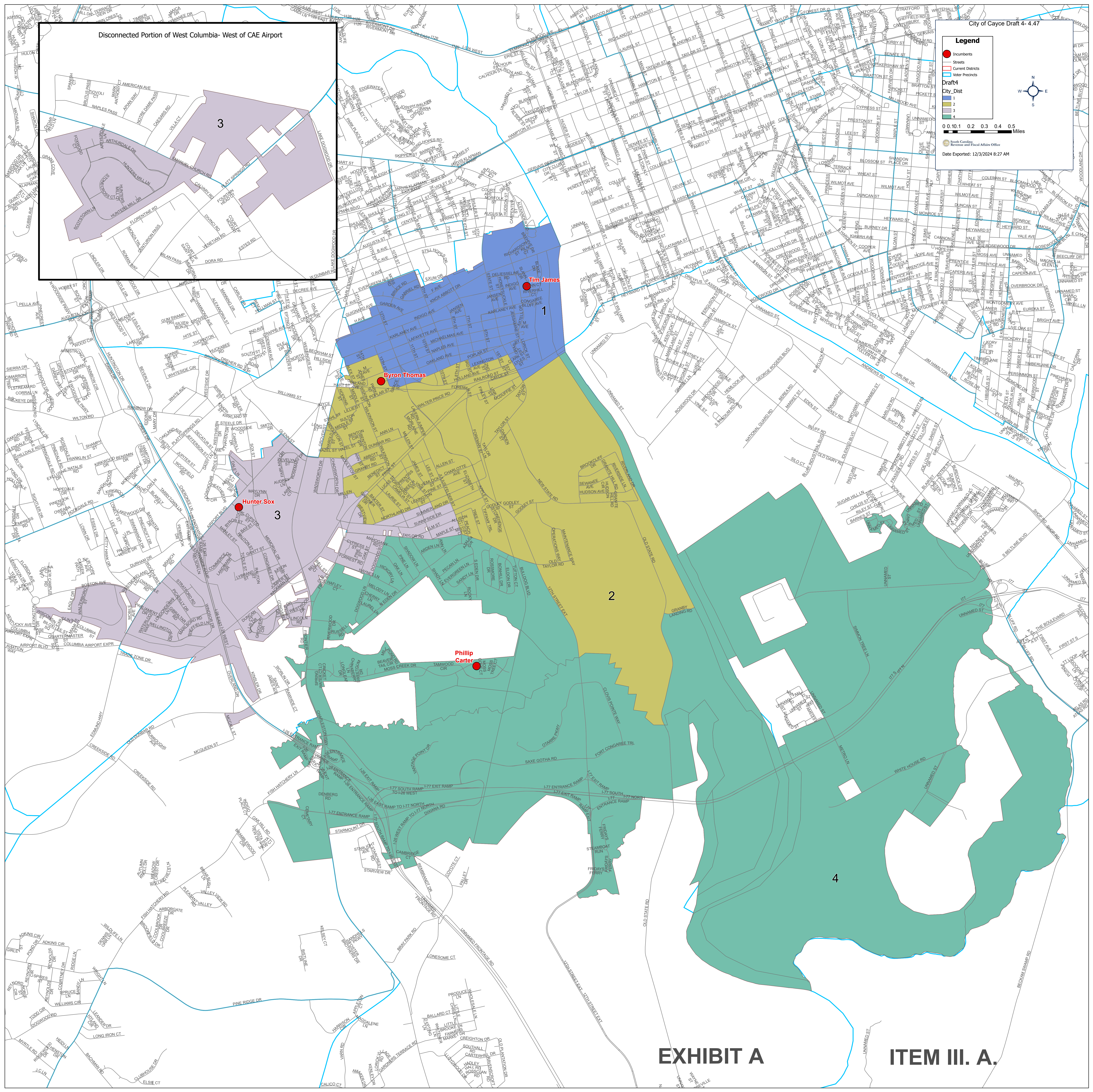
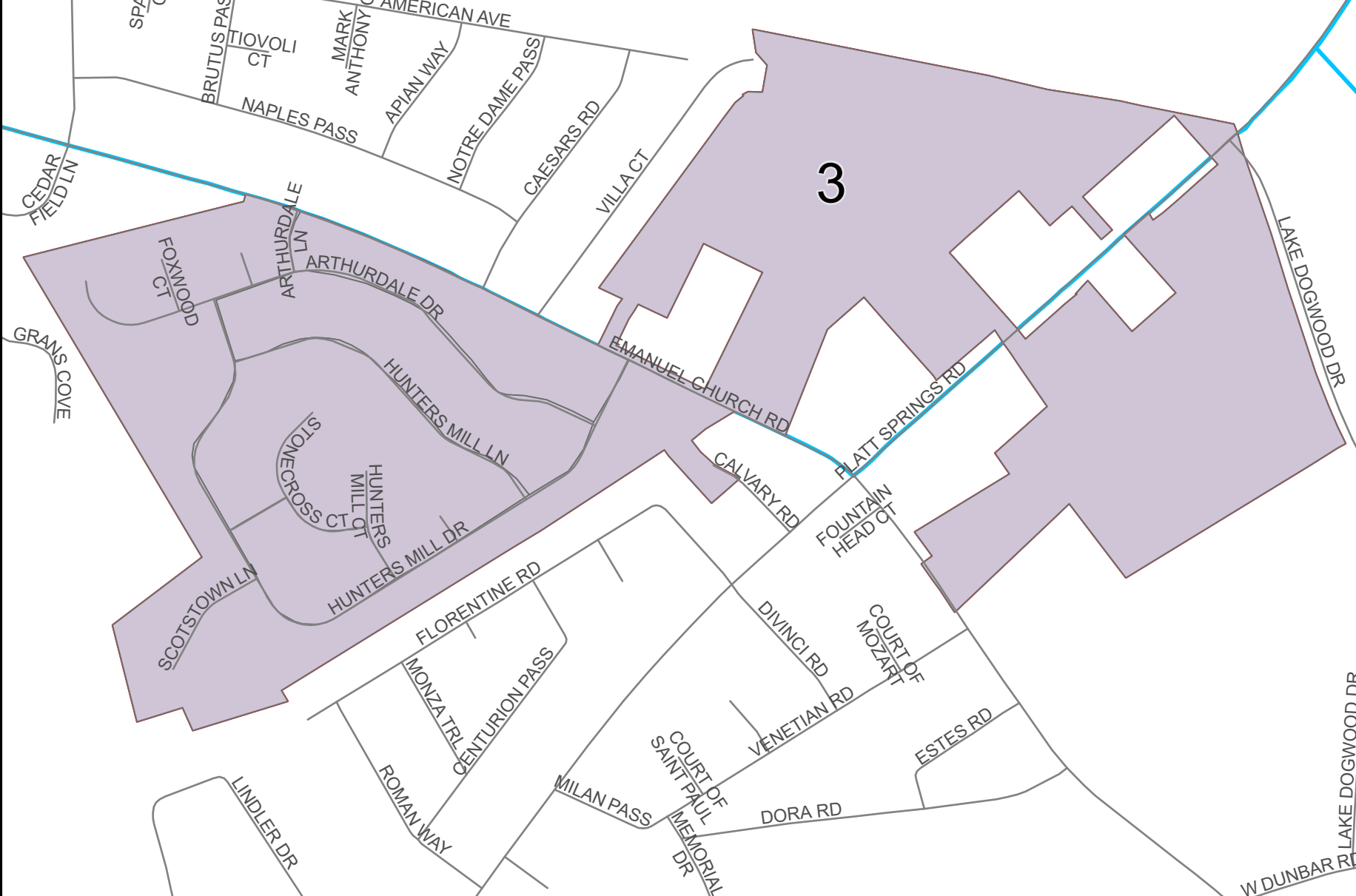


EXHIBIT A

ITEM III. A.

Table 2: Total Population by Race *Race defined using DOJ definitions. Not Hispanic or Latino is abbreviated as NH.

Municipality	District	Total	Hispanic	% Hispanic	NH White	% NH White	NH DOJ Black*	% NH DOJ Black	NH Other Race	% NH Other Race
Cayce	1	3,467	202	5.83%	2,611	75.31%	345	9.95%	309	8.91%
Cayce	2	3,394	173	5.10%	1,447	42.63%	1,599	47.11%	175	5.16%
Cayce	3	3,537	414	11.70%	2,153	60.87%	661	18.69%	309	8.74%
Cayce	4	3,383	102	3.02%	2,453	72.51%	624	18.45%	204	6.03%
	Total	13,781	891	6.47%	8,664	62.87%	3,229	23.43%	997	7.23%

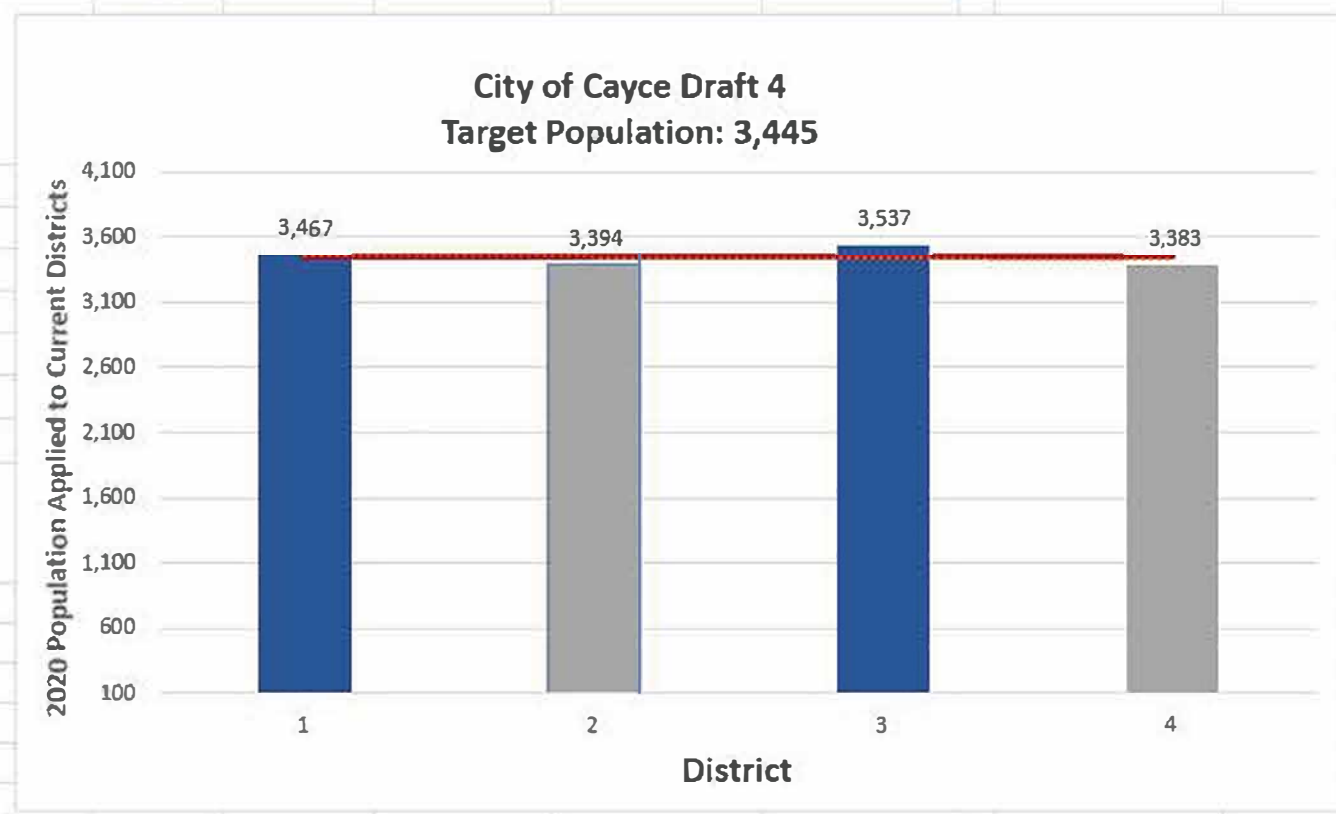
Table 1: 2020 Census Counts Applied to Current Districts

District	2020 Census	Goal	Over/(Under)	% Deviation
1	3,467	3,445	22	0.63%
2	3,394	3,445	(51)	-1.49%
3	3,537	3,445	92	2.66%
4	3,383	3,445	(62)	-1.81%
Lowest	-1.81%			
Highest	2.66%			
Range	4.47%			

ITEM III. A.

Table 3: Voting Age Population by Race *Race defined using DOJ definitions. Not Hispanic or Latino is abbreviated as NH.

Municipality	District	Total VAP	Hispanic VAP	% Hispanic VAP	NH White VAP	% NH White VAP	NH DOJ Black* VAP	% NH DOJ Black VAP	NH Other Race VAP	% NH Other Race VAP
Cayce	1	3,126	151	4.83%	2,398	76.71%	316	10.11%	261	8.35%
Cayce	2	2,575	103	4.00%	1,202	46.68%	1,143	44.39%	127	4.93%
Cayce	3	2,710	236	8.71%	1,805	66.61%	459	16.94%	210	7.75%
Cayce	4	2,854	66	2.31%	2,138	74.91%	475	16.64%	175	6.13%
	Total	11,265	556	4.94%	7,543	66.96%	2,393	21.24%	773	6.86%



Row Labels	Sum of O	Sum of NH_WHT K	Sum of NH_DOJ_BL	Sum of NH_OTHER	Sum of VAP_TOTAL	Sum of VAP_HISPAN	Sum of VAP_NH_WH	Sum of VAP_NH_D	Sum of VAP_NH_OTH
1	3467	202	2611	345	309	3126	151	2398	316
2	3394	173	1447	1599	175	2575	103	1202	1143
3	3537	414	2153	661	309	2710	236	1805	459
4	3383	102	2453	624	204	2854	66	2138	475
GrandTotal	13781	891	8664	3229	997	11265	556	7543	2393

City of Cayce Compare District Changes

EXHIBIT C

ITEM III. A.

Council Members

District	Council Member
Mayor	Elise Partin
1	Tim James
2	Byron Thomas
3	Hunter Sox
4	Phil Carter

Last Revision - 12/31/2024

Legend

— Lexington Co Roads

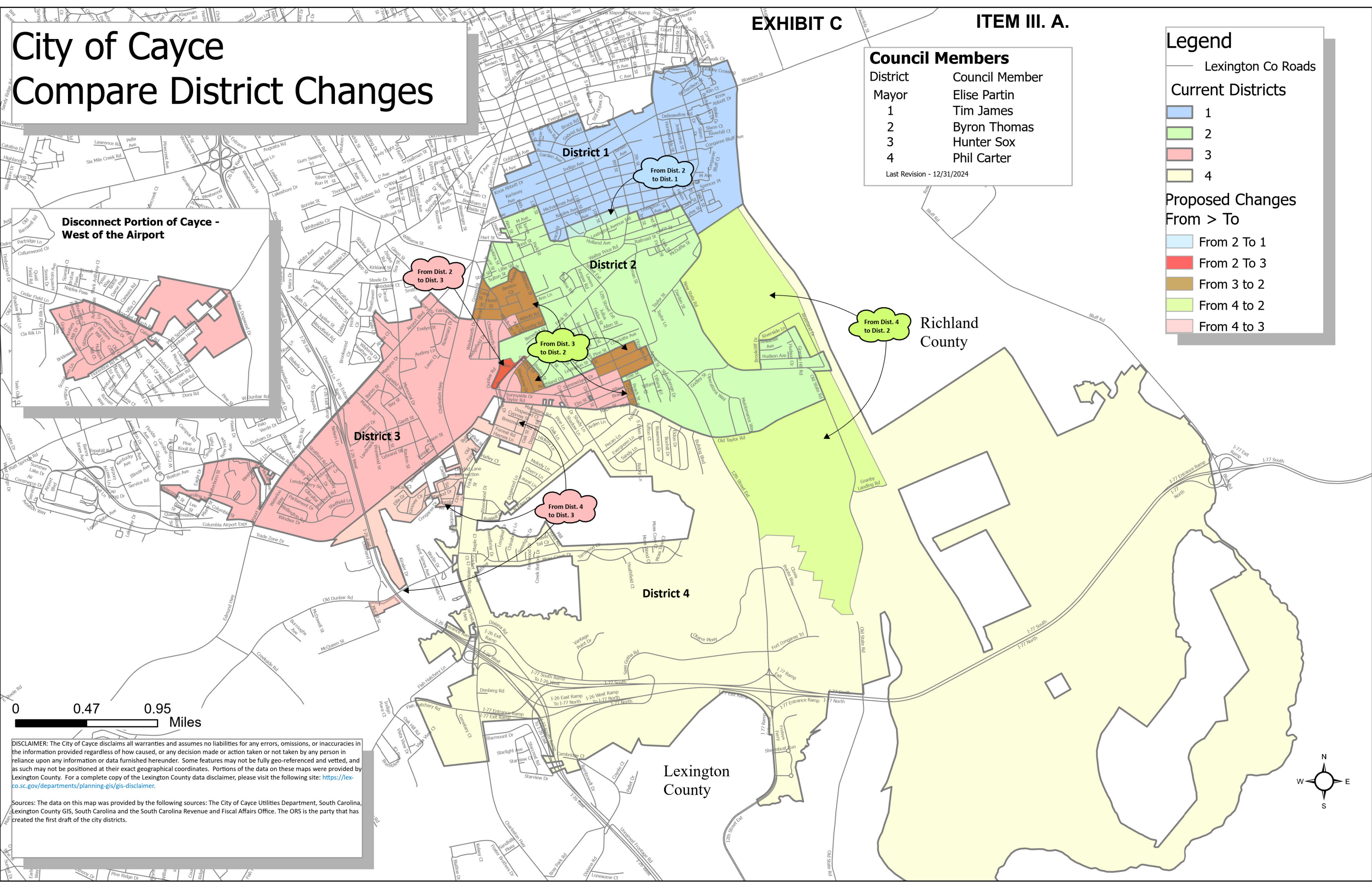
Current Districts

- 1
- 2
- 3
- 4

Proposed Changes From > To

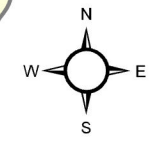
- From 2 To 1
- From 2 To 3
- From 3 to 2
- From 4 to 2
- From 4 to 3

Disconnect Portion of Cayce - West of the Airport



DISCLAIMER: The City of Cayce disclaims all warranties and assumes no liabilities for any errors, omissions, or inaccuracies in the information provided regardless of how caused, or any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder. Some features may not be fully geo-referenced and vetted, and as such may not be positioned at their exact geographical coordinates. Portions of the data on these maps were provided by Lexington County. For a complete copy of the Lexington County data disclaimer, please visit the following site: <https://lex-co.sc.gov/departments/planning-gis/gis-disclaimer>.

Sources: The data on this map was provided by the following sources: The City of Cayce Utilities Department, South Carolina, Lexington County GIS, South Carolina and the South Carolina Revenue and Fiscal Affairs Office. The ORS is the party that has created the first draft of the city districts.



Memorandum

To: Mayor and Council

From: James Crosland, City Manager
Michael Conley, Deputy City Manager
Monique Ocean, Planning & Zoning Administrator

Date: January 15, 2025

Subject: Second Reading of an Ordinance to rezone property on Dixiana Road (Tax Map Number 006899- 01-027) from M-1 to M-2

Issue

Council approval is needed for the Second Reading of an Ordinance to rezone property located on Dixiana Road and further identified as Tax Map Number 006899-01-027 from M-1 (Light Industrial) to M-2 (Heavy Industrial).

Discussion

The applicant/owner has requested the rezoning of approximately 82 acres on Dixiana Road (Tax Map Number 006899-01-027) from M-1 to M-2.

The M-2 zoning district supports industrial uses that may not be compatible with more sensitive areas, which is why it is typically located in more isolated or buffered regions.

The requested M-2 zoning is compatible with the City's Comprehensive Plan and Future Land Use Map.

The Planning Commission reviewed the proposed map amendments at its regularly scheduled meeting on December 16, 2024. No public comments were made in favor of or against the proposed changes.

Recommendation

The Planning Commission unanimously recommended that Council approve the rezoning of Tax Map Number 006899-01-027 from M-1 to M-2.

STATE OF SOUTH CAROLINA)	ORDINANCE 2025-01
)	Amending the Zoning Map and
COUNTY OF LEXINGTON)	Rezoning Property Located on
)	Dixiana Road (Tax Map Number
CITY OF CAYCE)	006899-01-027) from M-1 to M-2

WHEREAS, the Owner/Applicant requested that the City of Cayce amend the Zoning Map to re-designate the property comprising and shown on Dixiana Road, with Tax Map Number 006899-01-027, from M-1 (Light Industrial) to M-2 (Heavy 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 December 16, 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-2 (Heavy Industrial):

Tax Map Number 006899-01-027
Dixiana Road

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

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2025.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

First Reading: _____

Second Reading and Adoption: _____

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

City of Cayce
South Carolina
Planning Commission Zoning Map Amendment

Date Filed: 11.7.2024

Request No: Map Amendment

Fee: \$250

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 M-1 to M-2

The justification for this change is as follows;
Development of industrial facility.

APPLICANT(S) [print]: Rice, Beans, and Potatoes, LLC (c/o Julian Wilson, Manager and Authorized Representative)
Address: 3850 Fernandina Road, Columbia, SC 29210
Telephone: 803.606.6970 [Business] _____ [Residence]
Interest: Owner(s): Agent of owner(s): Other:

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

PROPERTY ADDRESS: 0 DIXIANA ROAD
Lot _____ Block _____ Subdivision To be subdivided/combined prior to rezoning approval. See draft plat attached: "Tract I"
Tax Map No. 00689901027 Plat Book 15492 Page 92
Lot Dimensions: _____ Area: [sq. ft. or acreage] Existing: 87,450 (to be subdivided/combined)
Deed restrictions/limitations on property:
N/a for intended use. See deed exceptions at book/page: 20934-4850 (attached).


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: 11/7/2024



Julian Wilson, Manager and Authorized Representative

Applicant signature(s)

Official Use Only:

Property posted: 12-2-24 By: JE, MO

Published in Newspaper on: 11-29-24

PLANNING COMMISSION: 12-16-24

RECOMMENDATION: Approval

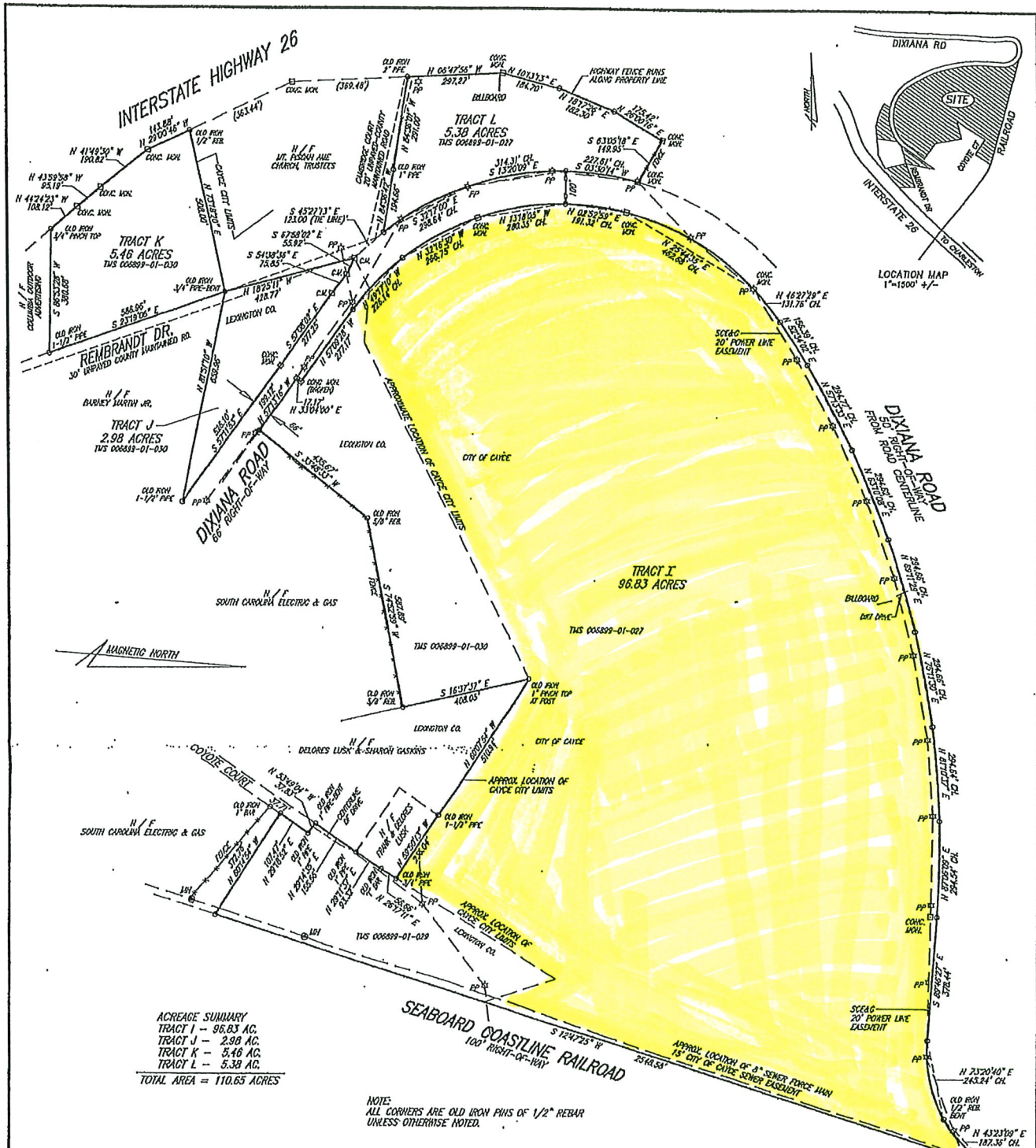
CITY COUNCIL [1st Reading] _____

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.



ACREAGE SUMMARY

TRACT I -	96.83 AC.
TRACT J -	2.98 AC.
TRACT K -	5.46 AC.
TRACT L -	5.38 AC.
TOTAL AREA =	110.65 ACRES

NOTE:
ALL CORNERS ARE OLD IRON PINS OF 1/2" REBAR
UNLESS OTHERWISE NOTED.

21282177 FILED, RECORDED, INDEXED
2012-05-03 10:11:11 AM
REC. FEE \$10.00 CI. FEE \$10.00
CO. FEE \$10.00 PLAT 1
Lexington Darby R. Old, Debra N. Dauter
PLAT OVERLIES 15191192

PLAT PREPARED FOR
SOUTH CAROLINA ELECTRIC & GAS CO.
SITE LOCATED IN LEXINGTON COUNTY, SOUTH CAROLINA
SCALE: 1" = 200' DATE: APRIL 13, 2012

REFERENCES:
1. LEXINGTON COUNTY TAX MAP SHEET 00889, BLOCK 1, LOTS 027, 030.
2. PLAT PREPARED FOR POLY EASTERN INC. BY ASSOCIATED E & S, INC. DATED MARCH 28, 1995.
3. PLAT PREPARED FOR SCE&G BY ASSOCIATED E & S, INC. DATED AUG. 11, 1994.

CERTIFICATION:
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYORS IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS OR OBSTRUCTIONS UNLESS OTHERWISE SHOWN.

Larry W. Smith
LARRY W. SMITH, S.C., P.L.S. NO. 3724

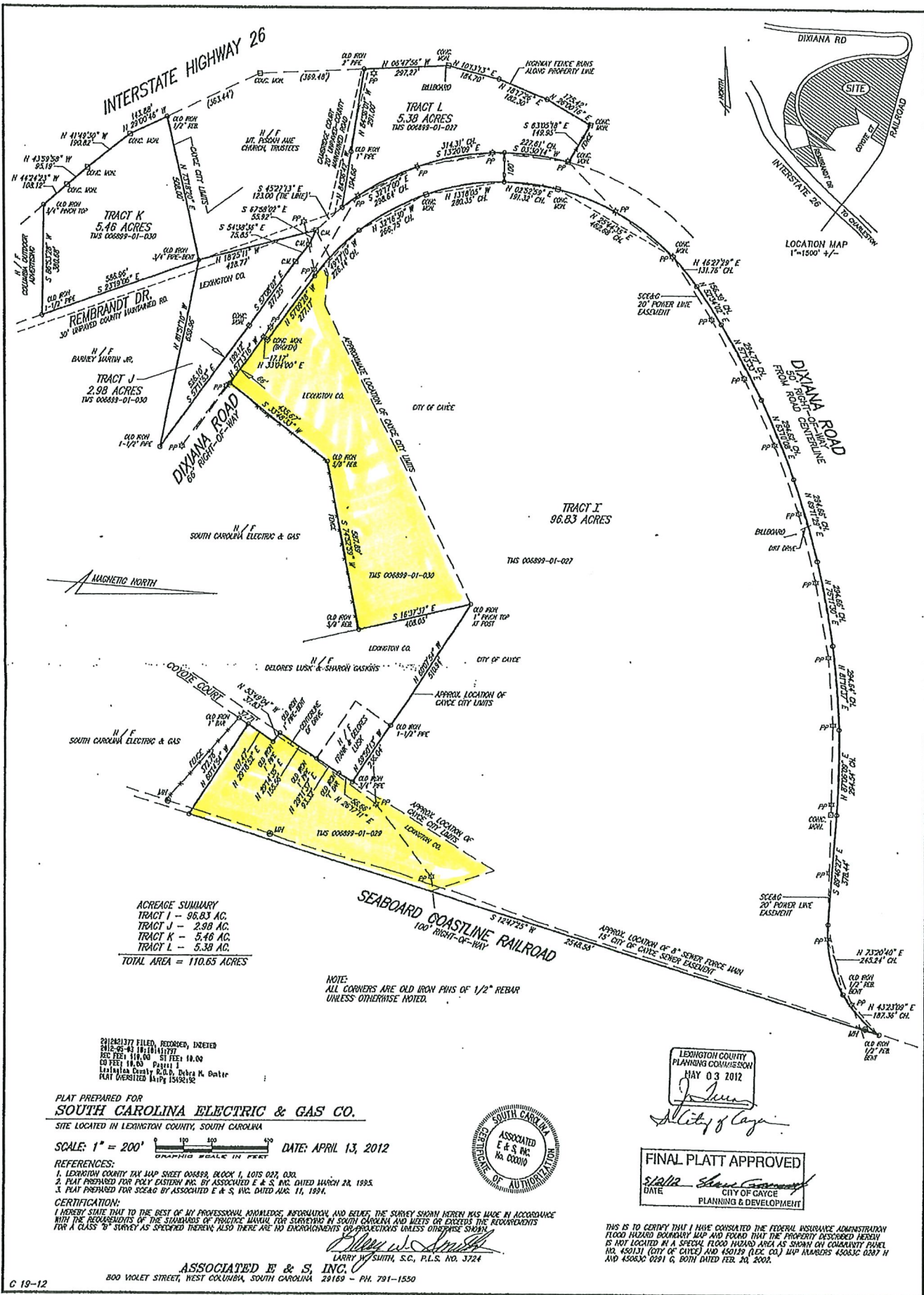


LEXINGTON COUNTY
PLANNING COMMISSION
MAY 03 2012

City of Cayce

FINAL PLATT APPROVED
5/14/12 *Shane Gorman*
DATE CITY OF CAYCE
PLANNING & DEVELOPMENT

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY DESCRIBED HEREIN IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON COMMUNITY PANEL NO. 450131 (CITY OF CAYCE) AND 450183 (LEX. CO.) MAP NUMBERS 450832 0207 N AND 450830 0291 G, BOTH DATED FEB. 20, 2004.



ACREAGE SUMMARY

TRACT I -	96.83 AC.
TRACT J -	2.98 AC.
TRACT K -	5.46 AC.
TRACT L -	5.38 AC.
TOTAL AREA =	110.65 ACRES

NOTE:
ALL CORNERS ARE OLD IRON PINS OF 1/2" REBAR
UNLESS OTHERWISE NOTED.

2012021377 FILED, RECORDED, INDEXED
2012-04-13 10:18:11 AM
REC FEE: \$18.00 S.I. FEE: \$18.00
CO FEE: \$18.00 PLAT # 1
Lexington County, S.C., Debra M. Daltre
PLAT DATED 4/13/12

PLAT PREPARED FOR
SOUTH CAROLINA ELECTRIC & GAS CO.
SITE LOCATED IN LEXINGTON COUNTY, SOUTH CAROLINA

SCALE: 1" = 200' DATE: APRIL 13, 2012

- REFERENCES:
1. LEXINGTON COUNTY TAX MAP SHEET 006889, BLOCK 1, LOTS 027, 030.
 2. PLAT PREPARED FOR POLY EASTON INC. BY ASSOCIATED E & S INC. DATED MARCH 28, 1995.
 3. PLAT PREPARED FOR SCE&G BY ASSOCIATED E & S INC. DATED AUG. 11, 1994.

CERTIFICATION:
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND WEETS OF EXCESS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS UNLESS OTHERWISE SHOWN.

LARRY W. SMITH, S.C., P.L.S. NO. 3724

ASSOCIATED E & S, INC.
800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 - PH. 791-1550



LEXINGTON COUNTY
PLANNING COMMISSION
MAY 03 2012

City of Gayle

FINAL PLATT APPROVED
DATE: 5/14/12
CITY OF GAYLE
PLANNING & DEVELOPMENT

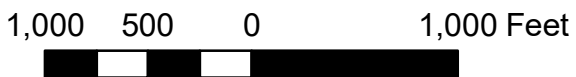
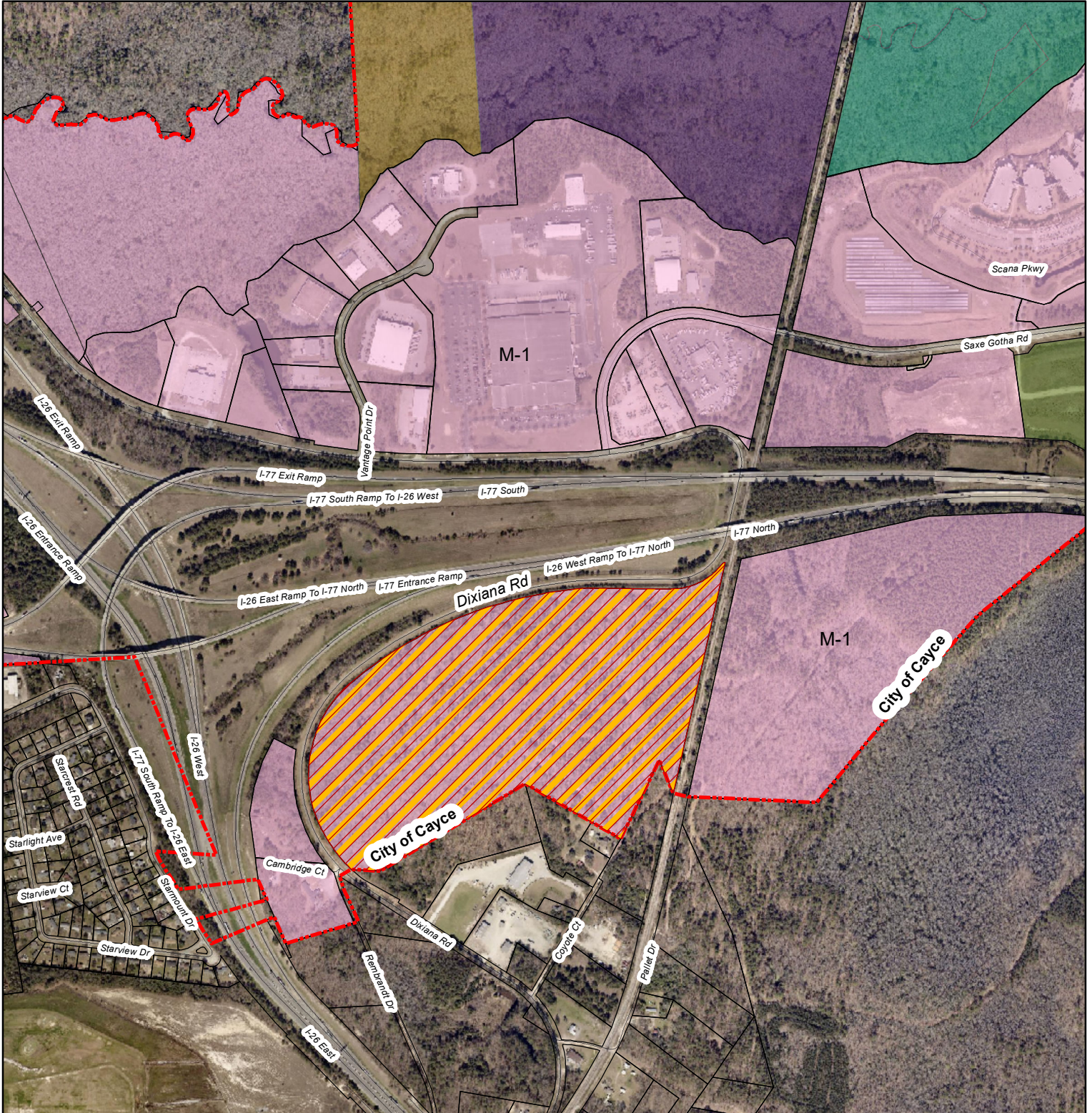
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY DESCRIBED HEREIN IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON COMMUNITY PANEL NO. 450131 (CITY OF GAYLE) AND 450139 (LEX. CO.) MAP NUMBERS 45063C 0287 H AND 45063C 0291 G, BOTH DATED FEB. 28, 2002.

REZONING REQUEST
DIXIANA ROAD
TMS 006899-01-027

ITEM III. B.

Legend

 Rezoning Request



Memorandum

To: Mayor and Council

From: James Crosland, City Manager
Michael Conley, Deputy City Manager
Monique Ocean, Planning & Zoning Administrator

Date: January 15, 2025

Subject: Second Reading of an Ordinance to annex properties located on Dixiana Road (Tax Map Number 006899-01-029 and 006899-01-030), assigning M-2 zoning designations

Issue

Council approval is needed for the Second Reading of an Ordinance to annex properties located on Dixiana Road (Tax Map Numbers 006899-01-029 and 006899-01-030) and assign them the M-2 zoning designation.

Discussion

The applicant/owner has requested the annexation of two parcels on Dixiana Road (Tax Map Numbers 006899-01-029 and 006899-01-030), totaling approximately 14.6 acres. In addition to the annexation, the applicant seeks an M-2 zoning designation for these properties.

The M-2 zoning district is designed to accommodate industrial uses that may not be compatible with certain environments, which is why these districts are typically located in areas geographically separated or buffered from more sensitive zones.

The requested M-2 zoning aligns with the City's Comprehensive Plan and Future Land Use Map.

If approved, these parcels will be incorporated into the applicant's larger 82-acre property on Dixiana Road.

The Planning Commission reviewed the proposed map amendments at its regularly scheduled meeting on December 16, 2024. No public comments were made in favor of or against the proposed changes.

Recommendation

The Planning Commission unanimously recommends that City Council approve the annexation of Tax Map Numbers 006899-01-029 and 006899-01-030 and assign the M-2 zoning designation.

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)
)
CITY OF CAYCE)

ORDINANCE 2025-02
Annexing Properties Located on Dixiana Road
(TMS# 006899-01-029 and TMS# 006899-01-
030) into the City Limits Under the Provisions
of South Carolina Code Section 5-3-150(3)

WHEREAS, a proper petition has been filed with the City of Cayce by the owner of 100 percent of the assessed value of the contiguous properties hereinafter described petitioning for annexation of the properties to the City of Cayce under the provisions of S.C. Code 5-3-150(3); and

WHEREAS, it appears to Council that annexation would be in the best interest of the property owners and the City of Cayce, and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that the properties hereinafter described are hereby annexed to and become a part of the City of Cayce:

PROPERTY DESCRIPTIONS

All those certain pieces, parcels, or lots of land, situate, lying and being near the City of Cayce in the County of Lexington, State of South Carolina, being shown on attached Exhibit "B" which is made part of this Ordinance and consisting of approximately 14.6 acres:

- (1) The parcel of property not currently within the City that is located at the end of Coyote Court, Lexington County, further identified as Lexington County Tax Map Number 006899-01-029, and
- (2) The parcel of property not currently within the City that is located on Dixiana Road, Lexington County, further identified as Lexington County Tax Map Number 006899-01-030.

The properties shall be zoned M-2 (Heavy Industrial), in accord with City of Cayce Zoning Ordinance, Section 3.15, and this classification shall become effective upon the effective date of this annexation ordinance. These properties are added to voting district Number Four (4).

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

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2025.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

First Reading: _____

Second Reading and Adoption: _____

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

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE CITY OF CAYCE, SOUTH CAROLINA:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City of Cayce by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3). I (we) also acknowledge receipt of the Resolution adopted April 13, 2004 by the City "Approving the Method and Criteria for Annexing and Zoning Property in the City Limits of the City of Cayce".

The territory to be annexed is described as follows:

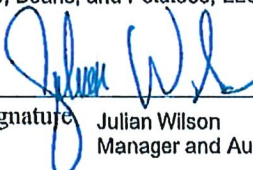
Undeveloped parcels located off Dixiana Road. See attached plat.

The property is designated as follows on the Lexington/Richland County tax maps: 006899-01-030 (to be subdivided)
006899-01-029

It is requested that the property be zoned as follows: M-2

Existing/proposed use of the property to be annexed: Existing: Undeveloped Proposed: Industrial facility

Rice, Beans, and Potatoes, LLC:

	3850 Fernandina Rd, Columbia, SC 29210	11/7/2024
Signature	Street Address, City	Date
Julian Wilson		
Manager and Authorized Representative		



=====
For Municipal Use:

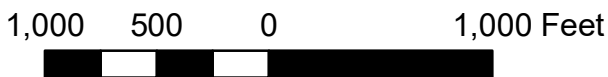
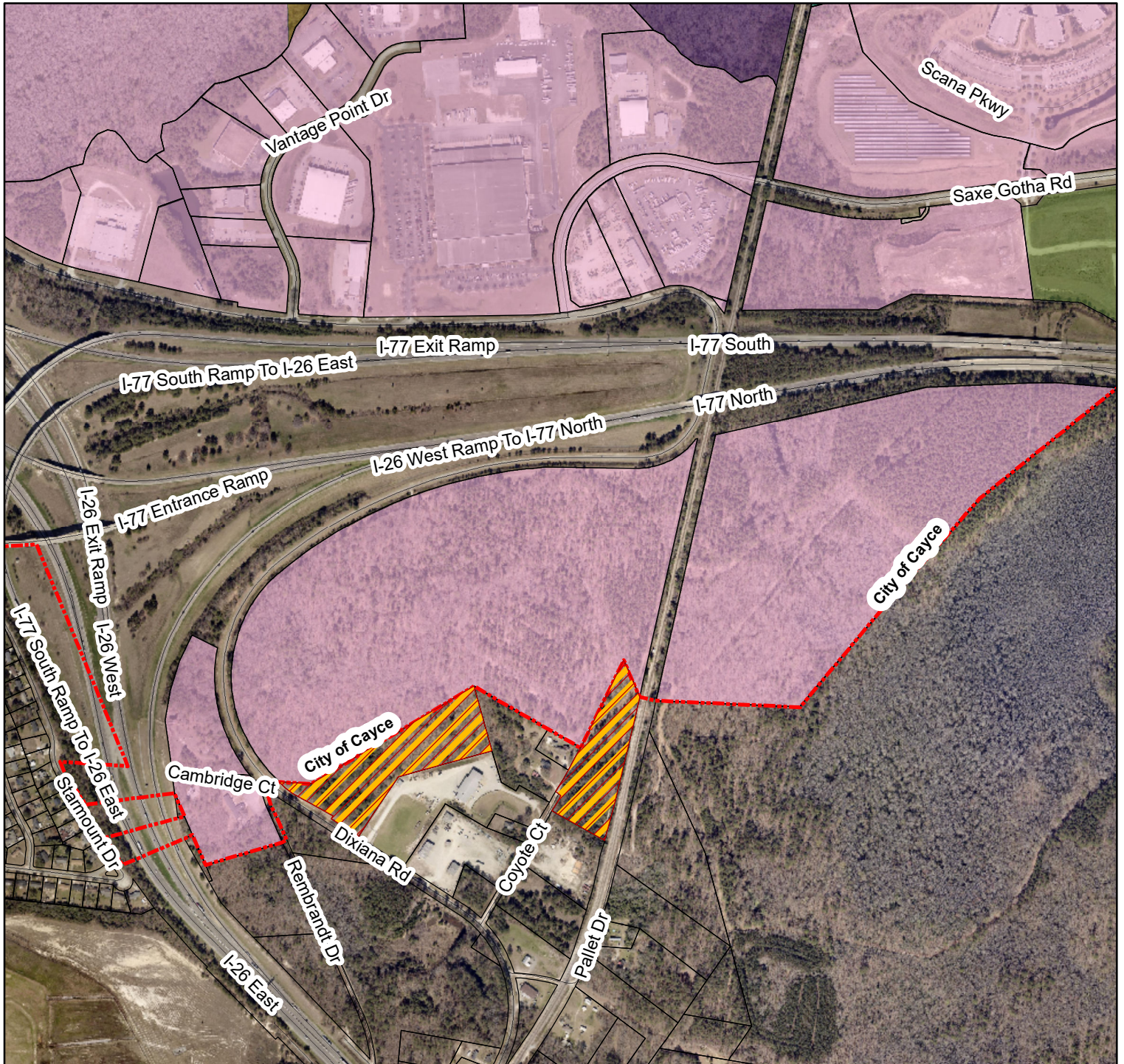
Petition received by: Monique Ocean, Date: 11-7-24
Description and Ownership verified by: Monique Ocean, Date: 11-7-24
Recommendation: Approval
By: Planning Commission, Date: 12-16-24

ANNEXATION REQUEST
DIXIANA ROAD
TMS 006899-01-029 AND TMS 006899-01-030

ITEM III. C.

Legend

-  Annexation Request
-  Cayce City Limits Line



Memorandum

To: Mayor and Council

From: Jim Crosland, City Manager

Date: February 4, 2025

Subject: Discussion and Approval of Award for Bid of Service Agreement to Virtus Construction for improvements to Glenwood Park

ISSUE

Council approval is needed to accept a Service Agreement between the City of Cayce and Virtus Construction for improvements to Glenwood Park.

BACKGROUND

On November 1, 2024, the City posted a Request for Quotes (RFQ) on the City's webpage and SCBO.com seeking experienced consultants capable of improvements necessary for Glenwood Park. The park is in dire need of improvements. City administration along with park staff created a list of necessary improvements to the park which included the replacement of the chain-link fence, removal of an old broken bike rack, reconditioning the basketball court including the goals, moving an old picnic shelter and table, adding a new water fountain, and installing new seating and trash receptacles. The park is one of several neighborhood pocket parks located in the City and is used frequently.

Virtus Construction scored the highest points total in the evaluation criteria meeting all the necessary RFQ requirements and was the lowest bidder. Virtus Construction is located locally in Columbia with an added bonus of the project manager residing in Cayce.

There was a total of six companies that submitted proposals: Virtus Construction, 3D Dirt Works, Bliss, Meric, JF Contractors, and Bullseye Building. A selection committee, made up of three (3) City Staff members reviewed and scored the proposals based on specific criteria. Virtus Construction was the most responsive and responsible responder.

RECOMMENDATION

Staff recommends that the project be awarded to Virtus Construction, in the amount of \$49,962.44, and authorize the City Manager to execute said agreement. Funding for the project will come from Hospitality Tax Reserve Fund.

ITEM IV. A.

	Virtus Construction	Meric	3D Dirt Works	Bliss	Bullseye	JF Contractors
Kelly McMullen	26	18	21	19	13	25
Mendy Corder	29	20	26	28	22	30
Michael Conley	26	17	21	24	14	20
Total (90)	81	55	68	71	49	75

Ranking:
1) Virtus Construction
2) JF Contractors
3) Bliss
4) 3D Dirt Works
5) Meric
6) Bullseye

Kelly McMullen - CFO

Mendy Corder - Clerk to Council

Michael Conley - Deputy City Manager



100 E Exchange Place • Columbia, SC 29209-2100 • Phone: 803-574-9038

Glenwood Park Improvements

Job Address:

1210 Hazel St

Cayce, SC 29033

Proposal for Glenwood Park Improvements

Scope of Work

Items	Description	Qty/Unit	Unit Price	Price
Demolition 1300 - Demolition	Demolition -Old Pavilion -Pavilion concrete pad -Removal of volleyball posts -Removal of 100 feet of chain link -Removal of (2) basketball goals	1	\$2,950.00	\$2,950.00
Concrete - Materials/Labor CONCRETE WORK- COMMERCIAL	Concrete Work -New concrete work -10x10 pad for Pavilion -Concrete for benches, basketball goal, trash can, water fountain	1	\$3,750.00	\$3,750.00
Water Fountain - Materials / Labor 2010 - Plumbing— ground	Water Fountain -Trench across property to install supply for new fountain -Trench and set drain line for new fountain -Install new water fountain on footing	1	\$8,700.00	\$8,700.00
Painting - Basketball Court Lines 4600 - Painting —exterior	Painting -Layout and paint new court lines	1	\$1,800.00	\$1,800.00
Park Benches Miscellaneous Labor	Purchase and install new park benches (4)	1	\$3,750.00	\$3,750.00
Pavilion Framing Per Plan	Framing Materials and Labor -10x10 Pavilion -Asphalt shingles	1	\$4,000.00	\$4,000.00
Black Vinyl Fence 6490 - Fences	Black Vinyl Fence - Material / Labor -Chain link -100ft -2 gates	1	\$3,100.00	\$3,100.00

Items	Description	Qty/Unit	Unit Price	Price
Trash Can Miscellaneous Labor	Purchase and install new specified trash can	1	\$1,435.00	\$1,435.00
Basketball Goals Miscellaneous Labor	Purchase and Install -2 MVP Goalsetter basketball goals -2 wrap around pole pads	1	\$7,450.36	\$7,450.36
Clean and Repair Concrete CONCRETE WORK- COMMERCIAL	Clean and repair concrete -Pressure wash basketball court -Dig out / clean out cracks -Repair cracks	1	\$1,450.00	\$1,450.00
Site Prep Site prep	Site Prep -Project Signage -Plastic -Surface Protections	1	\$500.00	\$500.00
Project Management Project Management	Project Management -Supervision -Admin -Estimating -Project Management -Scheduling -Materials Orders	1	\$2,000.00	\$2,000.00
Incidentals Incidentals	Incidentals	1	\$750.00	\$750.00

Scope of Work Total:

\$41,635.36

Overhead

Items	Description	Qty/Unit	Unit Price	Price
Overhead Internal Payroll and Overhead Cost	Overhead	1	\$4,163.54	\$4,163.54

Overhead Total:

\$4,163.54

Profit

Items	Description	Qty/Unit	Unit Price	Price
Profit Internal Payroll and Overhead Cost	Profit	1	\$4,163.54	\$4,163.54

Profit Total:

\$4,163.54

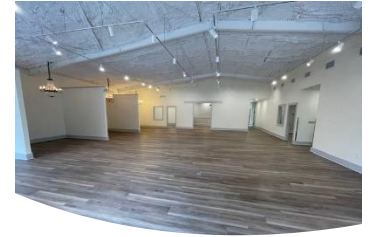
Total Price: \$49,962.44

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:



YOUR VISION IS OUR BUSINESS

Bringing your vision to life is our guiding principle. At Virtus Construction, we approach every construction project with an individual and teamwork focus on your project. We do what we say we're going to do and we approach each project as our own.

100 E Exchange Blvd
Columbia, SC 29209
803-834-3382
www.virtuscon.com



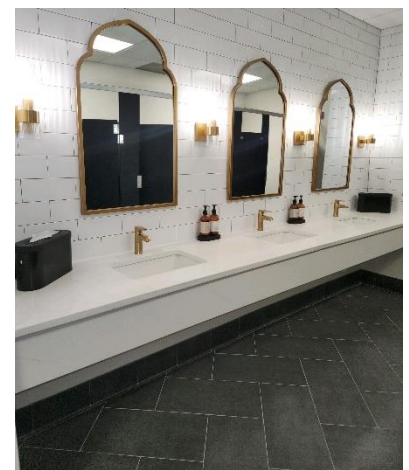
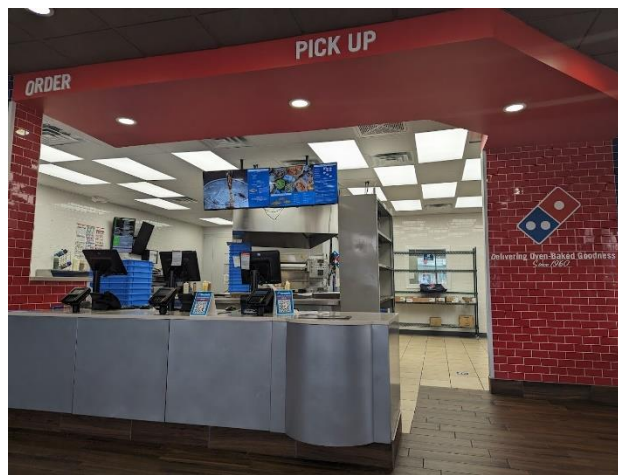
General Contracting and Renovation



Multi-family Construction and Improvements



Commercial Upfits



ABOUT US

Established in 2017, Virtus Construction has worked diligently to establish a reputation of excellence in the construction industry. We are an unlimited General Contractor in South Carolina and we have built our business on the philosophy that we do what we say we will do. We focus on commercial upfits, small multi-family construction, and generalized renovation and maintenance contracting. We believe that building strong relationships begins with exceeding expectations and working as a team to make our client's visions reality.



WHAT WE DO

Virtus Construction offers our clients a comprehensive and competitive construction solution. We work with our clients to meet budget constraints, scheduling deadlines, and to value engineer. We've completed single family and multi-family historic renovation, commercial and retail upfit, single and multi-family new construction, exterior upfits and many varying projects in between. Not only do we offer construction solutions, but we work with several clients to offer ongoing maintenance and service solutions for their commercial and multi-family properties. We've managed and completed many projects ranging from small upfits to projects in excess of one million dollars.

SELF PERFORMANCE

When economically beneficial to our clients, Virtus Construction self-performs crucial portions of our construction projects, including but not limited to concrete work, excavation and grading, water and fire proofing, carpentry, trim carpentry, masonry, and specialty work. We have the equipment, skilled labor, and hands-on experience to get the job done right, from start to finish. Self-performance offers our clients the benefit of our ability to quickly identify and solve challenges, implement change orders, and efficiently reduce or eliminate subcontractor delays.



Events Committee Minutes
October 10, 2024

Present: Mike Harlen, Maxine Creamer, Jean Boiteau, Ashley Brown

Absent: Tiffany Aull, Dave Capps

City Representatives: Amanda Rowan, Mendy Corder

Meeting was called to order.

The committee reviewed the September 12, 2024, minutes. Ms. Boiteau made the motion to approve with the correction of Willie Wells Band name and start times. Ms. Brown seconded the motion, and the motion was unanimously passed.

New Business:

The Fall Fest Feedback-The committee discussed how the Fall Fest might be improved for next year. Mr. Harlan recommended breaking the volunteers into groups. Ms. Creamer suggested using school groups to take zip codes. Ms. Boiteau recommended thanking the sound production and moving stage take down a half hour later to accommodate the sound production break down. The committee recommended additional face painters due to the long lines and number of people waiting. The committee also discussed the requirement of committee members to attend events.

Carols on the Riverwalk takes place December 6, 2024, from 6:00 PM to 8 PM. Ms. Rowan stated that the bands that were scheduled last year will be return this year. Ms. Corder discussed the volunteers' roles for Christmas in Cayce, such as placing luminaries, and serving hot chocolate and treats. Ms. Creamer stated she will need at least 300 cups for hot chocolate but requested smaller cups.

With no further business, Mr. Harlen made a motion to adjourn, and Ms. Boiteau seconded. The motion carried and the meeting was adjourned. The next Events Committee meeting will be November 14, 2024, at 5:30 PM in Council Chambers.



**DRAFT MINUTES
BOARD OF ZONING APPEALS
MONDAY, OCTOBER 21, 2024
CAYCE CITY HALL – 1800 12TH STREET
6:00 PM**

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES FOR MAY 20, 2024, MEETING

Phillip Corley made a motion to approve the minutes from the May 20, 2024, meeting. Shirley McClerklin-Motley seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Monique Ocean confirmed that the media and public were made aware of the meeting and the public hearing.

IV. PUBLIC HEARING

Variance 007-24

The applicant, T. Riley, is seeking a variance to reduce the required setbacks in the RG-2 (General Residential) zoning district. The property is located at 1328 Poplar Street (Tax Map Number 005765-03-002).

A. Staff's Opening Statement

Ms. Ocean stated that the applicant is requesting approval of a variance to reduce the required setbacks by 5 feet. Ms. Ocean said the requested variance is needed to accommodate construction of a single-family home which will encroach upon the required setbacks.

Ms. Ocean explained that the subject property is home to an existing structure which the owner wishes to demolish. Ms. Ocean stated the structure has not been used for a number of years.

Ms. Ocean stated that staff believes extraordinary and exceptional conditions exist for this particular piece of property. Ms. Ocean remarked that it appears a portion of the property was taken away for construction of Poplar Street and the buildable area of the property was reduced because of this removal.

B. Comments from the Applicant

Ms. Diane Brown came before the Commission to speak for the owner. Ms. Brown stated that the variance request was needed to install a house on the existing lot. Ms. Brown stated that the existing house was built in the 1950's, remodeling it is not feasible, and the structure needed to be removed. Ms. Brown stated that the 5 ft. variance is needed for placement of a new home.

C. Comments from the Public

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

D. Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

E. Motion

Tyler Helms made a motion to grant the variance to reduce the setbacks by 5 feet. Phillip Corley seconded the motion. All were in favor.

NEW BUSINESS

There was no new business.

ADJOURNMENT

Phillip Corley made a motion to adjourn. All were in favor.

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

Cayce Historical Museum Commission

November 6, 2024

Meeting Minutes

The November 6, 2024 meeting of the Cayce Historical Museum Commission (CHMC) was held in the Cayce Visitors Center. The meeting was convened at 5:05pm by Chair James Stewart. The following individuals attended the meeting:

Name	Status
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
Will Britz	Commissioner
Andy Thomas	Cayce Museum Curator
Elizabeth Lumsden	Cayce Museum Assistant
Steve Sharp	guest (potential volunteer)

Upcoming Events:

11/6 Christmas Traditions Volunteer Meeting 6:30-8pm
 11/26 Volunteer Christmas Decorating Pizza Party 6-8pm
 12/4 December Planning Meeting 4-6:30pm
 12/7 Traditions Christmas in Cayce Event 6-9pm

Invocation: Vice Chair Sulton

Action Items:

October Meeting Minutes:

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

Museum Staff Report

Mr. Thomas introduced Mr. Sharp as a guest and potential volunteer. Mr. Sharp gave an overview of his background and interest in working with the Museum.

Sweet Night Fundraising Report: The Sweet Night Fundraising event was a great success for the Cayce Historic Foundation First Museum Fundraiser. There were approximately 75 attendees. The event featured 6-8 local bakers and silent auction items with speakers from Cayce Historic Foundation and SC Rev250 as well as local musicians. The ticket sales and donations totaled \$1,190.00 with the silent auction income totalling \$1,130.00. In total the event raised \$1,821.89 minus expenditures (\$498.11). Additionally, the Museum used \$750 dollars of A-Tax grant funds for the event. Feedback for the event was positive overall from guests and vendors. Marketing and ticket sales need to start earlier for the next event based on discussion by the Commissioners.

SC Archaeology Society Fundraiser and *SC Archaeology Day* were held at the Cayce Museum on October 26th due to damage and flooding from Hurricane Helene at the 12,000 Years History Park. The event had over 100 attendees including school groups. The attendees and SC Archaeology Society provided positive feedback regarding the event and have suggested it for next year's event.

Mr. Conely has approved the budget for the Airport exhibit and Ms. Lumsden continues to work on text and printing specifications being provided to the Commission in the near future.

Museum staff and volunteers are making progress on the NAGPRA inventory having recorded around 3,500 objects to date. The NAGPRA report will not be finished in January as previously discussed, but work will continue until all items are cataloged.

Donations

Gift of Cayce Family Objects (Ron and Janet Finlayson)

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

Fall and Winter Event Planning

Upcoming Events:

December 2025 Planning Workshop

This planning workshop will be open to the Commission and Foundation Members to co-plan events for 2025. Commissioners discussed the date and agreed on December 4 from 4-6:30pm. The following topics are planned for discussion:

- Marketing Plan
- Volunteer Days
- Calendar of Events

Christmas Traditions Past and Present Museum Open House

- Volunteer meeting and Volunteer Pizza Party (November 26, 2024 6-8pm)
- Coordination of Market Stall installation (Sunday 12:30 pm)
- Lantern tours have been canceled this year due to storm damage.
- Vendors: Vendor Coordination will be turned over to Commissioner Hayden who will follow up with vendors (previously contacted), create a map of market area and coordinate with marketing for social media.
- Marketing and social media posts are scheduled to start going out this week and Ashely Hunter has created the flyers.
- Santa has confirmed and a few vendors have also confirmed. All but two performers have been confirmed as well.
- Cabin is being prepared for the fireplace lighting and cookies.
- Volunteer Pizza Party will be ready with trees and lights up, wreaths and garlands are being put out earlier.
- Poinsettias are being priced by Commissioner Moore and will be delivered to the Museum. After the event, Commissioners can donate them to a nursing home or individuals.

Christmas Open House Volunteer Meeting will directly follow the Museum Commission meeting and assignments will be given to volunteers during the meeting. Assignments for volunteers and Commissioners will be recorded

Ongoing Business:

Strategic Planning-Historic Preservation

No updates at this time.

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 Sulton and seconded by Commissioner Moore. The meeting adjourned at **6:00PM.**



November 19, 2024
Regular Board Meeting of the Housing Authority of the City of Cayce, SC

The Board of Commissioners of the Housing Authority of the City of Cayce, SC held its Regular Board Meeting on Tuesday, November 19, 2024 at Cayce City Hall.

Chairman Jack Sightler called the meeting to order at 5:05 pm. A copy of the agenda was posted on the Housing Authority’s website.

Roll call was conducted, and attendance was as noted below:

CH Board Members			Columbia Housing Authority Staff Present
Chairman	Jack Sightler	Present	Yvonda A. Bean, Chief Executive Officer
Vice-Chairman	Bruce Smith	Present	Barry Hall, Chief Operating Officer
Commissioner	Johnetta Riley	Present	Lee McRoberts, Chief of Staff
Commissioner	Cheryl Seymour	Present	Cherilyn McCoy, Property Manager
Commissioner	Evony Reed	Absent	Gloria Warner, Regional Property Manager
			Damian White, Community Safety Manager
			Dennis Lohr, Chief Financial Officer
			Lucinda Herrera, Chief Development Officer
			Visitors:
			Jarrett Epperson, City of Cayce

APPROVAL OF AGENDA

Mrs. Bean said that that the Agenda should be amended to remove the Executive Session as talks are ongoing with legal counsel and there are no new developments to report or discuss. Chairman Sightler called for a motion to approve the Agenda as amended, upon motion of Commissioner Seymour, seconded by Vice Chair Riley the Agenda was approved.

PUBLIC COMMENT

Mrs. Bean stated no one from the public had signed up or was present to address the Board.

APPROVAL OF MINUTES

Chairman Sightler called for a motion to approve the minutes of the meeting held September 17, 2024. Upon motion of Vice Chair Riley, seconded by Chairman Sightler the minutes were approved.

Board Member		Aye	Nay	Absent
Chairman	Jack Sightler	X		
Vice-Chairman	Johnetta Riley	X		
Commissioner	Evony Reed			X
Commissioner	Cheryl Seymour	X		
Commissioner	Bruce Smith	X		

DISCUSSION ITEMS:

Resolution 2024-003: Approval to Implement Public Comment Procedure

Mrs. Bean said that based on previous discussions with the Cayce Board a Cayce Housing Public Comment policy has been drafted and was included in the Board Report for the Board’s review. Mrs. Bean said that the policy is the same policy employed by the Columbia Board but was updated to replace “Columbia Housing” with “Cayce Housing”. Chairman Sightler called for a motion to approve the Resolution. Commissioner Smith moved to approve the Resolution and Commissioner Seymour seconded the motion and Chairman Sightler opened the floor to discussion.

Vice Chair Riley commented that the language on page 8 regarding “proper decorum as defined by the presiding officer” seemed arbitrary and open to interpretation as different things can be offensive to different people. Mrs. Bean said that the Chair should exercise their judgment in those situations to determine what is appropriate in the situation. Vice Chair Riley asked if people can still address the Board if they do not sign up before the meeting. Mrs. Bean said that they can be recognized but it preferred that they sign up prior. There being no further discussion, Chairman Sightler called for a vote and the Resolution was approved.

Board Member		Aye	Nay	Absent
Chairman	Jack Sightler	X		
Vice-Chairman	Jhonna Riley	X		
Commissioner	Evony Reed			X
Commissioner	Cheryl Seymour	X		
Commissioner	Bruce Smith	X		

CEO REPORT:

Mrs. Bean said that a list of meeting dates for 2025 was included in the Board report. Mrs. Bean said that the 2025 meeting schedule reflects the schedule put forth in the new bylaws approved earlier this year. The next meeting will be January of 2025 and will also include the Annual meeting. Chairman Sightler asked if the schedule needs to be approved and Mrs. Bean said that it was being presented as information as the schedule is stated in the bylaws. Chairman Sightler asked if Cayce Housing should recess in July as the Board does not meet monthly and the Board needs to stay updated on issues impacting the agency, Mrs. Bean said that Special Called meetings can be scheduled as needed to address anything that may present itself during non-meeting periods.

Mrs. Bean said that she hoped the Board liked the presented gifts and wished them Happy Holidays as the Board will not meet in December.

Mrs. Bean asked Ms. McCoy to present the Operations Report.

Ms. McCoy reported the following:

	September	October	November
Accounts sent to Magistrate	1	0	0
Account more than 30 days	1	0	1
Work Orders received	14	11	9
Work Orders Completed	13	10	5
Work Orders Remaining	1	01	4
Emergency Work Order	12	01	0

**Magistrate Update:

September - zero cases sent to the magistrate.

October- zero causes sent to the magistrate.

November-zero case sent to the magistrate.

Commissioner Smith asked what the 12 emergency work orders were in September. Ms. Warner said that they were HVAC repairs as September was especially warm. Mrs. Bean said that per HUD regulations emergency work orders have to be responded to within 24 hours. If a unit cannot be repaired in that time frame, temporary units are supplied to the resident. HVAC issues are addressed as emergency work orders. Vice Chair Riley asked if any damage was sustained during Hurricane Helene. Mrs. Bean said that there was some tree damage but nothing major occurred during the storm. Chairman Sightler asked if the emergency work orders are included in the total work order number and Ms. Warner responded yes.

Mrs. Herrera gave an update on development. Negotiations are currently underway with the City of Cayce regarding Spencer Place. Staff hopes to have the letter of support regarding the RAD conversion soon; resident meetings will have to be held again once the letter is received since so much time has passed since the original proposal. Mrs. Herrera said that she is optimistic about receiving the letter soon as talks are underway with the City and Cayce Cover Apartments.

Mrs. Herrera said that phased tree work will begin soon based on the arborist review completed previously. Work will begin at Poplar and Wilkinson where 5 trees are slated to be removed and extensive trimming performed. Chairman Sightler asked if the Bradford Pears will also be removed, Mrs. Herrera said they are being removed and a replacement plan will be made once all initial tree work is done.

Mr. Lohr gave a financial update for the period ending October 31, 2024.

Public Housing	Period to Date Revenue and Expense	Period to Date Budget	Variance
Operating Income			
Tenant Revenue	33,853	35,000	(1,147)
HUD Operating Grant Revenue	50,548	50,333	214
CFP Operating Revenue	46,500	46,667	(167)
Other Revenue	976	667	309
Total Operating Income	131,877	132,667	(790)
Operating Expenses			
Administrative Expenses	18,467	34,950	16,483
Tenant Services	1,556	2,033	477
Utilities	3,113	3,333	220
Maintenance (see below detail)	71,595	39,663	(31,932)
Protective Services	2,155	3,933	1,779
Insurance Expense	4,432	3,367	(1,065)
Real Estate Taxes-PILOT	3,833	3,833	-
Other General Expenses, Collection Losses	150	1,000	850
Equipment Replacements	-	-	-
Total Routine Operating Expenses	105,302	92,113	(13,189)
Cash Flow (Deficit) from Operations	26,575	40,554	(13,979)

Total income was \$131,877 for the period and is on track with the budgeted amount. Expenses are slightly over budget with an actual of \$105,302 versus a budgeted amount of \$92,113. Mr. Lohr said that maintenance is running a bit high due to costs associated with painting, pest control, water heater repairs and lawn care. Cash flow for the period was \$26,575 versus a budget of \$40,554.

Vice Chair Riley asked if maintenance costs include HVAC replacements. Mr. Lohr said that he was not sure if that expense is capitalized but will check and report back. Ms. McCoy said that no HVAC units had been replaced during the period. Vice Chair Riley asked if cameras have been installed at all Cayce properties or just at Poplar St. Chief White said that cameras are currently only at the Poplar location. Vice Chair Riley said that staff needs to look at Byron and Toole as there has been an increase in foot traffic in the area and there is an empty, unsecured shed on the property that could be used for squatting. Mrs. Herrera said that she will have Mrs. Gibbs check on the shed and address as needed.

Chief White reported that there had been no incidents at Cayce Housing properties for the reporting period.

ADJOURNMENT

There being no further business and upon motion of Chairman Sigtler, seconded by Commissioner Seymour, it was unanimously approved to end the meeting at 5:51 pm.

Prepared by:

Yvonda A. Bean
Secretary/Chief Executive Officer

AFFIDAVIT OF PUBLICATION

STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON

CITY OF CAYCE (LEX)
1800 12TH ST ATTN: MENDY CORDER
CAYCE, SC 29033

Account#1005344

Sort Text: PUBLIC HEARING

Ad Order ID: 357034

Comments:

MTG: 2.4.25/REDISTRICTING ORDINANCE

I hereby certify that on the dates appearing below, I did publish the attached notice in the Lexington County Chronicles, a newspaper of general circulation in the County of Lexington, State of South Carolina, in accordance with the laws of said county and state.

Publication Dates:
01/16/2025

Sworn to before me on said date:
1/16/2025



Lisa Rene Anderson
Notary Public, County of Lexington
My Commission Expires November 19, 2034

**NOTICE OF
PUBLIC HEARING
ON REDISTRICTING
ORDINANCE AND
INVITATION FOR
PUBLIC COMMENT**

Notice is hereby given that members of Council of the **City of Cayce** will hold a Public Hearing for the purpose of obtaining public comment on a proposed ordinance and establishing new Council member election districts.

Date: February 4, 2025
Time: 6:00 p.m.
Location: Council Chambers, Cayce City Hall
1800 12th Street
Cayce, SC

A copy of the proposed ordinance and the new redistricting lines are available for inspection at City Hall, 1800 12th Street, Cayce, SC between the hours of 8:30 am and 5 pm Monday through Friday. The public is also invited to submit any written comments to the City Manager at 1800 12th Street, Cayce, SC 29033. Final reading and vote by the Council on the proposed ordinance will be held at the Council's regular meeting at 5:00 p.m. on February 19, 2025.

AD: 357034 1/16