

Mayor
Elise Partin

Mayor Pro-Tem
Tim James

Council Members
Phil Carter
Hunter Sox
Byron Thomas

Interim City
Manager
James Crosland

Deputy City Manager
Michael Conley



**City of Cayce
Regular Council Meeting
Tuesday, September 3, 2024
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>**

I. Call to Order

- A. Invocation and Pledge of Allegiance
- B. Approval of Minutes
August 14, 2024 Regular Council Meeting
August 21, 2024 Special Council Meeting

II. Public Comment Regarding Items on the Agenda

III. Presentations

- 1. Recognition of Cayce West Columbia Baseball (8 and Under) Team Champion
- 2. Recognition of the City of Cayce being awarded the Best of Lexington County Awards: Best Elected Official – Mayor Elise Partin, Best Law Enforcement Officer – Sgt. Mandy Fournier, Best Community Event – Soiree on State, Best Park – Cayce Riverwalk Park
- 3. Presentation by Mr. John Cherry re sewer charges for an undeveloped property and other related items

IV. Item for Discussion and Possible Approval

- A. Discussion and Approval to Procure a Revitalization Consultant for the TIF District

V. Committee Matters

- A. Discussion and Approval of Waiver of Attendance Policy for Museum
- B. Approval to Enter the Following Committee Approved Minutes into the City's Record

Museum Commission – June 5, 2024

- C. Appointments and Reappointments
Events Committee – Two (2) Positions
Municipal Election Commission – Two (2) Positions

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 including:
 - a. Update and possible options for Completion of the Avenues Stormwater Drainage Grant Project (SCIIP)
- B. Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body
 - a. Discussion of economic development of property adjacent to Charleston Highway
 - b. Discussion of Lexington County economic development projects

IX. Reconvene

X. Possible actions by Council in follow up to 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.



Mayor Elise Partin	Mayor Pro-Tem Tim James	Council Members Phil Carter Hunter Sox Byron Thomas	Interim City Manager James Crosland	Interim Deputy City Manager Michael Conley
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**City of Cayce
Special Council Meeting
Wednesday, August 14, 2024**

The August 14, 2024, Special Council Meeting was held this evening at 5:00 p.m. in Council Chambers. Those present included Mayor Pro Tem Tim James and Council Members Phil Carter, Hunter Sox and Byron Thomas. Interim City Manager Jim Crosland, Interim Deputy City Manager Michael Conley, Municipal Clerk Mendy Corder, Interim Police Chief Shawn Grant, Fire Chief Steven Bullard, Assistant Fire Chief Ryan Gates, Finance Director Kelly McMullen and Human Resources Director Lynn Dooley were also in attendance.

Mayor Pro Tem James 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 Pro Tem James called the meeting to order and Council Member Carter gave the invocation. Interim Police Chief Grant led the assembly in the Pledge of Allegiance.

Mayor Pro Tem James stated that night's meeting was a special called meeting because of the storm from last week, and Mayor Partin already had a commitment and could not attend. He stated that it was late in the day when the decision was made to cancel the August 6, 2024, Council Meeting because they were hoping for better weather, but the Governor enacted an emergency order and they felt what was best for the citizens at that time was to keep them off the roads. He stated therefore they did make the move to cancel that meeting and schedule a meeting for August 14, 2024. He stated that the reason for that night's meeting, versus just waiting until the next Council Meeting, was the City recently went through a very tough budget, and in that very thin budget, there were very few items that were capital items but those capital items were needed quickly. Mayor Pro Tem James stated that the Interim City Manager and leadership, had asked Council to move forward as quickly as possible so the capital items could be ordered. He stated that night's agenda was abbreviated from what the original agenda was to just those items that were needed. He thanked the City's first responders for working through the storm and all City staff.

Council Member Sox stated that during Council comment later in the meeting, he wanted to address the City's Ordinance to recommend a few changes in the event of a governor issued state of emergency to represent a consistent practice moving forward.

Council Member Carter stated that sometimes Council got caught up in a social media storm and he regretted that and apologized for it. He stated that it shed a poor

light on Council sometimes and apparently there were things currently on social media. He stated that he did support moving the Council Meeting date and did send an email stating that but he believed strongly when the majority of Council speaks, do what the majority wants. He stated that it was unfortunate that they continued to conduct business through social media. Council Member Carter stated that at times, it was unnecessary and a lot of times, people were misinformed, and he appreciated Mayor Pro Tem James comments setting the record straight on why Council was meeting that night. He stated that he regretted the embarrassment that it brought to the City. He stated that staff's response to the storm was a prime example of the job the City employees do. He stated that everyone pulls together and it was appreciated. He stated that he did not think Council said enough that it was appreciated, but they had some things to clean up themselves and they would.

Approval of Minutes

Council Member Sox made a motion to approve the July 17, 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.

Items for Discussion and Possible Approval

A. Discussion and Approval of Capital Items for the FY25 Budget

Interim City Manager Crosland stated that on June 26, 2024, Council gave second reading to the FY25 General Fund budget that did not include capital purchases. He stated that Council asked that those capital purchases come before them at a later meeting. He stated that included in the capital purchases were new office furniture for the Municipal Court, a new backup appliance for Information Technology in case power goes out and replacement of computers and laptops. He stated that a 2014 F150 with 108,000 miles was passed down from the Police Department to the Fire Department when the department split from the Public Safety model. He stated that the truck was not equipped for a Fire Response Vehicle so staff would like to transfer it to the Parks Department and purchase a pursuit rated vehicle. Interim City Manager Crosland stated that the Fire Department currently had a 2008 F250 with 206,000 miles on it that was the responder vehicle that pulled the hazmat truck and the department's boats. He stated that the replacement vehicle would be the primary response vehicle to medical calls, weather events and motor vehicle collisions which would reduce the stress on the larger apparatuses.

Interim City Manager Crosland stated that the Fire Department also requested bunker gear, radios and uniforms for a total of \$12,000. He stated that the Fire Department was also in need of building repairs to include a total kitchen and bath upfit, along with the replacement of the concrete pad which the fire apparatus sits on for a total of \$100,000. He stated that the Sanitation Department was in need of new roll carts since the department had completely exhausted its parts inventory and could no longer repair the ones they had. He stated that 1,100 new roll carts would cost approximately \$75,000. He stated that Fleet Maintenance was in need of a replacement emergency generator that would be the backup for the City's fuel pumps. He stated that the Police Department's emergency generator was barely functional and the City had to rent one during the recent storm. He stated that the cost for a new generator was approximately \$34,000. Interim City Manager Crosland stated that the recommendation from staff was for Council to approve \$579,000 to fund the list of capital purchases by using unrestricted general fund balance, which currently had a balance of \$8,072,958.

Mayor Pro Tem James stated that he would like to remind Council that this was a part of the funding that was in the budget discussions and Council recognized that these were of imminent need, and Council asked the City Manager to bring these items back at the first Council Meeting of the new fiscal year. Council Member Sox made a motion to approve the requested capital items. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval to Ratify an Agreement Approved by the City Manager, Under the Emergency Powers of Sec. 2-146, with Servpro on March 18, 2024, for the Emergency Clean-Up of a Sewer Line Back Up

Interim City Manager Crosland stated that Council approval was needed to ratify a March 18, 2024, agreement with Servpro, approved by the City Manager underneath the emergency powers of Section 2-146, for an emergency sewer cleanup. He stated that on Saturday March 16, 2024, City staff responded to a sewer main cleanup at 2021 State Street which had a blockage in the line. He stated that several businesses started to block up so staff cleared out the blockage using a pressurized system which might have caused an issue with the building at 2025 State Street. He stated that the Servpro cleanup cost \$100,564.13 and staff recommended that Council ratify the City Manager's action executing an agreement with Servpro for \$100,564.13 which would be funded from the wastewater repair expense line item.

Council Member Carter made a motion to ratify the agreement approved by the City Manager. Council Member Sox seconded the motion. Mayor Pro Tem James stated that the City was not perfect and staff made mistakes and this was a mistake that took place and that was why the City had line items in the budget to be able to take care of any mistakes that might occur. He stated that staff attempted every way possible to have it covered under insurance, but it was not possible so that was when the City had

to step up and do what needed to be done. Mayor Pro Tem James called the question which was unanimously approved by roll call vote.

Committee Matters

- A. Approval to Enter the following Committee Approved Minutes into the City's Record
Events Committee – June 13, 2024

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

- B. Appointments and Reappointments
Events Committee – One (1) Position
Municipal Election Commission – Two (2) Positions
Public Safety Foundation – One (1) Position
Standard Technical Codes Board of Appeals – Two (2) Positions

Mayor Pro Tem James stated that the Events Committee had one open position. He stated that the Committee did so much for the community. He stated that the City had received potential member applications from Mr. Mike Harlan, Ms. Karen Fitch and Ms. Ashley Brown in that order. Council Member Thomas made a motion to appoint Ms. Brown to the Events Committee. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

Mayor Pro Tem James stated that Ms. Megan Lightle and Mr. Fletcher Smith's terms on the Municipal Election Commission expired in August and they would both like to serve again. He stated that Mr. Mike Harlan was also interested in serving on the Municipal Election Commission. Council Member Sox made a motion to defer the Municipal Election Commission appointments to the first meeting in September after Council discussed the Commission's future. Council Member Carter seconded the motion. Council Member Sox stated that he thought Council should discuss the future of this Committee pertinent to its need, given its duplicity with the Lexington County Election Commission that runs the City's elections, the staff time associated after hours to host and attend these meetings, and State legislation that was introduced this past year that was likely to be reintroduced, from what he understood, to abolish Municipal Election Commissions across the board. He stated that he would hate to appoint someone and there not be a need to have the Commission next fall and keep using staff time and overtime in the evenings to have the meetings so he would like to see this item deferred. Mayor Pro Tem James stated that Council Member Sox referred to State law and asked if that was on the Legislature's agenda for next year. Council Member Sox stated that it was not on the agenda yet, but he understood it would be reintroduced so he would hate

to continue putting staff time into it. Mayor Pro Tem James asked if it was something that was on the agenda but did not make it. Council Member Sox stated that was correct. He stated that he thought Council needed to have a discussion about that and if it was worth the duplicity with the County Election Commission that already ran the City's elections before Council reappointed anyone. Mayor Pro Tem James called the question which was unanimously approved by roll call vote.

Mayor Pro Tem James stated that the Public Safety Foundation had one open position since Mr. Miles Fisher recently stepped down being a new father with three (3) kids and his local small business was doing extremely well, so he had to step back. He stated that the City received a potential member application from Mr. Mike Harlan and Ms. Karen Fitch. Council Member Thomas made a motion to appoint Ms. Fitch to the Public Safety Foundation. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

Mayor Pro Tem James stated that Mr. Craig Kirby and Mr. William Michael Sexton's position on the Standard Technical Codes Board of Appeals expires in August and they both would like to serve again. Council Member Carter made a motion to reappoint Mr. Kirby and Mr. Sexton to the Standard Technical Codes Board of Appeals. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Interim City Manager Crosland stated that over the last two (2) weeks, he had a great opportunity to meet with different community partners, citizens and property owners and was continuing to strengthen those partnerships with good meetings and he was looking forward to the future. He stated that the Parks Department did their magic again after the storm and had the Riverwalk opened in record time. He stated that staff implemented the Cayce Compliance Department, which was the former Code Enforcement Department, with the same vehicles with new decals and a new mindset. He stated that they wanted to assist people in coming into compliance. He stated that the word enforcement reminded people of someone in uniform with a badge but staff wanted to help residents come into compliance. Interim City Manager Crosland stated for example, if a business owner was operating without a business license, code compliance staff would walk them through the steps to easily obtain one. He stated that the City's new event, the Cayce Cool Down, was a fantastic hit. He stated that close to 1,000 people attended the event. He stated that lastly, he would like to take the opportunity to introduce everyone to Steven Gaither, the City's new Grants and Project Manager. He stated that Mr. Gaither had a wealth of knowledge and had worked for Fairfield County and Richland County. He stated that he had experience with RA and all kinds of municipal and public safety grants. He stated that Mr. Gaither hit the ground running and had already got the City a couple of grants. Mayor Pro Tem James stated that Administration had been bragging on Mr. Gaither and welcomed him to the City of

Cayce. Interim City Manager Crosland stated that staff submitted a grant application for a multi factor authentication and received that grant for \$18,600 and a grant award of \$416,127 for three (3) full time School Resource Officers. He stated that covered new uniforms and upfitting three (3) cars with radios as well. He stated that the three (3) grant positions were currently located at Airport High School, Cayce Elementary and Lexington Two Innovation Center.

Council Comments

Council Member Thomas stated that he and Interim City Manager Crosland and Mayor Pro Tem James recently met with Randy Gibson, the Executive Director of the Lexington County Recreation and Aging Commission. He stated that they were sincere about building a positive relationship with the County in regard to the City's parks, because they wanted the best equipment for local kids. He stated that a lot of young families were moving into the City and the goal was to have everyone's kids of different backgrounds play in City parks and become friends. He stated that they wanted those friendships to grow which would bring out the parents and that was how to truly build community. Council Member Thomas stated that Council wanted to work with the City's County partners to better enhance parks. He stated that Mr. Gibson assured them he was ready to build a more positive relationship so they could make the City's parks the best in South Carolina. He stated that he was very excited for a better relationship with Lexington County and could not wait to see the City's parks blossom and hopefully kids from all over the state would come to Cayce and play and make friends. He thanked Interim City Manager Crosland for doing a great job at the meeting.

Council Member Sox stated that he thought the City was putting some mixed signals out and encouraging people to attend the previous week's Council Meeting while simultaneously encouraging them to stay off the roads and stay safe. He stated that he hated that they had to cancel the meeting so late so moving forward, he thought Council should consider a more consistent practice. He stated that if it was the will of the majority of Council, he would like to request Interim City Manager Crosland to bring Council a draft Ordinance at the first meeting in September to change Section 2-66 to add that when a Council Meeting falls during a governor issued state of emergency, all agenda items are to be moved to the earliest date that a majority of Council can meet for a special session once the state of emergency has been lifted, or the next regular scheduled meeting, whichever came first. Mayor Pro Tem James stated that he thought that was great direction to staff and it would be great if that could be brought back at the first Council Meeting in September.

Council Member Sox stated that he wanted to piggyback off what Council Member Thomas said about community relations with the City's County and other partners. He stated that he attended a meeting with Interim City Manager Crosland and Nephron Pharmaceutical's CEO and some of their leadership a couple of weeks ago. He stated that they had great, productive conversations around partnership and the

impact their employees bring to the City by being residents or shopping or dining in the City, and the economic development that they could bring holistically in the near future. Council Member Sox stated that with it being such a great meeting, it left him thinking over the past few weeks about what more the City could do to be proactive with economic development and letting people know that the City was open for business and looking for better ways to communicate with current partners and future businesses that are looking to come to the City and how they could become more business friendly. He stated that he would like to ask Interim City Manager Crosland to look into this and report back to Council by the first Council Meeting in September, if that was the will of the majority of Council, on what could be done and what steps they could take that would stimulate economic growth. He stated that could range from becoming more business and partner friendly or working to add density in areas that add to the City's median household income to bring new businesses and development. He stated that was looked at as a math problem between density and income levels and common issues and denials that the City had seen from business licensing and permitting and zoning and design obligations to Council. Council Member Sox stated that if many of them seemed to be consistent and were a problem that they might have as a city where the markets driving something that they might not be thinking about, for Council to discuss and consider, or if it's annexation or de annexation of properties in and around the City, and even using funds to purchase specific properties and bring business and developments that Council wanted and have seen a neighboring City do and succeed very well at. He stated that anything else that staff thought the City could do to benefit its economic development and communication with business partners and partnerships that the City had, he would like to see all that included.

Mayor Pro Tem James stated that the Interim City Manager and Interim Deputy City Manager had both been speaking over the last couple of weeks about their eagerness to follow through on economic development. He stated that he would like to see a plan come back to Council from Administration about what they think are the right moves and what direction the City needed to go. He stated that they had learned over the last couple of years that the City had some very valuable land and people would love to be in the City of Cayce, and the City offered everything that anyone needed so moving forward with that would be a great idea.

Council Member Thomas stated that he met with a developer that told him they had rejected offers from people to buy their land to build certain items in the City of Cayce because they want to work with the City to bring the best and brightest industries or type of businesses into the City that was going to bring the best bang for the buck to help the citizens. He stated that having these relationships with the developers in the County did matter and he was very blessed that Interim City Manager Crosland and Interim Deputy City Manager Conley had been very proactive with reaching out to those developers in the County to reestablish the City's relationships because every relationship mattered and they wanted to do the best that they could for the City's citizens, to bring the best to the City.

Council Member Carter stated that he had lunch with the Interim City Manager, Mayor Pro Tem James and Mr. Bill Stern last week. He stated that Mr. Stern's development group had purchased the former Dominion headquarters on 12th Street Extension. He stated that the building was over 500,000 square feet and there had been talk of DHEC moving into there and splitting it up a little bit. He stated that deal was a good deal and was going to happen and several thousand State employees were coming soon and they talked about what the City could do to continue on that positive path with the 12th Street Extension corridor. He stated that Mr. Stern was also involved in the State Farmers Market development of the Department of Education, which was not in the City, but was just past the City. Council Member Carter stated that DNR was building a facility at the Farmers Market which would bring restaurants, gas stations and housing so the City was reaching out to let them know they were wanted in the City. He stated that he was happy Mr. Stern was doing business in the City and Council wanted other developers and people to do business in the City.

Council Member Carter stated that he attended the Central Midlands Council of Governments monthly meetings and they had been looking at the transportation element and the aging element on the transportation side and at the last meeting there were several individual signalized traffic intersections that were handed off to a consultant to look into upgrading them and the 12th Street and L Avenue intersection was on the list. He stated that he would like to see that intersection match the intersection at Knox Abbott Drive and 12th Street.

Mayor Pro Tem James thanked Administration for taking time over the last several weeks and hosting those meetings and talking with the City's partners. He stated that it was no doubt that whenever the City was meeting its partners halfway, they had an opportunity to help manage that growth versus that growth managing them. He stated that they wanted to be able to accept and welcome people, but make sure that growth was brought into the City in a way they saw fit for it. He stated that it was only because of all staff did that Council could do what they did to sell the City. He stated that the City was already sold to people and they wanted to come to the City. He stated that DHEC's 2,200 employees would soon be coming to the City and that added to the City's traffic count which helped add hotels which added more money to the tax rolls which added money to the City's coffers. He stated that the City just went through a very tough budget and Council needed to think outside of the box about they could do to be able to grow that and it was working out well. Mayor Pro Tem James stated that he recently had a meeting with the School District Superintendent and she loved the City's School Resource Officers. He stated that they pledged their continued support with her. He stated that they also met about 800 Lexington Avenue and the very nice homes that were approved to be developed there. He stated that he asked the developers to not forget what that property was all about. He stated that there was a sweet lady that lived in the Avenues many years ago that recognized that some of the children in the Avenues needed education, so she began educating those children in her kitchen. He stated that it outgrew the kitchen, so she went to a gin house in the

Avenues, and that gin house later burned down and at that time, Cayce Elementary was built just for her, and she was the very first teacher there. Mayor Pro Tem James stated that her school bell was found on the property and not only were the developers willing to move forward with trying to find a way to make sure that her memory was well known as they continue to develop that property, but, if possible, they were going to have that bell put there as well. He stated that the City was moving forward, but not forgetting its past, and he appreciated the City's partners doing that.

Mayor Pro Tem James stated that he sat on the Board of the Joint Municipal Water and Sewer Commission. He stated that there was a lot of growth that was taking place in the County that the City would be affording water and sewer to but the City could only do so much since the City's capacity rates go to a certain level, and therefore, when the City's capacity rates were maxed out, they could not keep it in the City and grow in the City, but at the same time, they would love to have capacity rates in other areas of the County. He stated that this was one of those very detailed discussions they would be having in the next couple of weeks

Executive Session

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

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

Reconvene

After the Executive Session was concluded, Council Member Carter made a motion to reconvene the Special meeting. Council Member Carter seconded the motion which was unanimously approved by roll call vote. Mayor Pro Tem James announced that no vote was taken in Executive Session other than to adjourn and resume the Special meeting.

Possible actions in follow up to Executive Session

Council Member Sox made a motion to approve the memorandum of agreement regarding the Interim City Manager as discussed in Executive Session. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

Adjourn

Council Member Carter made a motion to adjourn the meeting. Council Member Sox seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 6:01pm.

Tim James, Mayor Pro Tem

ATTEST:

Mendy Corder, CMC, Municipal Clerk



Mayor Elise Partin	Mayor Pro-Tem Tim James	Council Members Phil Carter Hunter Sox Byron Thomas	Interim City Manager James Crosland	Interim Deputy City Manager Michael Conley
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**City of Cayce
Regular Council Meeting
Wednesday, August 21, 2024**

The August 21, 2024, Regular Council Meeting was held this evening at 5:00 p.m. in Council Chambers. Those present included Mayor Pro Tem Tim James and Council Members Phil Carter and Byron Thomas. Interim City Manager Jim Crosland, Interim Deputy City Manager Michael Conley, Municipal Clerk Mendy Corder, Interim Police Chief Shawn Grant, Fire Chief Steven Bullard, Human Resources Director Lynn Dooley 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 Mayor Pro Tem James gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance. She stated that she was not aware that the other two (2) Council Members were not going to be in attendance and asked if anyone had any insight. Mayor Pro Tem James stated that he only knew that Council Member Sox was out of town.

Public Comment Regarding Items on the Agenda

Mr. Ross Shealy – Item III. A. Mr. Shealy stated that he tried to attend the last regular Council Meeting but it must have been cancelled due to the weather. He stated that he saw that the City was awarded some Best of Lexington County awards and he wanted to congratulate Mayor Partin for being recognized as best elected official and Sergeant Mandy Fournier for being awarded best law enforcement officer. He stated that the Soiree on State was awarded best community event and he wholeheartedly agreed with that. He stated that the Cayce Riverwalk was awarded best park and he agreed with that as well. Mr. Shealy stated that he thought that was a testament to the great job that former City Manager, Tracy Hegler did, with her strong leadership, her focus and dedication to the City, her focus on people and staff and delivering the best for residents. He stated that she was an outstanding public servant. He stated that knowing all that, several members of Council came to the last regular meeting with a fully formed plan to get rid of Ms. Hegler and someone had to have added that to the agenda. He stated that it was clear to everyone in the room that it was planned. Mr. Ross stated that it was not for the good of the City. He stated that he heard from another elected official in another jurisdiction who said they knew it was coming and that was very troubling to him. He stated that he had to wonder if it was related to the basic tenor of Council over the last few months, which seemed to be, to antagonize Mayor Partin as much as possible. He stated that the only real effort he had seen from a lot of Council was trying to undo things that had been built. Mr. Shealy stated that he did not

know if there was a larger plan. He stated that one of the Council Members worked for a political consulting firm and he thought it was a real danger. He stated that political motivations should go away after one's nine to five job and Council's decisions should be made based on what was good for the City. Mr. Shealy stated that he wondered if it would have gone down the same way, if it was a male City Manager.

City Attorney Crowe stated that Mr. Shealy was discussing a personnel matter and it was not on the agenda therefore it was inappropriate under Section 2-71 appearance of citizens. Mr. Shealy stated that he would confine himself to the agenda. He stated that he reviewed the agenda items and saw the communications procedures and thought it seemed a little half-baked. He stated that with regard to the real issues facing the City, Council needed to start working for the good of the City and the people and making its decisions based on the best interests of Cayce. He stated that the decision with regard to the treatment of Tracy Hegler was not in the best interest of the City.

Items for Discussion and Possible Approval

A. Discussion and Approval of Procedures of the City Public Information Officer regarding Council

Interim City Manager Crosland stated that staff recommended deferral of this item to a later date of the discretion of the City Manager due to the suggestion of third party contractual agreements, which included funding outside of the original MPA strategies agreement. He stated that it could be brought back for discussion with Council at a later date. Mayor Pro Tem James made a motion to defer the item to a later date. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Acceptance of Bid from State Utility Contractors for the Pump Station One Improvements

Interim City Manager Crosland stated that Pump Station One of the City's wastewater system has had some issues for some time with keeping up with extreme flows during large rain events. He stated that the pumps and the variable frequency drives (VFD's) and controls were past their end of useful life and needed to be replaced to maintain operations. He stated that Pump Station One currently received approximately 13 million gallons per day of wastewater coming from the City and the surrounding service area. He stated that the three (3) pumps, VFD's and controls currently at the station were installed around 2008 and in 2022 two (2) of the three (3) pumps ceased operations, which mandated emergency bypass pumping while waiting for pumps to be repaired. He stated that it was becoming more difficult, to not only find parts and services, but the time frame for receiving them was measured in months. Interim City Manager Crosland stated that staff asked American Engineering

Consultants to design new pumps, VFD's and controls to replace the aged and failing system. He stated that the design would also address the related pipe work, connecting the pumps to the City's system, providing the City a system that provided another 15 to 20 years of usable service. He stated that bids were opened on Tuesday, August 13, 2024, for this work and based on a review of the bid documents submitted, American Engineering Consultants recommended awarding the bid to State Utility Contractor for the amount of \$3,049,000. He stated that staff's recommendation was that the project be awarded to State Utility Contractors in the amount of \$3,049,000 and authorize the Interim City Manager to execute the contract. He stated that funding for the project would include the use of designated ARPA funds in the amount of \$1,047,217 and an EPA grant of \$540,000 leaving a balance of \$1,461,783 which would be funded from the Wastewater Renewal or Replacement Fund.

Council Member Carter made a motion to award the bid to State Utility Contractor for \$3,049,000 and authorize the Interim City Manager to execute the contract. Mayor Pro Tem James seconded the motion which was unanimously approved by roll call vote.

C. Discussion and Approval of Award for Budgeting, Grants and Procurement Software as Approved by Council in the FY24-25 American Rescue Plan Funding Budget

Interim City Manager Crosland stated that Council approval was needed to award for budgeting grants and procurement software not to exceed the approved amount of \$132,300. He stated that the purchase of the software was approved by City Council in the FY24/25 American Rescue Plan Budget allocations on June 26, 2024. He stated that the software purchase would incorporate budgeting and planning and procurement contract management as well as grant management. He stated that City staff researched several vendors for this project, the majority of them having proficiencies in only one (1) of the three (3) needs encompassed in this project. He stated that the top contenders were Clear Gov for budgeting, Zoom Grants for grants management, Bonfire Hub for procurement and OpenGov for all three (3) needs. Interim City Manager Crosland stated that staff agreed that a single software vendor would offer the best solution for the City. He stated that in accordance with Title 11, Chapter 35 of the South Carolina Procurement Code, the City could participate in cooperative purchasing agreement for the procurement of any supply, services or construction with an agreement entered into between both parties. He stated that such cooperative purchasing might include, but not limited to, joint or multi-party contracts between public procurement units and open-ended State Public Procurement unit contracts. He stated that the use of purchasing cooperative afforded the City greater purchasing power and larger discounts by joining with other public identities.

Interim City Manager Crosland stated that through the City's membership with Omnia Partnership, the City was authorized as a public procurement unit and had the

option to enter into contracts already established through Omnia competitively solicited cooperative purchasing contracts due to the City's need for all three (3) needs to have seamless integration cooperation, as well as OpenGov's current to integrate with the City's current financial software. He stated that the City had chosen to contract with OpenGov under Omnia partners contract number 01-165 and afforded by South Carolina Procurement Code. He stated that staff recommended that the project be awarded to OpenGov through the Omnia purchasing cooperative contract in an amount not to exceed \$132,300 and authorize the Interim City Manager to execute the contract. He stated that the annual recurring cost of \$60,000 would start in FY26.

Mayor Pro Tem James made a motion that the project be awarded to OpenGov through the Omnia purchasing cooperative contract in an amount not to exceed \$132,300 and authorize the Interim City Manager to execute the contract. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

Committee Matters

A. Reappointment Cayce Housing Authority – One (1) Position

Mayor Pro Tem James made a motion to reappoint Ms. Cheryl Seymour to the Cayce Housing Authority. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Interim City Manager Crosland stated that Spencer Place had been repaved. He stated that 3D Dirt Works would be starting on installing a new concrete pad at the Fire Department the following day. He stated that the City's Fall Fest being held October 5, 2024, was completely booked with both food and crafts vendors already.

Council Comments

Mayor Pro Tem James thanked Ms. Corder for balancing all the events and keeping the City involved in the community in addition to her regular duties.

Council Member Thomas stated that he wanted to congratulate the local business community since the Cayce West Columbia Chamber was celebrating their Un Gala that night. He thanked the business community for being in the City of Cayce and for being part of the chamber. He stated that the chamber was the number one chamber, with less than 700 members, in North and South Carolina.

Mayor Partin thanked Interim City Manager Crosland for putting together two (2) council meetings in back to back weeks. She stated that she would ask that Council Members who were not going to be present or were going to be late to let her know, because that was just professional courtesy and they would know how they were running the meeting and that also helped the Interim City Manager. She stated also the rules that Council used when they took her off of all the committees she served on was attendance so it was an important issue. She stated that everyone in that meeting said that they wanted to report out on the external committees that they were sitting on and that has not ever happened so she asked that that item be added to the next agenda. She stated that way Council Members could report on all of the committees that they were sitting on that they said they wanted to.

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 Thomas asked if he could say something. Mayor Partin stated that they were in the middle of a motion. Mayor Pro Tem James made a motion to move into Executive Session. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

Reconvene

After the Executive Session was concluded, Council Member Carter made a motion to reconvene the Regular meeting. Mayor Pro Tem James 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

There were no actions in follow up to Executive Session.

Adjourn

Council Member Carter made a motion to adjourn the meeting. Mayor Pro Tem James seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 5:24 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

Memorandum

To: Mayor and Council

From: Jim Crosland, Interim City Manager

Date: September 3, 2024

Subject: Revitalization Consultant

ISSUE

Staff request approval to procure, through an RFQ, a revitalization consultant to help attract businesses to our city. This consultant will specifically target Knox Abbott Drive and State Street, within and bordering the City's TIF district. The consultant's objectives will be to enhance economic growth, improve the local business environment, and increase job opportunities within our community.

BACKGROUND

Our city has experienced a slowdown in business development, particularly in key commercial areas such as Knox Abbott Drive and State Street. These areas have significant potential for economic development but currently suffer from underutilization. Attracting new businesses to these locations will not only invigorate these areas but also contribute to the city's overall economic vitality.

Prime example properties:

901 Knox Abbott Drive – Old U-Haul – Prime location on Knox Abbott Drive. Has been sitting vacant since the beginning of 2022 and has become a blighted parking lot.

528 - 532 Knox Abbott Drive – A commercial building with 10 or more office spaces. All completely vacant.

100 Block Knox Abbott Drive – A completely empty green space that is located as soon as you cross the river from Downtown. Again, in a prime location that is not being utilized.

To achieve the goal of revitalizing these areas, we propose hiring a revitalization consultant. The consultant will:

1. Conduct market analysis to identify viable business opportunities.
2. Develop strategies to attract targeted businesses.
3. Engage with potential business owners and investors to promote our city as a prime location.
4. Provide recommendations on improving the business environment to make it more attractive to new businesses.

The hiring of the revitalization consultant will be funded through Tax Increment Financing (TIF) funds. TIF funds are an appropriate source for this initiative, as they are intended to promote economic development and community revitalization. The city's RFQ procedures will be followed to procure the consultant.

RECOMMENDATION

Staff seeks approval from Council to proceed with the submission of an RFQ for a revitalization consultant for the outlined TIF area using TIF funding. Once staff reviews and selects a consultant, the selection will be brought back to Council for final approval.

Cayce Historical Museum Commission June 5, 2024, Meeting Minutes

The June 5, 2024, meeting of the Cayce Historical Museum Commission (CHMC) was held in the Cayce Visitors Center. The meeting was convened at 4:01 by Chair James Stewart. The following individuals attended the meeting:

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

Upcoming Events:

10/6 Sweet Night

10/26 Fall Field Day at 12,000-Year History Park

Invocation: A.G. Dantzler

Action Items:

New Commissioner Introductions

This was the first meeting for Commissioners Rabon and Stephenson so the Commissioners went around the table and made introductions.

May Meeting Minutes:

The Commission reviewed the previous meeting minutes. One typo was corrected and Commissioner Sulton motioned to approve the minutes. The motion was seconded by Commissioner Earle and approved by unanimous vote.

Museum Staff Report

Mr. Thomas reported on the Museum's archaeology day event and the African American Legends of Cayce event. Attendance at these events were estimated at 10-20 and 60-70, respectively.

Museum staff are making progress on the NAGPRA inventory having recorded around 1,000 objects to date. They have also moved forward with the exhibit case for the Civil War exhibit and have sought quotes for printing panels and new flooring in the Public Safety building. Ms. Lumsden also continues to work on the Airport exhibit. She also scheduled a program for school children on 6/15 focused on aging paper with tea.

Historic Preservation

The Commissioners discussed recent news that Santee Cooper was planning to modify and/or remove the Cayce Locks from the Congaree River. The work is supported at the Federal level and the Chair has asked that the Commission be a party to any further planning discussions. Commissioner Moore reported that at one time the utility company was willing to deed a parcel formerly occupied by the canal keeper to Cayce for use as a park. At the time, the Council declined the offer. It may be worthwhile exploring who currently owns the parcel and whether it can be acquired by the city since it would provide a great location for an exhibit about Cayce's commerce and transportation history.

Monkey Branch Springs Creek

The Commissioners discussed the removal of the Monkey Branch Springs Creek sign on Frink Street. The Chair presented map and newspaper research (attached) that record the name back more than 100 years, and two legends about how the stream got the name were also brought forward. Further research is needed to see whether the name was recorded on the any earlier documents.

July Meeting

The Commissioners voted to cancel the July 3 meeting of the Museum Commission due to the holiday.

With no other business on the meeting agenda, Commissioner Dantzler motioned to adjourn the meeting. Commissioner Sulton seconded the motion and the Commission voted unanimously to adjourn the meeting at

5:09 PM.

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POLLUTED STREAM CASE AFFIRMED

Lexington County Wins Before Supreme Court Against A-A Chemical Company.

The South Carolina supreme court has just handed down a decision that is expected by the game warden's department to be of considerable help in enforcing the laws against polluting streams. The case was started three years ago in Lexington county and involves the question of pollution of Monkey Spring branch near Cayce, four miles from Columbia.

Action was brought by Lexington county authorities against the American Agricultural Chemical company, which has a fertilizer plant at Cayce, charging it with polluting the branch and causing the death of fish in nearby ponds and in the Congaree river into which the branch empties. The company was found guilty and the case taken to the supreme court where it was affirmed. It again was reviewed by the court on another point and again the company lost.

Seven exceptions were overruled in the opinion written by Justice Watts and concurred in by all of the justices.

Witnesses in the case testified that they had fished in Cayce's and Taylor's ponds and found the fishing good prior to the building of the fertilizer plant. Seepage from the fertilizer works, however, they alleged, got into the ponds and killed the fish.

Joe M. Caughman, then warden for Lexington county, is mentioned among the witnesses in the case. He caught several fish and placed some in a container containing pure water and others in water from the branch after it passed the fertilizer works. The fish in the first container lived several days apparently healthy while those in the latter died.

**PARIS AND LONDON
RUHR AGREEMENT
TO BE NECESSITY**

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...that the alleged two larcenies were
...separate and distinct since the goods
...from both alleged larcenies were re-
...ceived at the same time. "The receiv-
...ing was one transaction," it was held
...in the decision.

...The American Agricultural Chemi-
...cal company case, before the court
...for the second time, was decided in
...favor of the state, respondent, the
...court holding that Judge W. H. Town-
...send, who had tried the case, had not
...made "any error in any particular
...complained of." Under the law and
...the facts as proved, the court added,
..."we do not see how the defendant
...could escape conviction." The com-
...pany was tried and convicted of per-
...mitting poisonous substances to flow
...into Monkey Spring branch in Lex-
...ington county from its fertilizer plant
...so as to kill the fish of the stream.
...A fine of \$500 was imposed.

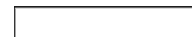
...**"Dr. Jack is Coming."—Adv.**

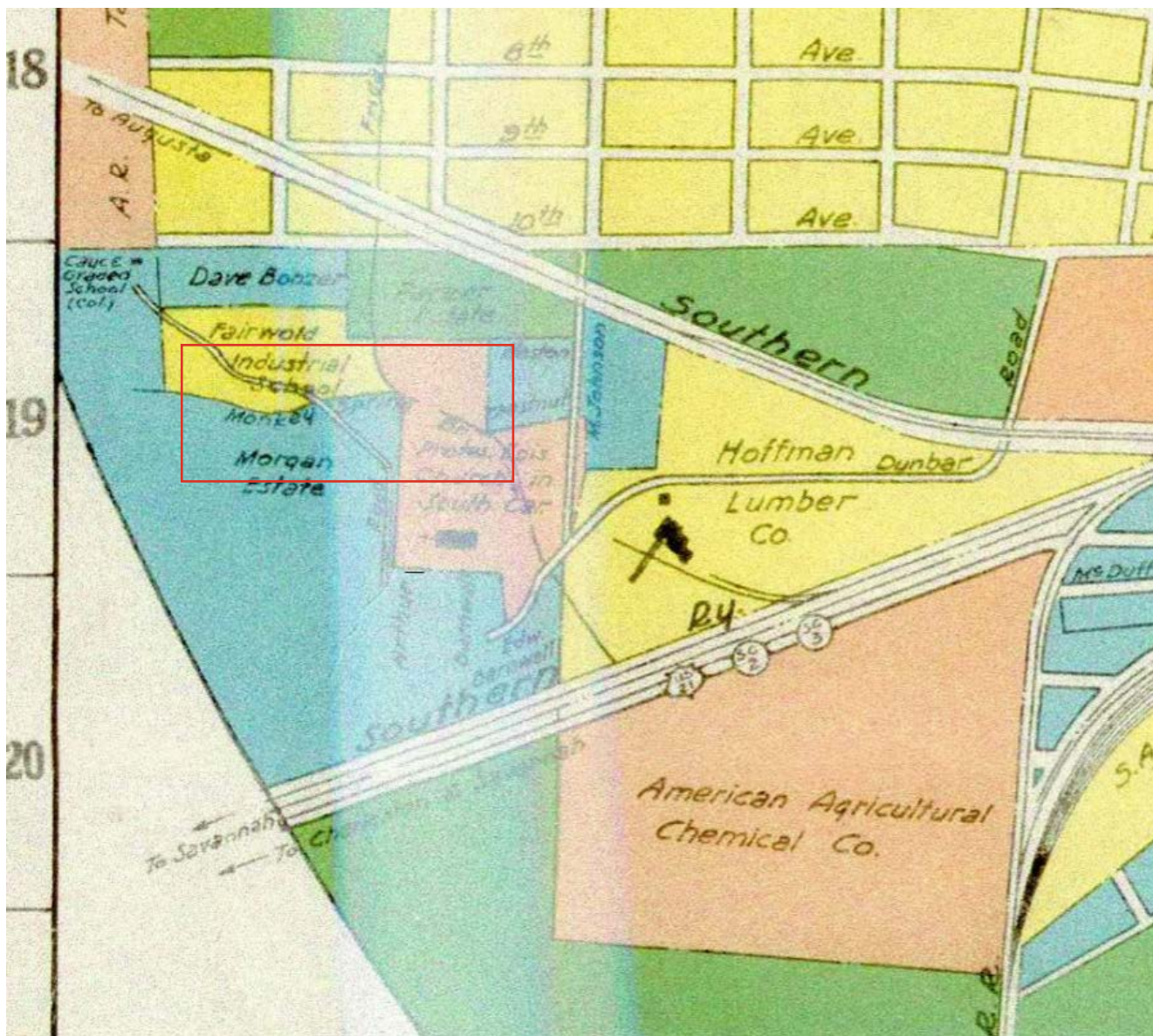
**WILL DISCUSS ROAD
TO SAVANNAH BRIDGE**

**Moorefield and Thomas to Meet
With Authorities From Four
Counties.**

...C. H. Moorefield, state highway en-
...gineer, with L. H. Thomas, secretary
...of the commission, leaves Columbia
...today to inspect the bridge now being
...constructed over the Savannah river,
...and to confer with representatives
...from Beaufort, Jasper, and Hampton
...counties and the highway commission
...of Chatham county, Georgia, concern-

Monkey Spring





Tomlinson Engineering Company

1928 Map of Columbia, S.C. & Vicinity

<https://localhistory.richlandlibrary.com/digital/collection/p16817coll16/id/6/>

COUNCIL ACTION REQUIRED

EVENTS COMMITTEE – TWO (2) POSITIONS

Ms. Maxine Creamer's term on the Events Committee expires in September and she would like to serve again. She has served on the Committee since 2016, serves as the Secretary and consistently attends the meetings. Her reappointment application is attached for Council's review. Ms. Ashley Hunter's term expires in September and she will continue to attend meetings but as the City's Public Information Officer therefore there is one open position. The City has received a potential member application from Mr. Mike Harlan. His application is attached for Council's review.

MUNICIPAL ELECTION COMMISSION – TWO (2) POSITIONS

Ms. Megan Lightle's and Mr. Fletcher Smith's positions on the Municipal Election Commission expire in August. They both would like to serve again. Mr. Mike Harlan is also interested in serving on the Municipal Election Commission. Ms. Lightle's and Mr. Smith's reappointment applications and Mr. Harlan's potential member application are attached for Council's review. This item was deferred at the August 14, 2024 Council Meeting to the September 3, 2024 Council Meeting.

APPOINTMENT PROCESS

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

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

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



CITY OF CAYCE
COMMITTEE MEMBER REAPPOINTMENT APPLICATION

Name: P. MAXINE CREAMER
Home Address: Michaelmas Ave City, State, Zip Cayce, SC 29033
Telephone: 803- _____ E-Mail Address _____
Resident of Cayce: Yes No Number of Years 49 yrs

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

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

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation? Yes No If yes, specify below:

Work Address

Company: _____ Position _____
Address: Retired
City, State, Zip _____ Telephone: _____
Fax: _____ E-Mail _____

Work Experience: NO / AN - 27 year State Employee

Educational Background: High school - 1 yr - TEC

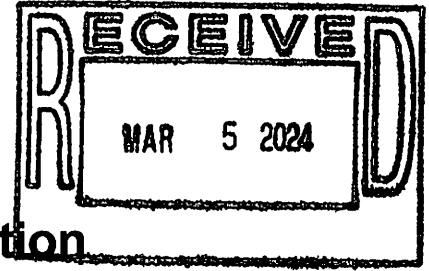
Membership Information (Professional, Neighborhood and/or Civic Organizations):

NONE - Events Committee - Cayce, SC 29033 (8 yrs)

Volunteer Work: none

Hobbies: Baking & gardening

Return to:
Mendy Corder, Municipal Clerk
City of Cayce, P.O. Box 2004, Cayce, SC 29171-2004
Telephone: 803-550-9557 • Fax: 803-796-9072 • mcorder@cityofcayce-sc.gov



City of Cayce Potential Member Application

Application for committees, boards and commissions within the City of Cayce

Date
3/5/2024

Name
Mike Harlen

Home Address
Moss Creek Dr, CAYCE, South Carolina 29033

Phone

Email

Are you a resident of Cayce?
Yes

Number of Years
11

Do you have a business in Cayce?
No

Number of Years

Committee(s) for which you are applying

- Accommodations Tax Committee
- Planning Commission
- Municipal Election Commission
- Events Committee
- Museum Commission
- Cayce Beautification Foundation
- Cayce Public Service Foundation

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation?
No

If yes, specify below:

Work Address
509 Bulldog Blvd, Cayce, South Carolina 29033

Phone
(803) 936-5550

Email
mharlen@lex2.org

Work Experience

Public School Teacher (B.C and L21C) , Small Business Owner: Residential Lawn Care - IOP, Claims Adjuster: Progressive, Bristol West, & Grayward, & Independent, (20 years).

Educational Background

MBA (Capella), MS (Southern Wesleyan) , BS (John Carroll), Certified Public School Teacher, PLTW

Certified Engineering Instructor.

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

NAR (National Association of Rocketry), AIAA

Volunteer Work:

After School Functions: L2IC Rocket Club, Vex Robotics competitions, Kinetic Derby

Hobbies

Model Rockets, Auto Cad, 3D printing, Laser Cutting

**For additional information please contact Mendy Corder at 803-550-9557 or email
mcorder@caycesc.gov**



CITY OF CAYCE
COMMITTEE MEMBER REAPPOINTMENT APPLICATION

Name: Megan Lightle

Home Address: Axtell Drive City, State, Zip Cayce, SC 29033

Telephone: _____ E-Mail Address _____

Resident of Cayce: Yes No Number of Years 10

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

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

Municipal Election Commission

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation? Yes No If yes, specify below:

DUI First Offense, February 28, 1988

Work Address

Company: Retired Position _____

Address: _____

City, State, Zip _____ Telephone: _____

Fax: _____ E-Mail _____

Work Experience: Communications Director at PEBA, Public Affairs at BlueCross BlueShield of SC

Educational Background: BA in Journalism, Malcolm Baldrige Quality Award training, National Pension Education Association

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

Volunteer Work: 24-hour Hotline Organization - 4 years - Chairperson, Cayce Avenues Neighborhood Association, Cayce Events Committee, Cayce Municipal Election Commission

Hobbies: Music, Gardening, Motorcycle Riding, Hiking, Kayaking, British Car Club Midlands Centre

Return to:

Mendy Corder, Municipal Clerk

City of Cayce, P.O. Box 2004, Cayce, SC 29171-2004

Telephone: 803-550-9557 • Fax: 803-796-9072 • mcorder@cityofcayce-sc.gov



CITY OF CAYCE
COMMITTEE MEMBER REAPPOINTMENT APPLICATION

Name: Fletcher Smith

Home Address: Indigo Avenue City, State, Zip Cayce, SC 29033

Telephone: E-Mail Address

Resident of Cayce: [x] Yes [] No Number of Years 8 Months

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

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

X Election Commission

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation? [] Yes [x] No If yes, specify below:

Work Address

Company: SC Small Business Development Centers Position PT Consultant

Address: 1014 Greene Street

City, State, Zip Columbia, SC 29208 Telephone: 803-777-4907

Fax: E-Mail FLS@mailbox.sc.edu

Work Experience: 40 year career, mostly as Director with Staples, Inc

Certified Grant Writer Year 3 of small business consulting

Educational Background: 1976 Bachelor of Science in Accounting University of SC

1982 Masters in Business Admin - Univ of SC CMA Certified Management Accountant

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

New Member - Trinity Baptist Church, Cayce Grant Writers Professional Association

Volunteer Work: Small Business Councils for Cayce West Columbia Chamber of Commerce

and for the Greater Sumter Chamber of Commerce

Hobbies: Cooking, Golf, Genealogy and Bible Study

Return to:

Mendy Corder, Municipal Clerk

City of Cayce, P.O. Box 2004, Cayce, SC 29171-2004

Telephone: 803-550-9557 Fax: 803-796-9072 mcorder@cityofcayce-sc.gov