

Mayor
Elise Partin

Mayor Pro-Tem
Phil Carter

Council Members
Tiffany Aull
Byron Thomas
Alice Rose

City Manager
Mike Conley

Assistant City Manager
Betsy Catchings
Wesley Crosby



**City of Cayce
Regular Council Meeting
Tuesday, June 2, 2026
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>**

REGULAR COUNCIL MEETING

I. Call to Order

- A. Invocation and Pledge of Allegiance
- B. Approval of Minutes
May 5, 2026 – Regular Council Meeting
May 6, 2026 – Special Called Council Meeting

II. Public Comment Regarding Items on the Agenda

III. Items for Discussion and Possible Approval

- A. Discussion and Approval to Amend the June 17, 2026, Council Meeting Date

IV. Ordinances

- A. Discussion and Approval of Ordinance 2026 - 05 to Amend Chapter 38, Traffic and Vehicles, Article II, Operation of Vehicles Generally, of the City of Cayce Code of Ordinances to add Section 38-38, Regulated Use of Golf Carts – First Reading

V. City Manager's Report

VI. Council Comments

VII. Adjourn

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

CITY OF CAYCE
2026 JUNE MEETINGS AND EVENTS

Tuesday, June 2, 2026

- **Meet with the Mayor** | 5:00 p.m. – **CANCELLED**
- **City Council Meeting** | 6:00 p.m.

Wednesday, June 3, 2026

- **Museum Commission Meeting** | 5:00 p.m.

Monday, June 8, 2026

- **Beautification Foundation Meeting** | 5:30 p.m.

Thursday, June 11, 2026

- **Special Called City Council Meeting** | 2:00 p.m.
- **Events Committee Meeting** | 5:30 p.m.

Wednesday, June 17, 2026

- **City Council Meeting** | 5:00 p.m.

Friday, June 19, 2026

- **Juneteenth Holiday** | City Offices CLOSED
- **Garbage, Yard Trash and Recycling will be picked up Wednesday, June 17**

Monday, June 22, 2026

- **Zoning Board/Planning Commission Meeting** | 6:00 p.m.

Tuesday, June 23, 2026

- **Public Safety Foundation Meeting** | 5:45 p.m.

Wednesday, June 24, 2026

- **Bulk & White Good Collection Day**



Mayor Elise Partin	Mayor Pro-Tem Phil Carter	Council Members Tiffany Aull Byron Thomas Alice Rose	City Manager Mike Conley	Assistant City Manager Betsy Catchings Wesley Crosby
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**City of Cayce
Regular Council Meeting
Tuesday, May 5, 2026
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>**

The May 5, 2026, Regular Council Meeting was held this evening at 6:00 p.m. in Council Chambers. Those present included Mayor Pro Tem Phil Carter and Council Members Byron Thomas, Tiffany Aull, and Alice Rose. City Manager Michael Conley, Assistant City Manager Wesley Crosby, Assistant City Manager/Utilities Director Betsy Catchings, Municipal Clerk Kristen Hall, Human Resources Director Keisha Brunson, Fire Chief Steven Bullard, Police Chief Bruce Wade, Communications Coordinator Karly Shorter, IT Director Jamie Beckham, and City Attorney James Smith were also in attendance.

Mayor Pro Tem Phil Carter asked if members of the press and public were duly notified of the meeting in accordance with the Freedom of Information Act. Mrs. Hall confirmed they were notified.

Call to Order

Mayor Pro Tem Carter called the Regular Council Meeting to order, and Council Member Rose gave the invocation. Mayor Pro Tem Carter led the assembly in the Pledge of Allegiance.

Approval of Minutes

Council Member Thomas made a motion to approve the April 7, 2026, Regular Council Meeting minutes as written. Council Member Aull seconded the motion which was unanimously approved by roll call vote.

Public Comment Regarding Items on the Agenda

There were no public comments regarding items on the agenda.

Presentation

Ms. Traude Sander, Executive Director for Keep the Midlands Beautiful, presented on their efforts to reduce litter, increase recycling, and enhance beautification in the area. Ms. Sander asked Council to consider joining the four municipalities that financially support our efforts, and I encourage you to match your sister city, West Columbia, by donating \$6,000 to our efforts. Ms. Sander also recognized Council Member Thomas as their 2025 Elected Official of the Year.

Items for Discussion and Possible Approval

- A. Discussion and Approval to Amend the May 20, 2026, Council Meeting Date

City Manager Michael Conley stated that no action was required; the May 20 meeting will remain as scheduled.

- B. Consideration and Approval of Resolution Authorizing and Approving Financing through Lease Purchase and Award of Lease Purchase Contract – General Fund Fire Vehicle, Requoted

Council Member Rose made a motion to approve staff recommendation of lease purchase financing through the Bank of America and adopt a resolution authorizing the city manager to execute the necessary contract documents. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

- C. Discussion and Approval to Ratify an Agreement Approved by the City Manager under the Emergency Powers of Sec. 2-146, with G.H. Smith Construction, Inc. and Carolina Paving & Grading, LLC, for the Emergency Repair of a Sewer Main Failure on Nikon Circle

Council Member Thomas made a motion to ratify the approved contract under emergency powers for G.H. Smith Construction for approximately \$147,000 to complete excavation, pipe replacement, service reconnections, and manhole insulation, and Carolina Pavement and Grading LLC for approximately \$37,152.52 to move and repave the roadway, which will be funded through the utilities water and sewer capacity reserves. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

Committee Matters

- A. Appointments and Reappointments
Beautification Foundation – One (1) Position
Jennifer Hutto
Vanessa Mota
Dana Bailey

Council Member Thomas made a motion to approve appointment of Jennifer Hutto to the Beautification Foundation. Council Member Aull seconded the motion which was unanimously approved by roll call vote.

Board of Zoning Appeals – One (1) Position
Jason Simpson

Council Member Thomas made a motion to approve reappointment of Jason Simpson to the Board of Zoning Appeals. Council Member Aull seconded the motion which was unanimously approved by roll call vote.

Cayce Housing Authority – One (1) Position
Kelly Wuest

Council Member Thomas made a motion to approve appointment of Kelly Wuest to the Cayce Housing Authority. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

Planning Commission – One (1) Position
Daniel Gooch
Jessica Corley
Travis Basnett
Alexandra Hayes
Dara Brown

Council Member Rose made a motion to approve appointment of Daniel Gooch to the Planning Commission. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

City Manager Conley highlighted several positive developments and community recognition. Residents were encouraged to participate in Midlands Gives by supporting local foundations and committees affiliated with the organization through online donations.

The Fire Department was congratulated for receiving a V-SAFE Grant in the amount of \$14,700, which will be used to purchase extrication gear and equipment.

In addition, members of the Utilities Department, Jamie and Glenn, were recognized for their outstanding customer service following a citizen commendation. The resident praised both employees for their prompt response, professionalism, and dedication while assisting with a possible sewer issue, noting that they went above and beyond in serving the community.

Council Comments

Council Member Thomas commended the Cayce Women's Club for hosting a successful Hot Flash 5K despite rainy weather, with special recognition given to Councilwoman Rose for completing her first 5K and earning third place in her age group. Discussion was also held regarding potential updates to the City's golf cart ordinance. Council reviewed how West Columbia has expanded golf cart usage beyond current state regulations, including nighttime operation and expanded travel limits within city boundaries. Interest was expressed in exploring similar options for Cayce before the end of the summer season.

Council Member Thomas also highlighted a recent community listening tour conducted with city leadership, law enforcement, and staff. Residents shared concerns related to aging water lines, low water pressure, speeding in neighborhoods, pedestrian safety, lighting along the Riverwalk, park improvements, drainage and sewer issues, and the need for additional traffic safety measures. Staff and public safety officials were praised for their responsiveness, community engagement, and continued neighborhood presence.

Additional announcements included recognition of the Cayce Historical Museum's African American Committee for hosting a successful "Legends of the City of Cayce" event, promotion of the upcoming Cayce-West Columbia Block Party featuring free health screenings and community resources, and encouragement for residents to support local schools and students during state testing week.

Council Member Rose expressed for the Cayce Beautification Foundation's Adult Spelling Bee and for participation in the Midlands Gives Elected Officials Challenge, which raised funds for the Cayce Public Safety Foundation.

Mayor Pro Tem Carter thanked police and fire personnel for their response to a major fire on Holland Avenue, noting the importance of mutual aid partnerships with neighboring agencies and the value of continued investment in public safety equipment and resources.

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

Mayor Pro Tem Carter asked if there were any items for Executive Session. City Manager Conley stated that there was no business for Executive Session.

Reconvene

Possible Action in follow-up to Executive Session

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

Adjourn

Council Member Rose made a motion to adjourn. Council Member Thomas seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 6:39 p.m.

Elise Partin, Mayor

ATTEST:

Kristen Hall, Municipal Clerk



Mayor Elise Partin	Mayor Pro-Tem Phil Carter	Council Members Tiffany Aull Byron Thomas Alice Rose	City Manager Mike Conley	Assistant City Manager Betsy Catchings Wesley Crosby
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City of Cayce
Special Council Meeting - Budget Work Session
Wednesday, May 6, 2026
5:00 p.m. - Cayce City Hall – 1800 12th Street
www.caycesc.gov

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

The May 6, 2026, Special Council Meeting for Utilities Budget Work Session was held this evening at 5:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Mayor Pro Tem Phil Carter and Council Members Byron Thomas, Tiffany Aull, and Alice Rose. City Manager Michael Conley, Assistant City Manager Wesley Crosby, Assistant City Manager/Utilities Director Betsy Catchings, Ben Wright, Kay Hutchinson, Vince Osborne, Legrand June, Communications Coordinator Karly Shorter, Rate Consultant Mihaela Coopersmith with Raftelis, and Bond Attorney Lawrence Flynn with Pope Flynn were also in attendance.

Mayor Partin asked if members of the press and public were duly notified of the meeting in accordance with the Freedom of Information Act. Assistant City Manager Crosby confirmed they were notified.

Call to Order

Mayor Partin called the Special Council Meeting to order, and Mayor Pro Tem Carter gave the Invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

Items for Discussion

A. Discussion of Proposed FY2026/2027 Utility Fund Budget

Assistant City Manager/Utilities Director Betsy Catchings explained that the city previously completed a major waterline replacement initiative that replaced approximately 75% of the water lines within city limits, primarily in the oldest portions of the system. Remaining areas still needing significant infrastructure attention include Riverland Park, Churchill Heights, Memorial Drive, Fairlawn, Moss Creek, and other neighborhoods that were not part of the earlier replacement project. She noted that some improvements have already occurred in Riverland Park, including installation of pressure-reducing valves, looping water lines, and fire flow upgrades intended to reduce water main breaks and improve system performance.

Council Member Thomas expressed concern that residents outside The Avenues continue hearing about major investments focused on that area while neighborhoods in other districts also experience infrastructure concerns, including reports of brown water and aging systems. He emphasized the need for a clear multi-year infrastructure plan that residents across all neighborhoods can understand, including timelines showing when their areas will receive attention. Staff acknowledged the need for improved communication regarding completed and future utility projects, noting that much of the work occurs underground and is not visible to residents.

Assistant City Manager/Utilities Director Catchings stated that the City's highest current priority is addressing sewer infrastructure in The Avenues due to the age of the system, repeated failures, and regulatory compliance concerns. She explained that the sewer replacement initiative is expected to occur in phases over multiple years and that the city is developing comprehensive water and sewer master plans to prioritize future projects citywide. Staff emphasized that infrastructure planning must balance emergency needs, long-term maintenance, regulatory requirements, and financial capacity.

Lawrence Flynn, Bond Attorney, explained the structure of the City's utility financing system, noting that City Council serves as the governing authority for the utility system and independently sets utility rates. He reviewed how utility revenues support both operational expenses and debt obligations, emphasizing the importance of maintaining sufficient debt service coverage ratios and reserve balances to preserve strong bond ratings and affordable borrowing capacity for future infrastructure projects. He explained that lenders and rating agencies evaluate whether the City is planning responsibly for long-term capital needs and maintaining adequate financial reserves.

The discussion included extensive explanation of how inflation has significantly increased utility construction costs, labor, chemicals, equipment, and operational expenses in recent years. Staff and advisors noted that delaying infrastructure investment ultimately increases long-term costs and limits the City's ability to proactively address aging systems before failures occur. Advisors also discussed how the expiration of federal ARPA funding may create more favorable construction pricing opportunities in the near future as contractors seek additional work.

Council discussed potential utility rate increases needed to support future capital improvements and maintain financial stability. Staff presented a proposed 7% utility rate increase for FY27, which would equate to an estimated average increase of approximately \$2.89 per month for a typical in-city residential customer using average water consumption. Officials stated that gradual, consistent increases are preferable to larger "rate shock" increases in future years and emphasized that prior years without increases created additional funding pressure due to inflationary costs.

Mayor Partin praised utilities staff for presenting a comprehensive multi-year capital and funding strategy and expressed support for proactive infrastructure investment. She noted that the previous major waterline replacement initiative significantly reduced emergency repairs and system failures and encouraged consideration of similar proactive approaches for sewer infrastructure if financially feasible. She also requested continued development of long-term vehicle replacement and asset management plans and discussed opportunities to pursue energy savings and performance contracting initiatives.

Discussion also focused on employee retention and succession planning within the utilities department. Mayor Partin noted that approximately 46% of utility staff have been employed less than five years, raising concerns about retention and institutional knowledge. Assistant City Manager/Utilities Director Catchings explained that neighboring utilities are aggressively competing for experienced workers and that the city is attempting to remain competitive not only through compensation adjustments but also through maintaining a positive work environment and organizational culture. Staff emphasized the importance of both cost-of-living adjustments and long-term retention strategies.

Council members discussed the importance of maintaining transparent long-term infrastructure planning so that future councils and residents understand the City's priorities and funding strategies. Officials emphasized that utility infrastructure investments are multi-generational assets requiring sustained long-term planning and responsible financial management.

Adjourn

Council Member Thomas made a motion to adjourn. Council Member Rose seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 7:06 p.m.

Elise Partin, Mayor

ATTEST:

Kristen Hall, Municipal Clerk

Memorandum

To: Mayor and Council

From: Michael Conley, City Manager

Date: June 2, 2026

Subject: First Reading of Ordinance 2026-05 to Amend Chapter 38, Traffic and Vehicles, Article II, Operation of Vehicles generally, of the City of Cayce Code of Ordinances to add Section 38-38, Regulated Use of Golf Carts

Issue

Council approval is needed for the First Reading of Ordinance 2026-05 to Amend Chapter 38, Traffic and Vehicles, Article II, Operation of Vehicles generally, of the City of Cayce Code of Ordinances to add Section 38-38, Regulated Use of Golf Carts.

Discussion

The proposed Golf Cart Ordinance is intended to establish clear regulations governing the operation of golf carts within the City of Cayce in accordance with South Carolina Code Section 56-2-90. As golf cart usage continues to increase throughout the community, the ordinance provides a framework to improve public safety, clarify operational standards, and support responsible use on public streets.

The ordinance applies to all golf cart operations within the municipal boundaries of the city. Under the proposed regulations, operators must be at least 16 years old, possess a valid driver's license, carry proof of insurance and registration, and display a valid South Carolina DMV registration sticker on the vehicle.

To promote roadway safety, golf carts would only be permitted on streets with posted speed limits of 35 miles per hour or less, while still allowing crossings at intersections where higher speed limits exist. The ordinance also establishes operational hours between 6:00 a.m. and midnight. Golf carts operated after sunset or before sunrise must be equipped with functioning headlights and taillights.

Additional safety measures include requiring passengers under the age of 12 to wear safety belts while the vehicle is in operation. The ordinance also removes the current state law four-mile travel limitation within the city limits, allowing residents greater flexibility to use golf carts throughout Cayce provided they remain compliant with all applicable laws and safety requirements.

Violations of the ordinance would constitute a misdemeanor subject to penalties established by municipal code, including fines and possible imprisonment.

The proposed ordinance offers several benefits to the City, including improved public safety, clearer enforcement authority for Police officers, and increased transportation flexibility for residents.

Staff believe the ordinance strikes an appropriate balance between convenience and safety by allowing responsible golf cart operation while establishing reasonable safeguards for residents, pedestrians, and motorists.

Recommendation

Staff recommends Council approve the First Reading of Ordinance 2026-05 to Amend Chapter 38, Traffic and Vehicles, Article II, Operation of Vehicles generally, of the City of Cayce Code of Ordinances to add Section 38-38, Regulated Use of Golf Carts.

ITEM IV. A.

STATE OF SOUTH CAROLINA)	ORDINANCE 2026-05
)	
COUNTY OF LEXINGTON)	AN ORDINANCE AMENDING CHAPTER 38, TRAFFIC
)	AND VEHICLES, ARTICLE II, OPERATION OF
CITY OF CAYCE)	VEHICLES GENERALLY, OF THE CITY OF CAYCE
)	CODE OF ORDINANCES TO ADD SECTION 38-38,
)	REGULATED USE OF GOLF CARTS

WHEREAS, the City of Cayce is authorized pursuant to South Carolina Code Annotated Section 56-2-90 to regulate the hours, methods, and locations of golf cart operation; and

WHEREAS, Cayce Council finds that regulating the operation of golf carts within the municipal boundaries of the City promotes public safety and provides clear operational requirements; and

WHEREAS, City Council desires to establish regulations consistent with state law governing the operation of golf carts on public streets and highways within the City of Cayce;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Cayce, South Carolina, in Council, duly assembled, that the Cayce Code of Ordinances is amended by adding Section 38-38, Regulated use of golf carts, in Chapter 38, Traffic and Vehicles, Article II, Operation of Vehicles Generally, as set forth herein in the attached provisions.

IT IS FURTHER ORDAINED that if any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

IT IS FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

IT IS FURTHER ORDAINED that this Ordinance shall be effective from the date of second reading approval by Council.

DONE IN A MEETING DULY ASSEMBLED, this _____ day of _____, 2026.

Elise Partin, Mayor

ATTEST:

Kristen Hall, Municipal Clerk

First Reading: _____

Second Reading and Adoption: _____

Approved as to form: _____
James Smith, City Attorney

Exhibit A – Code Text Amendment

Sec. 38-38. Regulated use of golf carts.

(a) Applicability. This section applies to the operation of golf carts on public streets, roads, and highways within the municipal boundaries of the City of Cayce.

(b) State-law requirements. A person operating a golf cart on a public street, road, or highway within the City shall comply with the requirements of South Carolina Code Annotated Section 56-2-90, including the following:

(1) Be at least sixteen (16) years of age, hold a valid driver's license, and have in the operator's possession:

- a. A valid State of South Carolina golf cart registration certificate;
- b. Proof of liability insurance in accordance with South Carolina Code Annotated Section 38-77-140; and
- c. The operator's driver's license.

(2) Display a valid SCDMV registration sticker on the front windshield of the golf cart.

(c) Permitted streets and crossings. Golf carts may be operated only on public streets, roads, or highways within the City where the posted speed limit is thirty-five miles per hour (35 mph) or less. A permitted golf cart may cross a highway, street, or road at an intersection where the posted speed limit exceeds thirty-five miles per hour (35 mph).

(d) Hours of operation; nighttime equipment. Golf carts may be operated within the municipal boundaries of the City only between the hours of 6:00 a.m. and 12:00 a.m. (midnight). A golf cart operated after sunset or before sunrise during authorized hours shall be equipped with properly functioning headlights and taillights. Operation of a golf cart between the hours of 12:00 a.m. and 6:00 a.m. is prohibited.

(e) Safety belts for passengers under twelve. Each passenger under the age of twelve (12) shall wear a fastened safety belt while the golf cart is in operation on public streets and highways.

(f) Four-mile limitation not applicable within City when otherwise compliant. Within the municipal boundaries of the City, operation of a golf cart is not limited to four (4) miles from the address listed on the registration certificate, provided the golf cart is operated in compliance with this section and applicable state law.

(g) Penalty. Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be subject to a fine not exceeding five hundred dollars (\$500.00), imprisonment for a period not exceeding thirty (30) days, or both, in the discretion of the court.

(h) Definition of registered residence. For purposes of this section, “registered residence” means the address listed on the golf cart registration certificate issued by the South Carolina Department of Motor Vehicles (SCDMV).