



Mayor
Elise Partin

Mayor Pro-Tem
Tim James

Council Members
Phil Carter
Hunter Sox
Byron Thomas

City Manager
James Crosland

Deputy City Manager
Michael Conley

**City of Cayce
Regular Council Meeting
Wednesday, March 19, 2025**

The March 19, 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 Phil Carter, Hunter Sox and Byron Thomas. City Manager Jim Crosland, Deputy City Manager Michael Conley, Assistant City Manager Wesley Crosby, Municipal Clerk Mendy Corder, Finance Director Kelly McMullen, Human Resources Director Lynn Dooley, Fire Chief Steven Bullard, IT Director Jamie Beckham and City Attorney Will Dillard 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.

Public Comment Regarding Items on the Agenda

There were no public comments.

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 – Second Reading

City Manager Crosland stated that Council approval was needed to give Second Reading to an Ordinance establishing new district lines for municipal elections. He stated that after reviewing the City's census data, the South Carolina Revenue and Fiscal Affairs Office, (SCRFA), identified a target population for each district of 3,445 individuals. He stated that to achieve the recommended population deviation of 5%, Council District Two needed to increase its population and Council District Four needed to decrease its current population. He stated that in March 2023 City Council adopted a Resolution outlining the City's standards and in June 2023 Council considered the proposed changes to district lines for First Reading but decided to defer the redistricting until after the November 2023 municipal elections to ensure that all affected residents were informed of the proposed changes to the districts. He stated that on February 4, 2025, Council deferred the proposed new district lines until the February 19, 2025, Council Meeting to ask SCRFA to review several additional district lines suggestions

and the map in exhibit A reflected their suggested changes. City Manager Crosland stated that on March 4, staff recommended the item be deferred again to make sure the letters that were mailed out were received by all the affected residents. He stated that staff recommended that Council give Second 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.

Council Member Carter made a motion to approve Ordinance 2025-03 on Second Reading. Council Member Thomas seconded the motion which was unanimously approved by roll call vote. Mayor Partin stated that she appreciated staff and the SCRFA for helping Council to work through and try to navigate this the best they could.

Items for Discussion and Possible Approval

- A. Discussion and Approval to Ratify an Agreement Approved by City Manager, Under the Emergency Powers of Sec. 2-146, with G.H. Smith Construction, Inc., Carolina Paving and Grading, LLC and Hinterland Group, Inc. for the Emergency Repair of a Sewer Main Failure

City Manager Crosland stated that the City had to take immediate action in response to a sewer main failure on Seventh Street, located between Jansen and Michaelmas Avenues. He stated that this portion of the project consisted of excavation of the asphalt roadway, installation of approximately 340 linear feet of pump pipe, reconnection of services and placement of flowable fill in the trench. He stated that in addition, there were significant failures of the sewer main between Jansen and Lafayette Avenues and it was determined that this portion of the sewer main could be addressed through less evasive, trenchless technologies. He stated that this portion of the project consisted of pipe bursting approximately 760 feet linear feet of pipe service, reconnections and a small amount of asphalt repair at the connection points. City Manager Crosland stated that the total price quoted for the emergency repair work was G.H. Smith Construction for \$81,380, Carolina Paving and Grading LLC, for \$27,500 and Hinterland Group Incorporated for \$111,000. He stated that the City Manager approved the quotes using the emergency powers established by City Ordinance, Section 2-146. He stated that staff recommended Council ratify the City Manager's action, executing agreements with GH Smith Construction for \$81,380, Carolina Paving and Grading for \$27,500 and Hinterland Group for \$111,000 for a total of \$219,880. He stated that the contracts would be funded as follows - \$27,500 from Utilities Wastewater Collection O&M budget for the asphalt paving, and \$192,380 from Utilities Capital Reserves.

Mayor Pro Tem James made a motion to ratify the agreement approved by the City Manager. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of an Agreement for Completion of a Subdivision and for Providing of a Surety Bond or Letter of Credit

City Manager Crosland stated that Council approval was needed to accept a performance bond for the subdivision at 800 Lexington Avenue before selling lots for obtaining building permits. He stated that the developer, Broad Brook-CT, LLC, must either complete all required improvements or provide financial assurance through a bond or letter of credit. He stated that Council could accept a performance bond guaranteeing the completion of roads, storm drainage, sidewalks and water and sewer systems within a set amount of time, which was two (2) years. He stated that the bond must be 1.5 times the estimated cost of these improvements as determined by a licensed South Carolina engineer. He stated that if the bond was approved, a bonded plat could be recorded with the Lexington County Register of Deeds allowing lot sales and issuing building permits and the developer remained responsible for completing all infrastructure and maintenance until the final plat was approved and recorded, at which time the bond could be released. He stated that staff recommended Council approve the performance bond for 800 Lexington Avenue in lieu of completed improvements for \$305,860.50.

Mayor Pro Tem James made a motion to approve the performance bond for 800 Lexington Avenue. Council Member Sox seconded the motion. He stated that Council did something similar for Dunbar Village, the new development near City Hall. City Manager Crosland stated that was correct. Mayor Partin stated that the construction cost for the sidewalks seemed very low to her. She asked if staff had compared the price to the grants the City had for sidewalks. City Manager Crosland stated that he could get back to Council with comparable costs for sidewalks. Mayor Partin asked Council if they would be okay with postponing this item until they got that information. She stated they could proceed if staff was comfortable with the numbers and did not think they might run into a problem in two (2) years or they could postpone it. City Manager Crosland stated that he was comfortable with staff's recommendation. Mayor Partin stated that they would be discussing construction projects later in the meeting where the costs were a lot higher. Council Member Carter asked if Mayor Partin was saying that the number was low. Mayor Partin stated that yes, that was the question. Council Member Carter asked who would own the sidewalks once the project was complete.

Deputy City Manager Conley stated that half of the projects sidewalks on Poplar Street would actually be on the project's property and would be part of the property's HOA. He stated that the sidewalks that went down Lexington Avenue were on the right of way and would be DOT's responsibility. Deputy City Manager Conley stated that staff

was applying for a TIF grant to connect the sidewalks to Holland Avenue. Mayor Partin asked where they would end. Deputy City Manager Conley stated the grant would connect the two (2) sidewalks from the development that went down Lexington and Poplar down Second or Third Avenue onto Holland to create a network of sidewalks. Mayor Partin asked if some of that was the developments property. Deputy City Manager Conley stated that the developers were paying for the sidewalks on Lexington and Poplar and the City would use grant money to connect those two (2) sidewalks to Holland Avenue. Mayor Partin asked if he had compared the numbers to the grants the City currently had out for sidewalks on Frink Street and Julius Felder Street. Deputy City Manager Conley stated that the price of the sidewalk on Julius Felder got so high because they had to purchase right of way, and not so much the construction of the sidewalk. He stated that he did not see anything wrong with the construction prices for the sidewalk. Council Member Sox stated that he did a quick Google search and knew that was not great research, but the cost of the sidewalks was in line with 2025 rates. Mayor Partin called the question which was unanimously approved by roll call vote.

C. Discussion and Approval to Enter into a Contract with Raftelis Financial Consultants, Inc. for Financial Consulting

City Manager Crosland thanked Council for deferring this item at the last Council Meeting. He stated that staff always wanted to make sure Council had what they needed in approving these types of agreements. He stated that the proposed Raftelis Master Agreement was a general statement of work and allowed for task orders to be developed. He stated that the use of a master agreement was in line with what the City used for engineering consultants like American Engineering and Hannah Engineering as well the City's on-call general contractor and landscaping group. He stated that master agreements were reviewed every two (2) years, and the master agreement could be extended for an additional two (2) years, or an RFQ could be issued in the current fiscal year. City Manager Crosland stated that staff envisioned a similar process with financing consultants since it was in the City's best interest to utilize the services of Raftelis because they created a rate model that would be calibrated for the FY25/26 proposed data. He stated that to utilize a different firm would require starting over with the rate study. He stated that staff recommended City Council waive the formal bid process and allow the City Manager to execute a master agreement with Raftelis Financial Consultants.

Mayor Pro Tem James made a motion to waive the City's formal bid process and allow the City Manager to execute a master agreement with Raftelis Financial Consultants. Council Member Sox seconded the motion. Mayor Pro Tem James asked if staff would issue an RFQ over the next 12 months. He stated that they were moving forward with Raftelis for the reasons City Manager Crosland described that night, and it needed to be put in place pretty quickly, but over the next 12 months, would an RFQ go back out. City Manager Crosland stated that staff could do that. Mayor Partin asked if that was in line with the City's normal timeline for doing that. City Manager Crosland

stated that staff had to put American Engineering and Hannah Engineering out to bid this year before July. Mayor Partin asked if that was coming as a normal course of business. City Manager Crosland stated that staff could put it out for next year. Mayor Partin asked if it was part of the normal course of business or was it not. City Manager Crosland stated that the City could do a two (2) year agreement with Raftelis or could elect to put out another RFQ next year. Mayor Partin asked if it was a two (2) year agreement. City Manager Crosland stated that it was a new agreement so it would be a two (2) year agreement, but the City had an option. Mayor Partin asked Mayor Pro Tem James if he was saying that he did not want the City to do the two (2) years. Mayor Pro Tem James stated he wanted to make sure that the City was being cost competitive. Mayor Partin stated that if they did the two (2) year agreement, then they would not put it out for an RFQ within the next 12 months. City Manager Crosland stated that they could ask that the agreement be a 12-month agreement so they could put it out for RFQ next year. Mayor Pro Tem James stated that he would leave that to the City Manager and that he wanted to make sure they were being cost competitive, but he recognized that Raftelis had a lot of numbers the City needed so they could not change up with three (3) months' notice. Council Member Sox asked if City Manager Crosland had indicated before that the City's partners in the County and Joint Municipal Water and Sewer Commission also used Raftelis to review their rates. City Manager Crosland stated that the Commission used Raftelis. Mayor Partin called the question which was unanimously approved by roll call vote.

Committee Matters

A. Appointments

- Board of Zoning Appeal – One (1) Position
- Museum Commission – One (1) Position

Mayor Partin stated that someone recently resigned from the Board of Zoning Appeal so there was one (1) open position. She stated that the City had received potential member applications from Mr. Chip Salek Jr. and Mr. Campbell Mims in that order. Council Member Carter made a motion to appoint Mr. Salek to the Board of Zoning Appeal. Mayor Pro Tem James seconded the motion which was unanimously approved by roll call vote. Mayor Partin stated that someone recently resigned from the Museum Commission so there was one (1) open position on the Commission. She stated that the City had received a potential member application form Mr. Christopher Tenny. Council Member Carter made a motion to appoint Mr. Tenny to the Museum Commission. Mayor Pro Tem James seconded the motion which was unanimously approved by roll call vote.

Mayor Partin stated that there were four (4) openings on the City's Events Committee. She stated that it was a great committee that did a lot of fun things. She stated that the potential member application was on the City's website, or they could

reach out to the City's Municipal Clerk who would be glad to help anyone that was interested.

City Manager's Report

City Manager Crosland stated that staff had been very busy with the preparation of Soiree on State. He stated that the City's Community Risk Reduction Manager Lindsey McDade, with the City's Fire Department, had launched a study the first week of March in partnership with the Courage Center and Hoof Beat Ranch that would provide data on therapeutic equine activities. He stated that the program focused on supporting individuals in recovery while improving overall mental illness and technical assistance was provided from the South Carolina Center of Addiction as well as Clemson University. He stated that the program was funded by the South Carolina Opioid Recovery funds. He stated that staff had been extremely busy with the budget and was looking forward to having the first reading of the budget in May.

Council Comments

Council Member Thomas asked Ms. Corder if the Events Committee asked Soiree on State attendees at the 2024 event what future events they would love to see happen in the City. He stated that when he served on the Committee two (2) years ago they did that and if they did that again this year, he would love to see what events people wanted in the City so they could see how Council could be supportive of potential new events to bring people into the City. He stated that he would also like to see what areas of the midlands people were traveling from for the Soiree because he knew the City's events were attracting people from outside of the Columbia area. Council Member Thomas stated that he was excited to have a new, bigger district and he was honored to serve his new constituents and hear their ideas. He stated that he looked forward to attending their neighborhood association meetings so he and Council Member Sox could listen to their constituents, so they could best serve those constituents to the best of their abilities. He stated that he encouraged other areas in his district to have meetings so Council could listen to them. He stated that Council could not do their jobs to the best of their abilities if they did not hear what their constituents wanted and needed, or how they could best serve them. He stated that Council's contact information was on the City's website.

Council Member Sox stated that there was a lot of overlap in some of the Council districts and one thing that that moved over after Council approved the new district lines was what district Glenwood Park resided in. He stated that the park was getting some upgrades, so he wanted to provide an update on those upgrades. He stated that demolition of the old shelter and goal post had been completed, along with new park benches being installed and repairs to the basketball courts being completed. He stated that some work was being performed that week as a new shelter was being built. He stated that the footing for the new basketball goals was going in and then the

plumbing for the new water fountain would be installed. He stated that they were looking into repairing the swings, and as Councilman Thomas had mentioned before, they were looking into having an event for the grand reopening. He stated that Council Member Thomas had mentioned having the high school basketball team there to shoot hoops with some of the kids in the area. Council Member Sox stated that the project was scheduled to be completed by mid-April and hopefully it would remain on that timeline. He stated that they would notify everyone in the area with a note on their roll cart when the reopening date was scheduled.

Council Member Carter stated that at the last Council Meeting, he failed to mention that Moss Creek had a sewer line replaced. He stated that it was a pretty big project, and the City held a public meeting which staff attended to answer questions. He stated that the questions were answered in a perfectly professional way, and he appreciated them doing that. He stated that recently a big tournament was held at the City's new pickleball courts and the group running the tournament was not familiar with the City's special event process. He stated that he was contacted to see if he could help and when he went to City Hall, the City Manager was all already on the phone with the Director of the Recreation Commission. Ms. Amanda Rowan, in the City Manager's office, fast-tracked the process so everything was resolved immediately. He stated that the day of the tournament there was a plumbing issue, so he texted the City Manager and he went down there, and City staff was already there even though it was not the City's lift station but a private lift station. Council Member Carter stated that once again City staff was on the ball and handled it in their normal, professional, perfect way.

Mayor Partin stated that in addition to the Glenwood Park opening, they had talked about having the arts school resource officers get the elementary school students to the reopening, particularly the ones who lived in the neighborhood, so they could get familiar with their own neighborhood park. She stated that the little ones would be there as well. She stated that the kayak launch that the City received a grant for a long time ago should be open soon and was going to be an ADA compliant kayak launch. She stated that the City's neighborhood parks would be getting wired for wi-fi and the project was starting with the City's Art Lot getting wi-fi that weekend. She stated that she knew this was something that Councilman Thomas really championed and thanked him for pushing that forward. Mayor Partin stated that was one more great amenity that was coming to the City at no cost. She thanked staff for getting a grant for some work on the riverwalk to make some repairs and to replace benches and picnic tables as well as new trash bins coming and other equipment.

Executive Session

- A. 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

- B. Receipt of legal advice and discussion of proposed contractual arrangements relating to:
 - i. Avenues Drainage Project
 - ii. SCDOT Intergovernmental Agreement regarding the Avenues Drainage Project
- C. 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
- D. Receipt of legal advice and other matters covered by attorney-client privilege relating to City Attorney communications

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 Sox 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 by Council in Follow up to Executive Session

- A. Bid Award for one or more phases of Avenues Drainage Project

Council Member Sox made a motion to authorize the City Manager to negotiate an award of Division B contract to Wiley Easton Construction, Co, Inc., as discussed in Executive Session. Council Member Carter seconded the motion. Mayor Partin called the question. Council Members Carter, Sox and Thomas voted yes. Mayor Partin and Mayor Pro Tem James voted no. Mayor Partin stated that vote was a tough vote. She stated that it was a complex situation, but all of Council had thoughtful, collegial conversations. She stated that while she and Mayor Pro Tem James were happy for the improvements to happen on Naples Avenue, they felt it was more important to prioritize the homes who had drainage issues in their homes, versus a few yards. She stated that they felt strongly about standing up for citizens who were on the Karlaney Avenue drainage basin and wanted the grant money to go towards that original intent. She stated that the vote that just passed was for the Naples Avenue grant, and that was also an important action, because otherwise the City would have had to give grant money back and they wanted to support any and all infrastructure improvements that could be made in the City.

Mayor Pro Tem James stated that there was not much he could add to Mayor Partin's comments, but that he appreciated them and echoed them. He stated that like many of the issues that come before Council in Executive Session, at a minimum, they were complex, and pursuant to the guidelines of Executive Session, there was only a certain amount of information that Council could share. He stated that he was grateful for the community to always support Council and was grateful for Council that night for over three hours being behind closed doors to come to an equitable conclusion on what they felt was right and understanding one another's perspectives and moving forward. Council Member Thomas stated that he agreed with Mayor Partin and Mayor Pro Tem James and was eager to continue to work to fix the remaining storm water issues on the Avenues and then the City of Cayce. Council Member Sox stated that Council had some thoughtful conversations over the past few weeks, and that night as well. He stated that he respected everyone's vote but he could not sit back and give millions of grant dollars back, but he was confident that Council was on the right track to address the decades old problems that had been lingering in the Avenues from the drainage perspective, and ones that councils before them were not in a position to do so. Council Member Carter thanked everyone for their passion and commitment to that section of Cayce. He stated that Council was going to pledge to finish the Avenues drainage projects. He stated that it was going to be a long road and take a lot of money, but they were determined, as a Council, to do that together and they had made a great start that night, and he was happy they were moving forward.

B. Approval of SCDOT Intergovernmental Agreement regarding the Avenues Drainage Project

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

Adjourn

Mayor Pro Tem James 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 9:05pm.

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 *March 19, 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.