

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, April 7, 2026**

The April 7, 2026, Regular Council Meeting was held this evening at 6:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, and Council Members Byron Thomas, Tiffany Aull, and Alice Rose; City Manager Michael Conley, Assistant City Manager Wesley Crosby and Assistant City Manager/Utilities Director Betsy Catchings; Municipal Clerk Kristen Hall, Human Resources Director Keisha Brunson; and City Attorney James Smith.

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

Call to Order

Mayor Partin called the Regular Council Meeting to order, Council Member Rose gave the invocation, and City of Cayce Fleet Manager Bill Clark led the assembly in the Pledge of Allegiance.

Approval of Minutes

Council Member Thomas made a motion to approve the March 2, 2026, Regular Council Meeting minutes and the March 18, 2026, Council Work Session minutes as written. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

Public Comment Regarding Items on the Agenda

Carl Sherwood – Item V. A. – Mr. Sherwood stated support for efforts to address unsafe and derelict buildings but noted he had not yet reviewed the ordinance and wanted to review it and suggested discussion with local business owners regarding potential impacts.

Chip Salak – Item IX. A., IX. C., and XI. A. – Mr. Salak addressed Council regarding the proposed troll project, requesting additional information on research, costs, maintenance, economic impact, and funding sources and encouraged transparency prior to any expenditure.

Clyde Alley – Item IX. C. – Mr. Alley addressed Council regarding the Otarre Pointe Apartments conversion to low-income housing, expressing concerns about impacts on tenants and requesting the city seek additional information and possible action.

Denise Calafrancesco – Item IX. C. – Ms. Calafrancesco addressed Council regarding Otarre Pointe Apartments, expressing concerns about communication and transparency related to ownership and management changes and the transition to workforce/low-income housing and its impacts on residents.

Katty Hite – Item IX. A. – Ms. Hite addressed Council regarding the proposed troll project, expressing support and noting its potential to attract visitors and benefit the community.

Ron Wright – Item IX. A. – Mr. Wright voiced opposition to the proposed troll project and requested that related expenditures be discussed in open session.

Presentation

Mr. Thomas Causey, Project Manager with Stantec Consulting Services, Inc., presented an update on the City's Brownfields Grant Program.

Items for Discussion and Possible Approval

A. Discussion and Approval to Amend the April 22, 2026, Council Meeting Date

City Manager Conley stated that the April 22, 2026, Council Meeting was being held therefore no action was needed for this item.

B. Consideration and Approval of Resolution Authorizing and Approving Financing through Lease Purchase and Award of Lease Purchase Contract – General Fund Police Vehicles

Council Member Thomas made a motion to approve the resolution authorizing and approving financing through lease purchase and award of lease purchase contract for General Fund Police Vehicles. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

C. Consideration and Approval of Resolution Authorizing and Approving Financing through Lease Purchase and Award of Lease Purchase Contract – General Fund Fire Vehicles

Council Member Thomas made a motion to approve the resolution authorizing and approving financing through lease purchase and award of lease purchase contract for General Fund Fire Vehicles. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

D. 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 Michaelmas Avenue.

Council Member Thomas made a motion to approve the ratification of 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 Michaelmas Avenue. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

- E. 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 Oakland Avenue

Council Member Thomas made a motion to approve the ratification of 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 Oakland Avenue. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

Ordinances

- A. Discussion and Approval of Ordinance 2026-04 Vacant Commercial and Industrial Building Registration Ordinance – First Reading

Council Member Rose made a motion to approve the Vacant Commercial and Industrial Building Registration Ordinance; this motion died for lack of a second.

Committee Matters

- A. Approval to Enter the Following Committee Approved Minutes into the City's Record
Cayce Historical Museum Commission – February 4, 2026

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

City Manager's Report

City Manager Conley introduced Kristen Hall as the City of Cayce's new City Clerk, noting her years of service with the city and extensive executive experience, and welcomed her to the role.

City Manager Conley also provided an update regarding a potential rezoning inquiry for 901 F Avenue. A property owner had discussed the possibility of rezoning the parcel to commercial to combine it with 900 Knox Abbott Drive for a potential development project. City

staff advised that they would not support the rezoning request as it would be inconsistent with the Future Land Use Map and likely not supported by surrounding property owners or community stakeholders. The property owner subsequently met with nearby stakeholders to gauge interest; however, no further action has been taken with the City, and no rezoning application has been submitted at this time.

Council Comments

Council Member Aull stated she was not prepared to support the first reading of the vacant commercial building ordinance at this time. While she agrees that issues related to property appearance and condition should be addressed, she expressed concern that vacancies can result from various factors such as economic conditions. She emphasized the importance of making the city business-friendly, protecting the community's character, and gathering additional input from stakeholders before moving forward.

Council Member Thomas thanked staff for a recent work session and commended their dedication to the city. He suggested the vacant buildings ordinance be discussed further in a work session to allow Council and staff to review the issue in more detail and consider potential alternatives, including possible incentives rather than penalties. He also announced a District Two listening tour at local parks to hear from residents about neighborhood and park improvements and public safety. Additionally, he shared information about upcoming community events, including the Cayce–West Columbia Block Party, a litter cleanup event in District Two, and proposed recognizing local high school students who plan to enlist in the military.

Council Member Rose expressed interest in continuing discussions regarding the vacant building ordinance and stated she would like to hear input from staff and residents who may be affected.

Mayor Partin shared positive feedback from a resident praising the City's sanitation department for their efficiency and cleanliness and thanked staff for their work.

Executive Session

- A. Discussion of negotiations incident to a proposed contractual arrangement with artist Thomas Dambo for the creation and installation of public art within the City, including at the Riverwalk or another City location, and receipt of related legal advice, as permitted by the South Carolina Freedom of Information Act.
- B. Receipt of legal advice concerning the South Carolina Freedom of Information Act process and an update on Court contractual arrangements, and related legal issues, as permitted by the South Carolina Freedom of Information Act.

- C. Discussion of legal advice concerning the City's authority and current legal status of the Otarre Pointe matter, as permitted by the South Carolina Freedom of Information Act.
- D. Discussion of negotiations incident to proposed contractual arrangements, and receipt of legal advice, concerning EPAC 208, as permitted by the South Carolina Freedom of Information Act.

Council Member Aull made a motion to move into Executive Session for Items B, C, and D. Council Member Thomas seconded the motion. Mayor Partin called the question which was unanimously approved by roll call. Council Member Rose made a motion to move into Executive Session for Item A; this motion died for lack of a second.

Reconvene

After the Executive Session was concluded, Mayor Partin announced that no action was taken in Executive Session other than to adjourn and resume the Regular meeting.

Possible action by Council in follow up to Executive Session

There were no follow-up actions to Executive Session

Adjourn

Council Member Rose made a motion to adjourn. Council Member Aull seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 8:14 p.m.

ATTEST:



Kristen Hall, Municipal Clerk


~~Elise Partin, Mayor~~ Phil Carter, Mayor Pro Tem