



Mayor
Elise Partin

Mayor Pro-Tem
Tim James

Council Members
Phil Carter
Hunter Sox
Byron Thomas

City Manager
Mike Conley

Assistant City Manager
Wesley Crosby

**City of Cayce
Council Work Session
Tuesday, July 15, 2025**

The July 15, 2025, Council Work Session was held this morning at 11 a.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 Michael Conley, Assistant City Manager Wesley Crosby and Municipal Clerk Mendy Corder,

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 that they were notified.

Call to Order

Mayor Partin called the Work Session to order and Council Member Carter gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

Other

City Manager Conley opened the work session by thanking Council for the opportunity to meet and emphasized the importance of setting short-term goals. He reminded Council of the previous discussion to begin a more formal strategic planning effort in early 2026 and positioned this meeting as a way to guide staff direction in the interim.

City Manager Conley presented the top five priority areas based on Council input:

1. City Manager/Council Communication
 - Mr. Conley emphasized transparency and consistent communication, stating he would continue weekly updates and ensure Council Members were copied on all relevant communications.
 - Council expressed appreciation for ongoing updates and suggested continuing joint meetings to save time and improve dialogue.
2. Park Improvements
 - Discussion included current challenges and future goals for Riverwalk restoration, park safety, and maintenance.
 - Council Members discussed issues with Sunnyside Park, M Avenue, Guignard Park, and the importance of full basketball courts rather than half courts.
 - Mr. Conley provided updates on funding opportunities, including a Water and Land Conservation Grant and an upcoming potential partnership.

- The need for better signage, increased accessibility, improved safety features, and Wi-Fi expansion in city parks was discussed.
 - Concerns were raised regarding recent damage to Guignard Park as part of the drainage project, with Council requesting restoration plans and better communication with the public.
3. Economic Development
- Economic Development Coordinator Luke Godbold was actively updating the city's website and working to inventory vacant commercial properties.
 - Mr. Conley requested Council guidance on target industries or business types.
 - Opportunities with the Bailey Bill and the Abandoned Buildings Revitalization Act were discussed as tools to stimulate redevelopment.
 - Council discussed holding another vacant building stakeholder meeting and possibly revisiting the proposed Vacant Building Ordinance.
 - Interest was expressed in developing partnerships with contractors and developers familiar with historic property rehabilitation.
4. Wastewater Expansion
- Mr. Conley informed Council that a Preliminary Engineering Report (PER) is underway with engineering consultants to determine future capacity needs.
 - Council Member Thomas shared plans to involve state and federal partners to explore funding support for the wastewater system's regional impact.
 - Council emphasized the importance of collaboration with Lexington County and Joint Municipal Water and Sewer Commission.
5. Additional Budget and Policy Considerations
- Mr. Conley proposed quarterly budget updates and introduced the concept of a multi-year budget planning model to better prepare for future large expenditures.
 - Council expressed support for increased fiscal transparency, especially in regard to line items that may exceed expected spending levels.
 - Discussion included planning for the Safe Streets initiative and prioritizing city financial goals in alignment with resident needs.

Council Members reiterated the importance of prioritizing major projects, particularly the Riverwalk restoration and Guignard Park repairs, before moving forward with new recreational improvements. Council also discussed the continued need for community engagement and transparent updates to residents.

City Manager Conley closed by thanking Council for their collaboration and noted that the direction provided during this work session would assist staff in focusing efforts over the coming months.

Executive Session

- A. Receipt of legal advice and discussion of proposed contractual matters

Mayor Pro Tem James made a motion to enter into Executive Session. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

Reconvene

After the Executive Session was concluded, Council Member Thomas 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.

Adjourn

Council Member Thomas 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 12:55 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk