



Mayor
Elise Partin

Mayor Pro-Tem
Tim James

Council Members
Phil Carter
Hunter Sox
Byron Thomas

City Manager
Michael Conley

Assistant City Manager
Wesley Crosby

**City of Cayce
Regular Council Meeting
Tuesday, October 7, 2025**

The October 7, 2025, Regular Council Meeting was held this evening at 6:00 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. Assistant City Manager Wesley Crosby, Municipal Clerk Mendy Corder, Finance Director Allison Barrs, Director of Utilities Betsy Catchings, IT Director Jamie Beckham, Police Chief Bruce Wade, Fire Chief Steven Bullard 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 Regular Council meeting to order and Mayor Pro Tem James gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

Approval of Minutes

Council Member Sox made a motion to approve the September 2, 2025, Regular Council Meeting and September 17, 2025, 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

Mr. Danny Creamer spoke on Items V. A. and X. A. Mr. Creamer stated that he served on the Municipal Election Commission for several years and the Commissioners were nothing but figureheads, so he was making a suggestion to Council to dissolve the Municipal Election Commission. He stated that the litigation of the property at 1028 Michaelmas Avenue had been going on for four (4) years and seven (7) months. He stated that he and many of his neighbors on the Avenues would appreciate it being taken care of and settled.

Presentations

A. Presentation by Ms. Elva Stinson with the League of Women Voters

Ms. Stinson stated that she was a member of the League of Women Voters of the Columbia area which was a non-partisan organization dedicated to empowering voters and defending democracy. She stated that one of their key initiatives was Vote 411.org. She stated that it was a comprehensive online guide providing voters with

polling locations, registration details and candidate information for local, state and federal elections ahead of the November 4 municipal elections. She stated that the League had invited all declared candidates in Cayce to share their qualifications and positions on key issues and their unedited responses would be published on Vote 411.org giving voters a reliable non-partisan resource to make informed choices.

Proclamation

A. Approval of a Proclamation – Latino/Hispanic Business Day

Mayor Pro Tem James made a motion to approve the Latino/Hispanic Business Day Proclamation. Council Member Thoams seconded the motion which was unanimously approved by roll call vote.

Items for Discussion and Possible Approval

A. Discussion and Approval of Resolution Confirming Membership of the City of Cayce Municipal Election Commission (confirming three members pursuant to SC Code Section 5-15-90)

Council Member Sox recused himself from this item, his recusal statement is attached. City Attorney Dillard stated that for a number of decades, the City Municipal Election Commission had as many as five (5) or seven (7), or even more, appointed members to that Commission and State law provided that a Municipal Election Commission have just three (3) members so the City had to get into compliance with State law. He stated that the State law also required that the terms of the three (3) members be six (6) year terms staggered by two (2) years each. He stated that Council needed to confirm who would serve in those three (3) positions and adjust the terms to bring it into compliance with State law so that they were staggered six year terms.

Council Member Carter made a motion to appoint Fletcher Smith, Maxine Creamer and Diana Bray to the Election Commission. Council Member Thomas seconded the motion. City Attorney Dillard stated just for clarity on the record, he would suggest Council Member Carter amend his motion to appoint Ms. Creamer, Ms. Bray and Mr. Smith and also to approve the written Resolution. Council Member Carter made a motion to amend his motion to appoint Ms. Maxine Creamer to the six year term expiring September 1, 2026, Ms. Diane Bray to the six year term expiring September 1, 2028, and Mr. Fletcher Smith to the six year term expiring September 1, 2030, and the appropriate Resolution be approved forthwith. Council Member Thomas amended his second and the motion was unanimously approved by roll call vote.

B. Discussion and Approval of \$4,000 Donation for Swing Equipment

Council Member Thomas made a motion to approve the \$4,000 donation. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

C. Discussion and Approval of Third Party Building Inspection Contractor with RCI of South Carolina, Inc.

Council Member Sox made a motion to approve the consultant agreement for services with RCI of South Carolina, Incorporated and authorize the City Manager to execute the appropriate agreements. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

Ordinances

A. Discussion and Approval of Ordinance 2025-07 Amending Chapter 10 (“Buildings and Building Regulations”) of the Cayce City Code to Add a New Article V (“Vacant Commercial and Industrial Building Registration”) – First Reading

Assistant City Manager Crosby stated that staff was recommending that Council remove this item from the agenda until a work session could be held early next year to further study the solutions on this. Council Member Sox made a motion to approve the staff recommendation to postpone this item. Council Member Thomas seconded the motion. Mayor Pro Tem James and Council Member Carter voted yes. Mayor Partin voted no.

Committee Matters

A. Approval to Enter the Following Committee Approved Minutes Into the City’s Record
Events Committee – July 10, 2025
Cayce Housing Authority – July 15, 2025
Planning Commission – July 21, 2025
Cayce Museum and Historical Commission – August 6, 2025

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

City Manager’s Report

Assistant City Manager Crosby reviewed upcoming event’s dates and gave an update on the City’s Stormwater Mitigation Program.

Council Comments

Mayor Pro Tem James thanked Fire Chief Bullard and his staff for responding extremely well to an emergency evacuation in the City.

Council Member Thomas spoke about Rev. Julius Felder's lasting legacy and the recent event that recognized and honored him.

Council Member Sox spoke about the ongoing work in Churchill Heights and the upcoming beautification project on Airport Blvd.

Council Member Carter congratulated the Events Committee and staff on a great Fall Fest and thanked City staff for their great work in helping him recently with an issue.

Mayor Partin stated that there were two (2) Habitat for Humanity homes currently being built in the City and what an exciting investment that was in the community.

Executive Session

- A. Receipt of legal advice relating to claims and protentional claims by and against the City and other matters covered by attorney – client communications
 - i. Zoning Appeal Litigation (1028 Michaelmas Avenue)
- B. Discussion of proposed contractual matter regarding MPA Strategies contract extension

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 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.

Possible actions in follow up to Executive Session

- A. Discussion and possible approval of proposed settlement of zoning appeal litigation (1028 Michaelmas Avenue)

Council Member Sox made a motion to authorize the City Manager to finalize negotiations and execute a settlement agreement as discussed in Executive Session. Mayor Pro Tem James seconded the motion which was unanimously approved by roll call vote.

B. Discussion and possible approval of MPA Strategies contract extension

City Attorney Dillard stated that no action was needed on this item at this time.

Adjourn

Mayor Pro Tem James made a motion to adjourn the meeting. Council Member Thomas seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 8:51pm.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

RECUSAL STATEMENT

Member Name: Hunter Six

Meeting Date: Oct. 7, 2025

Agenda Item: Section V Number A

Topic: Election Commission

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37). A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: My attorney Will Dillard has suggested and recommended I recuse myself due to being an active candidate.

Oct. 7, 2025
Date

[Signature]
Member Signature

Approved by Parliamentarian: _____

[Signature]

[Signature]