

Mayor Elise Partin	Mayor Pro-Tem Tim James	Council Members Phil Carter Hunter Sox Byron Thomas	City Manager Jim Crosland	Deputy City Manager Mike Conley Assistant City Manager Weslev Crosbv	
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**City of Cayce
Regular Council Meeting
Wednesday, May 21, 2025
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>**

REGULAR COUNCIL MEETING

I. Call to Order

- A. Invocation and Pledge of Allegiance

II. Public Comment Regarding Items on the Agenda

III. Presentation

- A. Swearing in of Police Chief Bruce Wade

IV. Proclamation

- A. Approval of a Proclamation - May as National Tennis Month

V. Items for Discussion and Possible Approval

- A. Discussion and Approval Consenting to the Inclusion of Lexington County Tax Map Numbers: 006899-01-027, 06899-01-029 and 06899-01-030 into the Multi-County Industrial Park within the City of Cayce
- B. Discussion and Approval of the Accommodations Tax Committee's Recommendation for Distribution of Funding for FY25/26 [White Paper](#), [Budget](#)
- C. Discussion and Approval of Hospitality Tax Grant Funding for FY25/26 [White Paper](#), [Budget](#)

VI. Ordinances

- A. Discussion and Approval of Ordinance 2025-04 Amending the Code of Ordinances for the City of Cayce by Adding Section 2-97 to Provide for Adoption of Proclamations and Ceremonial Resolutions – Second Reading
- B. Discussion and Approval of Ordinance 2025-05 to Adopt an [Annual Budget](#), Levy a Property Tax, and Provide Revenue for the City of Cayce for the Fiscal Year

Ending June 30, 2026, and To Adopt and Establish Certain New Fees and Charges with Amounts – First Reading

VII. City Manager's Report

VIII. Council Comments

IX. 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 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
 - ii. Claim for Improvements to Taylor Street at New State Road
- A. Receipt of legal advice and discussion of proposed contractual arrangements relating to:
 - i. Spencer Place – Request for Letter of Support
- B. Discussion of an Employment Matter – City Manager Position

NOTE: Items discussed in Executive Session may result in action by City Council upon its return to general session

X. Reconvene

XI. Possible Action by Council in follow up to Executive Session

- A. Other

XII. Adjourn

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

Oath of Office

Cayce Police Department

I do solemnly swear that I am duly qualified, according to the Constitution of the State of South Carolina, to exercise the duties of the position to which I have been appointed and that I will, to the best of my ability, discharge those duties to which I have been appointed.

I further swear that I will uphold the Constitution, the laws of the State of South Carolina, and the ordinances of the City of Cayce; and, I will equally, fairly, and impartially, to the best of my ability and skill, exercise the trust given to me, and I will use my best endeavors to preserve the peace, uphold the law and carry into effect the purpose for which I have been appointed.

I so affirm.

_____ Date	_____ Signature
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Sworn to and subscribed before me this

____ day of _____, 20____

Notary Public for South Carolina

My Commission Expires: _____



Mayor
Elise Partin

Mayor Pro-Tem
Tim James

Council Members
Phil Carter
Hunter Sox
Byron Thomas

City Manager
Jim Crosland

Deputy City Manager
Mike Conley
Assistant City Manager
Weslev Crosby

PROCLAMATION May National Tennis Month

Whereas, On May 21, 1881, the USTA, originally known as the United States National Lawn Tennis Association, was founded in New York City, New York, to create rules and standards for the emerging game of lawn tennis; and

Whereas, The USTA is the nonprofit, national governing body for tennis in the United States, and leads the promotion and growth of the sport at every level of play, from beginners to professionals at the US Open; and

Whereas, The USTA is the largest tennis organization in the world, with over 550,000 members from every corner of the country; and

Whereas, The USTA proudly partners with local tennis programs to showcase the important health, social, and educational benefits of tennis, and make the sport available to everyone, regardless of age, environment, condition, or ability, through its USTA Adaptive grants; and

Whereas, The latest research by the Physical Activity Council shows that more than 25.7 million Americans played tennis in 2024, an unprecedented 46 percent increase in participation over 2019 and the highest number of players since the PAC study began in 2007; and

Whereas, By increasing the accessibility of tennis for citizens of the City of Cayce of all ages and abilities, the USTA has contributed to making our community happier and healthier; and

Whereas, USTA has declared the month of May as National Tennis Month to encourage players, organizations, facilities, retailers, tennis manufacturers and more to promote local programs and activities, at parks and facilities to showcase tennis and spread the word about the sport and its benefits, and to help players and non-players alike find courts and play opportunities in their communities;

NOW, THEREFORE, I, Elise Partin, Mayor of the City of Cayce and on behalf of Council, proclaim May 2025, as National Tennis Month and hereby urge the citizens of the City of Cayce to become aware of and support National Tennis Month.

Dated this 21st day of May 2025.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

Memorandum

To: Mayor and Council

From: Jim Crosland, City Manager

Date: May 21, 2025

Subject: Consenting to the Inclusion of Lexington County Tax Map Numbers: 006899-01-027, 006899-01-029, and 006899-01-030 located within the City of Cayce into the Lexington County Multi-County Industrial Park

Issue

Council approval is needed for a Resolution consenting to the inclusion of Lexington County Tax Map Numbers: 006899-01-027, 006899-01-029, and 006899-01-030 located within the City of Cayce into the Lexington County Multi-County Industrial Park.

Discussion

Techno-Bloc Corp. has proposed the construction of a new manufacturing facility located within the County and the City (as recently partially annexed), such property identified as Lexington County Tax Map Numbers: 006899-01-027, 006899-01-029 and 006899-01-030. The reference tax map numbers are physically located along Dixiana Road south of Interstate 77. The parcels total approximately 97 acres.

Lexington County is authorized pursuant to Article VIII, Section 13(D) of the Constitution of South Carolina 1895, as amended, and Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended to enter into agreements with other counties within the State for the purpose of creating joint county industrial and business parks. Pursuant to Section 4-1-170(C) of the MCIP Law, if any Park encompasses all or a portion of a municipality, the counties must obtain the consent of the municipality prior to the creation of the park.

Additionally, the City's share of the net FILOT revenues shall be calculated in the manner set forth at Section 12-44-80(A) of the Code of Laws of South Carolina 1976, as amended, as if the Project were not located in a park.

Recommendation

Staff recommends Council approve the Resolution consenting to the inclusion of Lexington County Tax Map Numbers: 006899-01-027, 006899-01-029, and 006899-01-030 into the Multi-County Industrial Park within the City of Cayce.

Mayor Elise Partin	Mayor Pro-Tem Tim James	Council Members Phil Carter Hunter Sox Byron Thomas	City Manager Jim Crosland	Deputy City Manager Mike Conley Assistant City Manager Wesley Crosby
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Resolution Approving and Consenting to the Inclusion of Certain Property in a Joint County Industrial Park Within the City of Cayce, South Carolina with Continuing Conditions; and Other Matters Related Thereto

WHEREAS, Lexington County, South Carolina (the “*County*”) is authorized pursuant to Article VIII, Section 13(D) of the Constitution of South Carolina 1895, as amended, and Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended (together, the “*MCIP Law*”) to enter into agreements (a “*Park Agreement*”) with other counties within the State for the purpose of creating joint county industrial and business parks (the “*Park*”). Pursuant to Section 4-1-170(C) of the MCIP Law, if any Park encompasses all or a portion of a municipality, the counties must obtain the consent of the municipality prior to the creation of the Park.

WHEREAS, the County and Calhoun County, South Carolina (together, the “*Counties*”) previously authorized and created a Park pursuant to a Park Agreement dated December 11, 1995, as amended.

WHEREAS, the Counties plan to enter into or have entered into a Multi-County Park Agreement (the “*Master Agreement*”), the provisions of which govern (i) the operation of the Park, including the sharing of expenses and revenues of the Park, and (ii) the manner in which the fee-lieu of tax (“*FILOT*”) revenue is to be distributed to each of the taxing entities within each of the Counties, including the standard 1% allocation of FILOT revenue to Calhoun (the “*Calhoun Allocation*”). The FILOT revenue less the Calhoun Allocation is defined for the purposes herein as the “*Net FILOT Revenue*”.

WHEREAS, Techno-Bloc Corp. (the “*Company*”) has proposed the construction a new manufacturing project (the “*Project*”) located within the County and the City (as recently annexed), such property identified as Lexington County Tax Map Numbers: 006899-01-027, 006899-01-029 and 006899-01-030 (the “*Parcels*”), all as more particularly described on Exhibit A attached hereto.

WHEREAS, the Company has requested that the County place the Parcels within the Park.

WHEREAS, pursuant to Section 4-1-170(C) of the MCIP Law, the City must consent to the inclusion of the Parcels in the Park prior to such inclusion.

WHEREAS, the City is agreeable to the inclusion of the Parcels within the Park, but such approval and consent is subject to certain continuing conditions as established herein.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cayce, South Carolina, in meeting duly assembled, as follows:

1. Consent; and Limitations of Consent. The City consents to the inclusion of the Parcels within the Park. However, the foregoing consent is expressly subject to the following conditions, and if any of the following conditions are not met or sustained, the City’s consent shall be immediately and automatically revoked:

- (i) The County shall not enlarge or diminish the boundaries of the Park through the addition or

or subtraction of the property located within the City without receiving the City's prior written consent to any such enlargement or diminution.

(ii) No amendments or modifications to the Fee Agreement or the Calhoun Allocation, the terms of which change the distribution of Net FILOT Revenues, shall be permitted without the written consent of the City.

(iii) The City's share of the Net FILOT Revenues (the "***City's FILOT Portion***") shall be calculated in the manner set forth at Section 12-44-80(A) of the Code of Laws of South Carolina 1976, as amended, as if the Project were not located in a Park.

(iv) The City agrees and understands that the County has negotiated that certain "Fee in Lieu of Ad Valorem Taxes and Special Source Revenue Credit Agreement" with the Company (the "***Fee Agreement***"), the terms of which authorize SSRCS (as defined in the Fee Agreement) equal to \$310,000 for a twenty year period (as may be potentially extended), all as more particularly described in Section 5.6 of the Fee Agreement. The City acknowledges and understands that the City's FILOT Portion will be reduced on a dollar-for-dollar basis by the amount of the SSRCS, and the City agrees to such reduction so long as the Fee Agreement is not amended, or the SSRCS modified in any way, without the City's written consent and approval.

2. Effective Date. This Resolution is to be effective as of its date of adoption.

ADOPTED in a meeting duly assembled this 6th day of May 2025.

CITY OF CAYCE, SOUTH CAROLINA

Elise Partin, Mayor

(SEAL)

ATTEST:

Mendy Corder, CMC, Municipal Clerk

EXHIBIT A

DESCRIPTION OF THE PARCEL

All those certain pieces, parcels or tracts of land, together with any buildings and improvements thereon, situate, lying and being shown and designated as Tract "I", containing 82.03 acres, more or less, and as an unnamed parcel, formerly known as "Rice Beans & Potatoes LLC TMS No. 006899-01-030", containing 8.60 acres, more or less, and as an unnamed parcel, formerly known as "Rice Beans & Potatoes LLC TMS No. 006899-01-029", containing 6.00 acres, more or less, and containing in total 96.63 acres, more or less, on that certain plat entitled "Plat Prepared For Rice Beans & Potatoes LLC" prepared by Rosser W. Baxter, Jr., SCRLS No. 7813, on behalf of Baxter Land Surveying Co., Inc., in the Office of the Register of Deeds for Lexington County, South Carolina in Plat Book 21149 at Page 3799. Said lots having such size, shape, dimensions, buttings and boundings as will reference to said plat will more fully appear.

TMS Numbers: 006899-01-027; 006899-01-029; and 006899-01-030

Memorandum

To: Mayor and Council

From: Jim Crosland, City Manager

Date: May 21, 2025

Subject: Discussion and Approval to Adopt Proclamations and Ceremonial Resolutions

Issue

Council approval is needed to amend the City Code of Ordinances by adding Section 2-97 to Provide for adoption of Proclamations and Ceremonial Resolutions.

Discussion

Council is often asked to recognize a group, business or individual. The City currently does not have a policy for Proclamations and Resolutions. By adopting a policy Council may formally and publicly honor events, achievements, individuals, entities, groups and causes of interest and importance to the City. The Ordinance has been amended between First and Second Reading to add guidelines to aid Council when considering Proclamations and Resolutions.

Recommendation

Staff recommends Council give Second Reading to Ordinance 2025-04 as amended that adds Section 2-97 to Provide for adoption of Proclamations and Ceremonial Resolutions.

STATE OF SOUTH CAROLINA)	ORDINANCE 2025-04
)	
COUNTY OF LEXINGTON)	AMENDING THE CODE OF
)	ORDINANCES FOR THE CITY OF
CITY OF CAYCE)	CAYCE BY ADDING SECTION 2-97
)	TO PROVIDE FOR ADOPTION
)	OF PROCLAMATIONS AND
)	CEREMONIAL RESOLUTIONS

WHEREAS, the residents, civic groups, businesses, and other constituents and community participants in the City of Cayce often have reason to celebrate notable achievements and milestones; and,

WHEREAS, the City Council for the City of Cayce finds that it is desirable and in furtherance of the general welfare of the City that Council, from time to time, formally and publicly honor, recognize, and commemorate events, achievements, individuals, entities, groups, and causes of interest and importance to the City;

NOW, THEREFORE, pursuant to the power vested in the Council of the City of Cayce by virtue of Sections 5-7-30 and 5-7-250(b), Code of Laws of South Carolina, 1976, as amended; and to promote and preserve the general welfare of the City;

BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, as follows:

Section 1. That the Code of Ordinances, City of Cayce, South Carolina, is hereby amended by adding a section, to be numbered 2-97 and codified within Chapter 2, Article II, Division 4 (Ordinances and Resolutions) of the Code, which section shall read as follows:

Sec. 2-97. – Proclamations and Ceremonial Resolutions

A proposed proclamation, ceremonial resolution, or ceremonial letter, honoring, recognizing, or commemorating some event, achievement, individual, entity, group, or cause of interest or importance to the city, shall be placed on the agenda for a regular or special meeting of city council upon timely advance written request of the mayor or two members of council to the city manager. Without limitation on the discretion of city council, it is the intent of this section that city council shall focus such ceremonial enactments on recognition of the following:

- (1) Matters that have significance or serve an educational purpose for a significant number of Cayce citizens, as opposed to some benefit to a specific for-profit organization, policy organization, business, or individual;
- (2) Individuals or groups that have made significant contributions to the Cayce community or demonstrated heroism or exceptional achievement;
- (3) Exceptional charitable contributions, cultural contributions, and volunteer efforts;

- (4) Extraordinary personal milestones of city residents, such as 100th birthdays or 75th wedding anniversaries;
- (5) Long-term city employees, with ten years or more of service, upon the end of service in which they have made significant contributions to the city; and,
- (6) Days, weeks, or months of significance to the city.

Section 2. Should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, or words of this Ordinance as hereby adopted shall remain in full force and effect.

Section 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

This Ordinance shall be effective from the date of second reading approval by Council.

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2025.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

First Reading: _____

Second Reading and Adoption: _____ (as amended)

Approved as to form: _____
William C. Dillard, Jr., City Attorney

STATE OF SOUTH CAROLINA)	ORDINANCE 2025-04
)	
COUNTY OF LEXINGTON)	AMENDING THE CODE OF
)	ORDINANCES FOR THE CITY OF
CITY OF CAYCE)	CAYCE BY ADDING SECTION 2-97
)	TO PROVIDE FOR ADOPTION
)	OF PROCLAMATIONS AND
)	CEREMONIAL RESOLUTIONS

WHEREAS, the residents, civic groups, businesses, and other constituents and community participants in the City of Cayce often have reason to celebrate notable achievements and milestones; and,

WHEREAS, the City Council for the City of Cayce finds that it is desirable and in furtherance of the general welfare of the City that Council, from time to time, formally and publicly honor, recognize, and commemorate events, achievements, individuals, entities, groups, and causes of interest and importance to the City;

NOW, THEREFORE, pursuant to the power vested in the Council of the City of Cayce by virtue of Sections 5-7-30 and 5-7-250(b), Code of Laws of South Carolina, 1976, as amended; and to promote and preserve the general welfare of the City;

BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, as follows:

Section 1. That the Code of Ordinances, City of Cayce, South Carolina, is hereby amended by adding a section, to be numbered 2-97 and codified within Chapter 2, Article II, Division 4 (Ordinances and Resolutions) of the Code, which section shall read as follows:

Sec. 2-97. – Proclamations and Ceremonial Resolutions

A proposed proclamation, ceremonial resolution, or ceremonial letter, honoring, recognizing, or commemorating some event, achievement, individual, entity, group, or cause of interest or importance to the city, shall be placed on the agenda for a regular or special meeting of city council upon timely advance written request of the mayor or two members of council to the city manager. Without limitation on the discretion of city council, it is the intent of this section that city council shall focus such ceremonial enactments on recognition of the following:

- (1) Matters that have significance or serve an educational purpose for a significant number of Cayce citizens, as opposed to some benefit to a specific for-profit organization, policy organization, business, or individual;
- (2) Individuals or groups that have made significant contributions to the Cayce community or demonstrated heroism or exceptional achievement;
- (3) Exceptional charitable contributions, cultural contributions, and volunteer efforts;

- (4) Extraordinary personal milestones of city residents, such as 100th birthdays or 75th wedding anniversaries;
- (5) Long-term city employees, with ten years or more of service, upon the end of service in which they have made significant contributions to the city; and,
- (6) Days, weeks, or months of significance to the city.

Section 2. Should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, or words of this Ordinance as hereby adopted shall remain in full force and effect.

Section 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

This Ordinance shall be effective from the date of second reading approval by Council.

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2025.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

First Reading: _____

Second Reading and Adoption: _____ (as amended)

Approved as to form: _____
William C. Dillard, Jr., City Attorney

ITEM VI. B.

STATE OF SOUTH CAROLINA)	ORDINANCE 2025-05
)	To Adopt an Annual Budget, Levy a
COUNTY OF LEXINGTON)	Property Tax, and Provide Revenue
)	for the City of Cayce for the Fiscal
)	Year Ending June 30, 2026, and To
CITY OF CAYCE)	Adopt and Establish Certain New
)	Fees and Charges with Amount

WHEREAS, State law requires that the Council adopt by ordinance an annual municipal budget and also requires that the Council act by ordinance to levy taxes; and

WHEREAS, the Council wishes to comply with these requirements of State law and believes it is in the interest of the City to adopt the attached Budget and levy a property tax as provided herein; and

WHEREAS, the Council, in order to balance the annual municipal budget as adopted, is required to adjust the millage rate by 3 mills, which the Council finds to comply with the millage rate limitations in S.C. Code section 6-1-320(A); and

WHEREAS, as a part of this Ordinance, and as a part of the projected revenue for this Budget, the Council also wishes to adopt and establish certain new fees and charges amounts for City services, along with new amounts for existing fees, all of which were duly noticed to the public as required by S. C. Code section 6-1-330(A),

NOW, THEREFORE, BE IT ORDERED AND ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, as follows:

Section 1. That a property tax, to cover the period from the first day of July 2025, to the thirtieth day of June 2026, both inclusive, for the sums and in the manner hereinafter mentioned, at a rate of 59.4 mills on the value of all real estate and personal property of every description owned and used in the Lexington County portion of the City of Cayce, and at a rate of 59.4 mills on the value of all real estate and personal property of every description owned and used in the Richland County portion of the City of Cayce, except such property in either County as is exempt from taxation under the Constitution and laws of the State of South Carolina, is and shall be levied, collected and paid into the Treasury of the County in which the property is situated, for credit to the City of Cayce and for the use and service of the City, including for corporate purposes, for permanent improvements, for the payment of current expenses, and for the payment of interest on and retiring of outstanding bonds of the City. Such tax is levied on such property as is assessed for taxation for County and State purposes.

Section 2. That the Budget attached hereto, the property tax, and the estimated revenue for the payment of the Budget as provided in the Budget are hereby adopted,

and the attachment to the original of this Ordinance is hereby incorporated and made a part hereof as fully as if stated word for word herein.

Section 3. That the billing dates, the penalty dates, and the amount of penalty that shall be levied for delinquent taxes shall be the same as those established by the County in which the taxed property is situated and pursuant to State Law.

Section 4. That the City Manager shall administer the Budget and, in doing so and in order to achieve the goals of this Budget, may, among other things, do the following:

- a. Transfer appropriated funds within and between departments and funds as necessary,
- b. Implement controls by fund appropriation, and
- c. Designate continuing projects from fund balances.

Encumbrances will be carried over to the next fiscal year as a reserve to the fund balance. Expenditures approved by Council shall automatically carry amendments to fund appropriations when necessary.

Section 5. As a part of the revenue portions of this Budget, the Council hereby establishes and adopts certain new fees and charges, as identified and set out as proposed fees and charges in the attached exhibits to this Ordinance. The attached Master Fee and Charges Schedule, including any new fees and charges amounts, is hereby incorporated into, and adopted as a part of this Ordinance. All fee and charges amounts set out therein or adopted shall continue in effect from year to year until revised or modified by subsequent Council action.

Section 6. If for any reason any sentence, clause or provision of this ordinance shall be declared invalid, such shall not affect the remaining provisions hereof.

This Ordinance shall take effect on the later of second reading approval by Council or June 3, 2025.

DONE IN MEETING DULY ASSEMBLED, this _____ day of June 2025.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, CMC, Municipal Clerk

First Reading: _____

Public Hearing held: _____

Second and Final Reading: _____

Approved as to form: _____
William C. Dillard, Jr., City Attorney