



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
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**City of Cayce
Regular Council Meeting
Wednesday, September 17, 2025**

The September 17, 2025, Regular Council Meeting was held this evening at 5:00 p.m. in Council Chambers. Those present included Mayor Elise Partin and Council Members Phil Carter, Hunter Sox and Byron Thomas. City Manager Michael Conley, Assistant City Manager Wesley Crosby, Municipal Clerk Mendy Corder, Finance Director Allison Barrs, Human Resources Director Keisha Brunson, IT Director Jamie Beckham, Utilities Director Betsy Catchings, 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 Council Member Carter gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance. Mayor Partin stated that there was a request from City Attorney Dillard to amend the agenda. City Attorney Dillard stated that it was related to pending litigation, specifically an update regarding potential proposed settlement of pending litigation that was time sensitive so under the Freedom of Information Act, Council was allowed to amend the agenda to add that based on a vote of two thirds of the members present and the finding of exigent circumstances. He stated that it was something that was brought to his attention the day before, which was why it was not already on the agenda.

Council Member Carter made a motion to amend the agenda to add Executive Session for receipt of legal advice and other attorney client communications reference proposed settlement of fire truck litigation, and discussion and possible approval of proposed settlement of fire truck litigation. He stated that his motion was based on a finding of exigent circumstances involving the need to respond to a time sensitive settlement proposal. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

Approval of Minutes

Council Member Sox made a motion to approve the August 20, 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

No one signed up for Public Comment.

Presentations

- A. Presentation of Connection and Thanks to Cayce West Columbia Library through Mayor Elise Partin from The National Academic Library of the Republic of Kazakhstan

Mayor Partin stated that before she went to Kazakhstan and the Kyrgyz Republic, she reached out to the local library because the Embassy had suggested gifting the different organizations and places that she was going to, including the libraries, with some books from America about democracy and the election process. She stated that the Cayce West Columbia librarians suggested some great books that were easy to follow and were really welcomed gifts. Mayor Partin stated that the head of the National Academic Library in Kazakhstan gifted a bag and water bottle with their library logos for the Cayce West Columbia library as thanks and she presented them to Ms. Amy Kneece.

- B. Presentation by Carroll Williamson of Stewart Engineering update on the Code Rewrite

Mr. Williamson gave an update on the code rewrite and went over some of their proposed changes to the City's zoning districts.

Resolution

- A. Consideration and Approval of Resolution Recognizing the Airport High School Baseball Team Winning the 2024 4A State Championship

Council Member Carter made a motion to approve the Resolution. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

Items for Discussion and Possible Approval

- A. Discussion and Confirmation of City Municipal Election Commission Membership pursuant to SC Code Section 5-15-90 (providing for three members)

Council Member Sox recused himself from this item. His recusal form is attached. City Attorney Willard stated that it was recently determined that the City's Election Commission had more members than were provided for under the State statute

that authorizes municipal election commissions, specifically the applicable State law provides for a local Municipal Election Commission to have three (3) members with staggered terms of six (6) years. He stated that the City's Election Commission currently had five (5) members. It was determined that Municipal Clerk Corder ask each current Commissioner to send her something in writing stating that they were happy to continue to serve but would also be fine with no longer serving if asked and include that in the October 7, 2025, Council Meeting agenda packet. Municipal Clerk Corder was also asked to include the Commissioner's original potential member applications in the October 7, 2025, agenda packet.

Council Member Thomas made a motion to postpone this item to the October 7, 2025, Council Meeting. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of Funding Adjustments for Existing Utility Projects

City Manager Conley stated that Council approval was needed to adjust funding sources for two (2) previously approved Utilities projects: the Pump Station #1 Upgrades Project and the Sewer System Master Plan & Hydraulic Model Project. He stated that improvements to Pump Station #1 were underway and were previously approved through Council. He stated that the project consisted of replacing pumps, VFDs, and controls for the City's largest pump station and funding for this project was previously approved and was scheduled to come from a combination of ARPA funds, EPA Grant funds, and reserve funds. City Manager Conley stated that after construction began on the project, EPA notified the City that there were Federal requirements that should have been included in the bid process (Davis Bacon Act, Disadvantaged Enterprise, Build America, Buy America, etc.). He stated that since there was no way to incorporate these requirements post-bid and after construction began, the \$540,000 EPA Grant could not be used toward construction costs for the project but this funding could be applied toward the engineering on the project. He stated that since the engineering fees were less than the grant award amount, EPA would allow the City to also use the grant money for the Sewer System Master Plan & Hydraulic Model Project and funding for this project was budgeted to be funded through reserve funds

City Manager Conley stated that the adjustments would include utilizing the \$540,000 EPA Grant funds to cover the engineering fees for these two (2) projects and, in turn, shift the Water/Sewer Capacity reserve funding originally planned for these services to the construction costs for the Pump Station #1 Upgrades. He stated that no additional funding was requested and this was only an adjustment of the funding sources.

Council Member Sox made a motion to approve adjusting the funding for the two (2) Utilities projects. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

C. 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

Council Member Sox made a motion to postpone this item until the October 7, 2025, Council Meeting so commercial property owners could be informed that Council was discussing this Ordinance again and requested a list of all the vacant commercial properties in the City before the October 7, 2025, Council Meeting for council to review. He also asked that staff send a letter to every commercial property owner, vacant or not, to notify them of the proposed Ordinance so they were informed and had adequate opportunity to provide input. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

City Manager Conley stated that the Fall Fest was October 4 and the Fall Plant Exchange was October 25. He stated that the work on Pump Station One was progressing really well but the completion date had to be pushed back to mid-November because it was taking a little longer to get some of the pumps and the piping. He stated that the repairs of the Riverwalk board walk was scheduled to be completed no later than the following week. He stated that Cayce Museum Commissioner David Brinkman just published a children's book about the history of the area and created a board game to it as well. Mayor Partin stated that there was also a Museum event the following night at 6pm on the life of Rev. Julius Felder. She stated that he was a community advocate and activist who passionately worked to improve his community and his granddaughter, Yvonne Smith, was going to discuss his legacy.

Council Comments

Council Member Thomas asked City Manager Conley to review the City's permitting process for peddlers and solicitors for the assembly. He stated that Cayce was the first city in Lexington County to pass a hate intimidation Ordinance and the prior evening Irmo passed one as well. He congratulated the Airport High School Baseball Team for winning the 4A championship and suggested the City have some type of trophy and any local team that wins a championship could have it for that year. He stated that he was hosting a Hot Dogs and Handshake's event that Sunday at Kelly Jones Park and Police Chief Wade and City Manager Conley would be there as well. Council Member Thomas stated that the City's Beautification Foundation was hosting a

fundraiser called Harvest Dinner at the Mansion at Still Hopes on November 6 and people could purchase tickets on Eventbrite for \$100.

Council Member Sox stated that he met recently with Lexington County Public Works and SCDOT to do a field review in Churchill Heights for the county service territory for storm water. He stated that the County and SCDOT had committed the resources to clean, inspect and repair that system, with work expected to begin by mid-October. He stated that there was some great coverage the previous night on the Airport Boulevard Gateway project on WLTX. He stated that a total of 270 Trees, 1,572 shrubs and ornamentals, 4,828 grasses and perennials and 786 ground covers, for a total of 7,456 plants that would be planted along with 43,000 square feet of sod and irrigation. He asked City Manager Conley to get the word out to residents once he knew if traffic would be affected and if needed, get street signs letting people know of any delays, or work with DOT to have signs that say expect delays to put at the corner where the work would start, close towards the Airport. He stated that the City had vacant land where the City of Cayce sign was on Airport Blvd where a sign could be put as well.

Council Member Carter asked if the Airport Gateway Project would prohibit left turns into businesses. City Manager Conley stated that it would not and it was purely a beautification project.

Mayor Partin stated that a new home was being built in the City through Habitat for Humanity and the First Nail Ceremony was held on September 10. She stated that she and City Manager Conley and Assistant City Manager Crosby attended the sports conference that showcased a lot in the City to include the pickle ball courts at the Cayce Tennis and Fitness Center.

Executive Session

- A. Receipt of legal advice and other attorney – client communications regarding proposed settlement of fire truck litigation

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 in follow up to Executive Session

A. Discussion and Possible Approval of Proposed Settlement of Fire Truck Litigation

Council Member Sox made a motion to authorize the City Manager to negotiate and finalize settlement of fire truck litigation as discussed in Executive Session. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

Adjourn

Council Member Sox 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 7:29pm.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

COUNCIL MEETING SPEAKERS' LIST

Date of Meeting September 17, 2025

***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.

RECUSAL STATEMENT

Member Name: Hunter Sox

Meeting Date: September 17, 2025

Agenda Item: Section V. Number A.

Topic: Confirmation of City Municipal Election Commission Membership
Pursuant to SC Code Section 5-15-90 (providing for three members)

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

 X Other: Council Member is a candidate in upcoming election under Municipal Election Commission jurisdiction

September 17, 2025
Date


Member Signature

Approved by Parliamentarian: