

# CITY OF CAYCE

*MAYOR*  
ELISE PARTIN

*MAYOR PRO-TEM*  
JAMES E. JENKINS

*COUNCIL MEMBERS*  
TARA S. ALMOND  
EVA CORLEY  
TIMOTHY M. JAMES

*CITY MANAGER*  
REBECCA V. RHODES

*ASSISTANT CITY MANAGER*  
SHAUN M. GREENWOOD

**City of Cayce  
Regular Council Meeting  
Tuesday, October 1, 2013  
6:00 p.m. – Council Chambers - 1800 12<sup>th</sup> Street  
[www.cityofcayce-sc.gov](http://www.cityofcayce-sc.gov)**

**I. Call to Order**

- A. Invocation and Pledge of Allegiance
- B. Approval of Minutes  
September 3, 2013 Regular Meeting  
September 18, 2013 Special Meeting

**II. Public Comment regarding Items on the Agenda**

**III. Proclamations, Resolutions and Ordinances**

- A. Approval of Proclamation for Alpha Delta Kappa Sorority Month
- B. Approval of a Resolution Recognizing the 100<sup>th</sup> Anniversary of Cayce United Methodist Church
- C. Approval of Ordinance to Annex and Zone Property Located at 104 Laurel Lane – First Reading
- D. Approval of Ordinance to Annex and Zone Property Located at 105 Laurel Lane – First Reading
- E. Approval of Ordinance Authorizing the Sale of Property of the City of Cayce at Ravenscroft Road in Lloydwood Subdivision – Second Reading

**IV. City Manager's Report**

**V. Committee Matters**

- A. Approval to Enter the following approved Committee Minutes into the City's Official Record  
Beautification Board – April 9, 2013  
Cayce Events Committee – August 8, 2013

Planning Commission – August 19, 2013

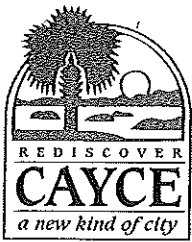
- B. Appointments and Reappointments  
Cayce Historical Museum Commission – One Position  
Consolidated Board of Appeals – One Position

**VI. Executive Session**

- A. Receipt of legal advice relating to claims and potential claims by the City and other matters covered by the attorney-client privilege
- B. Discussion of negotiations incident to proposed contractual arrangements between the City of Cayce and Lexington School District Two
- C. Discussion of negotiations incident to proposed contractual arrangements for animal services

**VII. Possible Actions by Council in follow up to Executive Session**

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

**CITY OF CAYCE***MAYOR*  
ELISE PARTIN*MAYOR PRO-TEM*  
JAMES E. JENKINS*COUNCIL MEMBERS*  
TARA S. ALMOND  
EVA CORLEY  
TIMOTHY M. JAMES*CITY MANAGER*  
REBECCA V. RHODES*ASSISTANT CITY MANAGER*  
SHAUN M. GREENWOOD**CITY OF CAYCE  
Regular Council Meeting  
September 3, 2013**

The September Regular Council meeting was held this evening at 6:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Tara Almond, Eva Corley, Tim James, and James Jenkins, City Manager Rebecca Rhodes and Assistant City Manager Shaun Greenwood. Mendy Corder, Municipal Clerk, Garry Huddle, Municipal Treasurer and Chief Charles McNair 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 meeting to order. Councilman Jenkins gave the invocation. Korean War Veteran Mr. Walter Walker led the assembly in the Pledge of Allegiance.

**Approval of Minutes**

Council Member Jenkins made a motion to approve the minutes of the August 6, 2013 Regular Meeting and the August 21, 2013 Special Meeting as submitted. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

**Presentations****A. Presentation by Public Works of HeART**

Ms. Rhodes explained that the City was approached last year by members of the Lexington County Gamecock Club regarding painting the water tank at Hwy 321 near the new University of South Carolina golf training facility. They were interested in painting a mural on the tank and worked with Mr. Will Bryan on design. After meeting with the City, all parties came to the realization that the project would be very expensive. Additional funding sources would be necessary.

Mr. Will Bryan is a resident of Cayce, Vice President of Marketing and Design at Genesis Studios and recently founded Public Works of HeART. Public Works of HeART uses crowd-funding through social media to finance public works of art which beautify communities, creates awareness of needs and gives money to local charities. Mr. Bryan explained that the idea is to paint a 20,000 foot mural on the Cayce water

tank. He stated a two square feet panel of the artwork will cost \$25 and a portion of the proceeds will go to a Cayce charity.

Mayor Partin explained that Genesis Studios is a unique business located in Cayce. She stated it is South Carolina's largest full service private studio and is in its twentieth year of business. It was built to help foster growth in the film making industry in South Carolina through the use of studio facility and the creation of original content. Mayor Partin stated it is a fascinating place to visit.

### **Public Comment Regarding Items on the Agenda**

No public comment was given.

### **Resolutions and Ordinances**

- A. Consideration and Approval of Resolution Approving Intergovernmental Mutual Aid Agreement for the Three Rivers Greenway

Council Member James made a motion to approve the Resolution approving the intergovernmental mutual aid agreement for the Three Rivers Greenway. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

- B. Approval of Ordinance Authorizing the Sale of Property of the City of Cayce at Ravenscroft Road in Lloydwood Subdivision - First Reading

Ms. Rhodes explained that this property is the old Lloydwood lagoon site that the City acquired when it took over the Lloydwood Sewer system. She stated the Lloydwood Neighborhood Alliance approached the City about acquiring the property and trying to create a recreation facility of some sort on the site. The Neighborhood Alliance has contacted their County Council Member about possibly partnering with Lexington County Recreation Commission to build a park on the property. She explained that the City does not use the site and it sits empty with a fence around it. Ms. Rhodes also stated that SCDHEC has no issues with the sale or reuse of the property. She explained the deed will state that the property will revert back to the City if it is not used for recreational purposes.

Council Member Jenkins made a motion to approve the sale of the property. Council Member James seconded the motion which was unanimously approved by roll call vote. Ms. Rhodes explained that the sale does require an Ordinance and it needs two readings so this issue will also be on the October 1, 2013 agenda.

C. Discussion and Approval to move forward with Public Works of HeART

Mayor Partin asked if the Lexington County Gamecock Club is supporting the project. Mr. Bryan explained they are passionate about the project but he has also been working with the Marketing Director at the University of South Carolina and the project will possibly be promoted to all the Gamecock Clubs and the Alumni Club.

Mayor Partin asked what the timeline is for the project. Mr. Bryan stated that they should have full approval in two weeks and they will begin the interior painting in October and the entire tank will be finished by January 1, 2014.

Council Member Jenkins asked if the tank will initially be painted before the mural is painted on it. Ms. Rhodes answered yes it will receive an inner and outer coating before the mural is painted on. She stated staff is looking into whether or not the cost of maintenance will increase since the mural will be painted on the tank and that was not initially planned. She also stated that the bottom of the tank is painted black so it will be difficult for anyone to vandalize it.

Council Member James asked about the process of choosing a charity and voiced concern that the charity be kept in the Cayce community. Mr. Bryan explained that Public Works of HeART is looking at Harvest Hope Food Bank or Sistercare since both are local and do so much good for the community. He explained he and his wife interview each charity and look at their mission, how they would use the money and determine which charity will have the most impact and do the most good with the money given.

Council Member Corley asked if there is only one charity that will receive the funds or multiple ones. Mr. Bryan said that one charity will receive the large check but then he will probably give smaller checks to other local charities. Mayor Partin asked if the water tank project will be included in the tmemec contest for 2014. Mr. Bryan stated he thinks it would be a great contender especially since the top of the tank is painted as well which is very unusual.

Ms. Rhodes explained that staff still needs to send the design to Utilities Services; the company that handles the routine painting of all the City's water tanks, to make sure the maintenance cost of the tank won't increase significantly.

Council Member James made a motion to move forward with the Public Works of HeART project barring any significant increases in maintenance cost. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

### **City Manager's Report**

Ms. Rhodes informed Council that the City's Home Repair Program is gaining steam and has two new projects. She reminded the assembly that the City still has funding for residents that need minor home repair projects and they can contact Tara Yates to see if they are eligible. She explained that it is difficult to find contractors who are willing to work on projects that cost \$5,000 and under so the City bids the projects out together if possible.

Ms. Rhodes stated the City received funding from SCDOT for sidewalks to be installed on Riverland Drive. This will connect where the Riverwalk Park ends in Riverland Park to where Phase III of the Riverwalk begins at the parking lot. She explained the City's match is \$70,000 so funding for that amount will need to be found. The second project is a sidewalk on Julius Felder that would connect to the school. The City will need to come up with \$40,000 in matching funds.

Ms. Rhodes explained that the City has partnered with American Engineering to do a storm water drainage study for the older part of the City. This is the area that typically experiences the worst drainage issues. American Engineering currently believes they may be able to help the City free of charge. She stated the study will show how much money is needed and what actually needs to be done. She said the drainage improvements might be a good project for the City to put on the Capital Penny Sales Tax list since it will cost at least \$5 million dollars to do the improvements to the drainage issue. Ms. Rhodes explained that if the City does the study and puts pipes in all of the ditches then the ditches will belong to the City. She stated at that point the City will need to find funding to maintain the ditches. She said one possibility could be a storm water fee to help with the maintenance of the project after it is done. Another possibility is to find someone to take ownership of the ditches.

Mayor Partin reminded Ms. Rhodes that the Julius Felder Coalition had their community garden groundbreaking recently. Ms. Rhodes stated the City is a member of the Lexington County Healthy Community Partnerships Alliance and grant money was given to the Julius Felder Coalition to start a community garden. Council Member Jenkins invited everyone in the community to participate in the garden and stated he thinks everyone would enjoy it. Ms. Rhodes said the plots are open to anyone and the garden is on Allen Street.

Mr. Greenwood stated September is storm drain tagging month and the City needs community volunteers to tag storm drains. He explained the City's GIS Coordinator is working on plugging in where all the City's storm drains are so they will be mapped and the volunteers can find them easily and mark of which ones they have tagged. This project will assist the City in its overall drainage issues since it helps

educate people on what not to put in storm drains. Mayor Partin informed Mr. Greenwood that Chris Jordan with the local Boy Scouts is always looking for community projects for the Scouts to participate in.

### **Committee Matters**

- A. Approval to Enter the Following Committee Minutes into the City's Official Record

Council Member Almond made a motion to approve entering the following Committee minutes into the City's official record:

Cayce Housing Authority – April 9, 2013  
Beautification Board – April 9, 2013  
Board of Zoning Appeals – May 20, 2013  
Events Committee – July 11, 2013  
Planning Commission – July 15, 2013

Council Member Corley seconded the motion which was unanimously approved by roll call vote.

- B. Committee Appointments/Reappointments

Planning Commission – One Position

Mr. John Raley's term expired in September and the Planning Commission recommends his re-appointment. Council Member James made a motion to reappoint Mr. Raley to the Commission. Council Member Corley seconded the motion which was unanimously approved by roll call vote. Mr. Marion Hutson's term on the Museum Commission expired in September but the Museum Commission has not met yet so Council Member Jenkins made a motion to table Mr. Hutson's re-appointment until a recommendation is received from the Museum Commission. Council Member James seconded the motion which was unanimously approved by roll call vote.

### **Executive Session**

- A. Receipt of legal advice relating to a claim and potential claim by the City and other matters covered by the attorney-client privilege
- B. Discussion of negotiations incident to proposed contractual arrangements between the City of Cayce and Lexington Two School District

- C. Discussion of contractual matters as it relates to purchase of new software

Council Member Jenkins made a motion to move into Executive Session to discuss the matters above. Council Member James seconded the motion which was unanimously approved by roll call vote.

**Reconvene**

After the Executive Session was concluded, Council Member James made a motion to reconvene the Regular meeting. Council Member Jenkins 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 by Council in follow up to Executive Session**

No action was taken by Council in follow up to Executive Session.

There being no further business, Council Member James made a motion to adjourn the meeting. Council Member Almond seconded the motion which was unanimously approved by roll call vote. The meeting adjourned at 8:30 p.m.

---

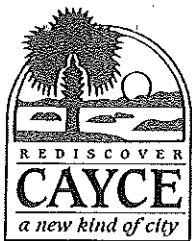
Elise Partin, Mayor

ATTEST:

---

Mendy C. Corder, Municipal Clerk





## CITY OF CAYCE

*MAYOR*  
ELISE PARTIN

*MAYOR PRO-TEM*  
JAMES E. JENKINS

*COUNCIL MEMBERS*  
TARA S. ALMOND  
EVA CORLEY  
TIMOTHY M. JAMES

*CITY MANAGER*  
REBECCA V. RHODES

*ASSISTANT CITY MANAGER*  
SHAUN M. GREENWOOD

### CITY OF CAYCE Special Council Meeting September 18, 2013

A Special Council Meeting was held at 5:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Tara Almond, Eva Corley, Tim James, and James Jenkins, City Manager Rebecca Rhodes and Assistant City Manager Shaun Greenwood. Mendy Corder, Municipal Clerk and Garry Huddle, Municipal Treasurer were also in attendance. Mayor Partin asked if members of the press and the public were duly notified of the Special Council Meeting in accordance with the FOIA. Ms. Corder confirmed they were notified.

#### Call to Order

Mayor Partin called the meeting to order and Council Member Jenkins gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

#### Other

Ms. Rhodes asked Council to postpone Item II.B. until the October 1, 2013 Regular Council Meeting in Executive Session. She stated there were questions brought up regarding the City's annual leave policy and to answer those questions employee's names and salaries will need to be discussed. Council Member James made a motion to postpone Item II.B. to the October 1, 2013 Council Meeting in Executive Session. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Ms. Rhodes advised Council that Item's II.A. and II.C. will need to be talked about in conjunction with each other since the breakdown of TIF Funds will need to be discussed with both items.

#### Discussion of Current City Projects

Ms. Rhodes stated that after the Hospitality Tax discussion she advised Council that the City's priorities would need to be adjusted since there are no new revenue sources at this time. She explained in detail the City's current projects and initiatives and stated there are projects that do not have a funding source and a source/s will need to be found before the projects can be completed.

Ms. Rhodes said the Beautification Foundation is close to finishing the entryway signage at Knox Abbott Drive and reminded Council that Lexington County has

agreed to give the City the same amount that they gave the City of West Columbia for their signage.

Ms. Rhodes advised that the City Attorney is working on amending the annexation ordinance. The City has paid the Central Midlands Council of Government to draft new land development regulations. Mr. Greenwood has received that draft and is reviewing it now. She advised that staff is researching a rental registry program for rental properties in the City and Sunday alcohol sales to be put on the ballot in 2014.

Council Member Jenkins asked for details regarding the Silver City redevelopment project. Ms. Rhodes said the property has been purchased and the plan is to demolish the existing homes and build low to moderate homes there similar to the ones on Naples Avenue. Mayor Partin asked if the Grammar School project was still viable. Ms. Rhodes explained that the builders have run into some issues with SCDOT's requirements for driveways. She stated DOT's regulations basically prohibit any new infill development. She said the developers are trying to get an exemption at this time.

Council Member Jenkins asked for more details regarding the demolition and redevelopment of Peach Street Barracks property possibly with assistance from Habitat for Humanity. Ms. Rhodes stated the staff with Habitat for Humanity is speaking with the property owner and so far the discussions have not been positive. The property owners are no longer willing to donate the property but will sell it for its appraised value. She explained that Habitat for Humanity does not have the funds to purchase property unless they receive money from CDBG grants.

#### **Approval of TIF Funds for Phase V of the State Street Streetscaping Project**

Ms. Rhodes explained that the City received \$145,000 in SCDOT Enhancement funds for Phase V of the State Street Streetscaping Project. She stated Phase V will complete the streetscaping of State Street by continuing the ADA compliant sidewalk, lights, and landscaping to Indigo Avenue. She explained part of the SCDOT Enhancement Fund grant requirement is for the City to provide a cash match. The City's match portion would be \$46,080.

Ms. Rhodes stated the City currently has \$1,449,117 in TIF funds. One payment of \$245,926 has already been made this year and there is one payment left to be

made this year. The total TIF funds for 2013 is \$1,203,191. She explained that the proposed expenditures for the current year are as follows:

SCDOT State Street Streetscaping Phase V - \$46,080  
Riverwalk Phase IV - \$350,000  
Master Plan for Knox Abbott Corridor - \$19,000  
Riverland Drive Sidewalk Improvements - \$74,350

Ms. Rhodes explained that if these projects are completed this year then there will be \$713,761 left in the TIF Fund. She stated the bond payment each year is \$491,852. The City receives approximately \$763,964 in revenue each year and nets approximately \$272,112 yearly. Ms. Rhodes explained that all TIF funds have to be expended by 2017 and if the four proposed projects are done with TIF funds then the City will have \$1,530,097 left in 2017.

Ms. Rhodes stated other possible expenditures for TIF funds are the Centennial Plaza and the purchase of property for a new City Hall. She explained staff has talked to the City's Attorneys about extending the TIF but it would be difficult to do since there has been redevelopment and it is no longer a blighted area.

Council Member James asked if the TIF funds have to be spent by the end of 2017 or up to 2017. She explained the City has until the date the TIF was enacted to spend the funds. The TIF was enacted in August or September. Council Member Jenkins asked Ms. Rhodes to explain in detail why the TIF cannot be extended. She said to get a TIF District approved you have to prove the area is blighted and then a redevelopment plan has to be created for that area. She explained that the City's TIF District is no longer blighted which means that the TIF did work and has improved the area.

Council Member Jenkins asked about using TIF funds on State Street. Ms. Rhodes explained that TIF funds can be used on façade improvements on current business facades but the issue with that is the property owners have to sign over the rights to the front of their buildings to the City. She explained to use TIF funds the City would have to get façade easements from the property owners. Council Member Jenkins asked staff to send letters to the property owners on State Street to see if they might be interested in façade enhancements.

Council Member Almond made a motion to approve TIF Funds in the amount of \$46,080 for Phase V of the State Street Streetscaping Project. Council Member James seconded the motion which was unanimously approved by roll call vote.

#### **Executive Session**

- A. Receipt of legal advice relating to a claim and potential claim by the City and other matters covered by the attorney-client privilege
- B. Discussion of negotiations incident to proposed contractual arrangements for animal services
- C. Discussion of bid approval and approval of a contract for engineering Services for the Lexington Avenue waterline replacement project
- D. Discussion of negotiations incident to proposed contractual arrangements between the City of Cayce and Lexington School District Two

Council Member Jenkins made a motion to move into Executive Session to discuss the matters above. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

#### **Reconvene**

After the Executive Session was concluded, Council Member Jenkins made a motion to reconvene the Regular meeting. Council Member Almond 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 by Council in follow up to Executive Session**

Council Member Jenkins made a motion to approve and authorize the Mayor to sign the intergovernmental agreement with Lexington County for animal services with one amendment stating the City will not spend more than \$100,000 for any additional construction costs incurred by the County. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

Council Member Almond made a motion to approve and authorize the City Manager to sign the contract for the Lexington Avenue waterline upgrade. Council Member James seconded the motion which was unanimously approved by roll call vote.

There being no further business, Council Member Jenkins made a motion to adjourn the meeting. Council Member James seconded the motion which was unanimously approved by roll call vote. The meeting adjourned at 7:20 p.m.

---

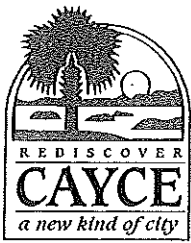
Elise Partin, Mayor

ATTEST:

---

Mendy C. Corder, Municipal Clerk

## CITY OF CAYCE



*MAYOR*  
ELISE PARTIN

*MAYOR PRO-TEM*  
JAMES E. JENKINS

*COUNCIL MEMBERS*  
TARA S. ALMOND  
EVA CORLEY  
TIMOTHY M. JAMES

*CITY MANAGER*  
REBECCA V. RHODES

*ASSISTANT CITY MANAGER*  
SHAUN M. GREENWOOD

## Proclamation for Alpha Delta Kappa Sorority Month

**Whereas**, Alpha Delta Kappa is an international honorary organization of women educators dedicated to educational excellence, altruism, and world understanding that is headquartered in Kansas City, Missouri and which this year celebrates the 66th anniversary of the founding of the sorority; and

**Whereas**, Alpha Delta Kappa was founded in 1947 by Agnes Shipman Robinson, Marie Neal, Marion Southall and Hattie Poppino as a means to recognize and support the efforts of outstanding women educators and currently has more than 40,000 members in more than 1400 chapters throughout the world; and

**Whereas**, membership in Alpha Delta Kappa is honorary, based on peer recognition, and is invitational only to those women who exemplify the following attributes: two or more years experience in the education profession and employed full time in teaching, administration, or a specialized field of education, plus matriculation from an accredited college or university with a degree in education and satisfactorily meeting the requirements for teacher, administrative or specialized certification; and

**Whereas**, the purpose of Alpha Delta Kappa is to recognize outstanding women educators who are actively engaged in teaching, administration or a specialized field of the teaching profession, to build a fraternal fellowship among women in the teaching profession which adds to their effectiveness in encouraging excellence in education, to advocate high standards of education and thereby strengthen the status and advancement of the teaching profession, to support education and charitable projects and activities, to sponsor scholarships; to further and maintain worthy standards in the field of education, and to cooperate with deserving community programs relating to education and charities.

**Now, Therefore**, the Mayor and City Council of the City of Cayce, in meeting duly assembled, hereby declare October 2013 as Alpha Delta Kappa Sorority Month and commend the many outstanding women educators who are members of the Omicron, Fidelis, and Epsilon chapters in the Cayce community and who participate in numerous altruistic projects to support quality education in their schools and community.

**Proclaimed** by Cayce City Council this 1<sup>st</sup> day of October 2013.

**Attest:**

\_\_\_\_\_  
Elise Partin, Mayor

\_\_\_\_\_  
Mendy Corder, Municipal Clerk

## Schools Represented in Epsilon Chapter



### Lexington School District Two



#### Congaree Elementary

Susan Scott, Grade 2

#### Congaree-Wood Early Childhood Center

Brittany Allen, Grade 1  
Mary Brooks, Counselor

#### Pineview Elementary

Angie Brickhouse, Grade 4  
Kelli Edwards, Grade 4  
Casey Hallman, Grade 4  
Brooke Jones, Grade 3

#### Claude A. Taylor Elementary

Lynn Clendenin, Grade 5  
Joanne Shrigley, LD Resource

### Retired from Lexington Two



Frankie Bowman, Taylor Elem.  
Barb Daniel, CWECC  
Sylvia Ford, DEC  
Pat Gullledge, Davis Elem.  
Rose Nepereny, Wood Elem.  
Arleen Pietrowitz, Davis Elem.  
Dayne Shealy, PRMS, Wood



### Lexington School District One



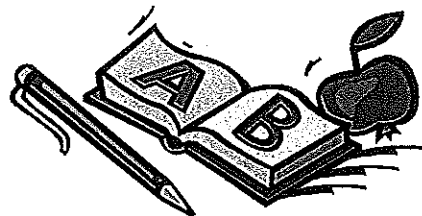
#### White Knoll Elementary

Frances Dimery, Literacy Specialist



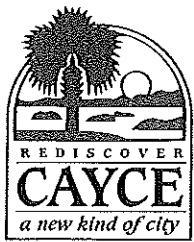
#### East Point Academy

Jen Dozier, K4 ELA



	<b>OMICRON CHAPTER</b>
<b>Allen, Rhonda</b>	<b>Congaree Wood Early Childhood Center</b>
<b>Beatson, Gloria</b>	<b>Retired from BC # 1</b>
<b>Benenhaley, Pam</b>	<b>Congaree Wood Early Childhood Center</b>
<b>Bundrick, Linda</b>	<b>Retired from Congaree Wood Early Childhood Center</b>
<b>Carter, Lindsey</b>	<b>Wood Elementary</b>
<b>Clarke, Lori</b>	<b>Congaree Elementary</b>
<b>Cornelius, Shannon</b>	<b>Saluda River Academy for the Arts</b>
<b>Cuffie, Larissa</b>	<b>Wood Elementary and Taylor Elementary</b>
<b>Davenport, Dawn</b>	<b>Congaree Wood Early Childhood Center</b>
<b>Driggers, Jane</b>	<b>Springdale Elementary</b>
<b>Fralick, Pam</b>	<b>Congaree Wood Early Childhood Center</b>
<b>Harbaugh, Julie</b>	<b>Saluda River Academy for the Arts</b>
<b>Heyward-Evans, M.</b>	<b>District Office</b>
<b>Hoffman, Sommer</b>	<b>Congaree Wood Early Childhood Center</b>
<b>Hucks, Stephanie</b>	<b>Busbee Creative Arts Academy</b>
<b>Hutto, Kathy</b>	<b>Congaree Wood Early Childhood Center</b>
<b>Lowman, Carolyn</b>	<b>Congaree Elementary</b>
<b>Malpass, Ann</b>	<b>Retired from DEC</b>
<b>Martin, Babs</b>	<b>Retired from Fulmer Middle School</b>
<b>Probus, Cheryl</b>	<b>Retired from Taylor Elementary</b>
<b>Richardson, Tami</b>	<b>Saluda River Academy for the Arts and BC # 1</b>
<b>Sandy, Angi</b>	<b>Congaree Wood Early Childhood Center</b>
<b>Schafer, Amelia</b>	<b>Congaree Wood Early Childhood Center</b>
<b>Seibert, Kathy</b>	<b>Pineview Elementary</b>
<b>Sexton, Shirley</b>	<b>Retired from BC # 1</b>
<b>Siedschlag, Eleanor</b>	<b>Retired from Taylor Elementary</b>
<b>Stack, Ann</b>	<b>Retired from BC # 1</b>
<b>Tinman, Katherine</b>	<b>Congaree Elementary</b>
<b>Vosburgh, Nancy</b>	<b>Retired from DEC</b>
<b>Williamson, Genie</b>	<b>Saluda River Academy for the Arts</b>





## CITY OF CAYCE

*MAYOR*  
ELISE PARTIN

*MAYOR PRO-TEM*  
JAMES E. JENKINS

*COUNCIL MEMBERS*  
TARA S. ALMOND  
EVA CORLEY  
TIMOTHY M. JAMES

*CITY MANAGER*  
REBECCA V. RHODES

*ASSISTANT CITY MANAGER*  
SHAUN M. GREENWOOD

### Resolution Recognizing the 100<sup>th</sup> Anniversary of Cayce United Methodist Church

**Whereas**, the Congregation of Cayce United Methodist Church has a century old history. Their journey started as the Cayce Methodist Episcopal Church, South; and

**Whereas**, the first church services were held in an old blacksmith shop and later in a large room over a store in Cayce that was also a meeting place for Woodmen of the World; and

**Whereas**, the first sanctuary, located at the corner of Holland and Second Avenue, was completed in 1916. By the mid-1950s, the church was home to over 500 members; and

**Whereas**, on January 8, 1956 a devastating fire destroyed the sanctuary. In April 1957 the church moved to its current location at the corner of Naples Avenue and 12<sup>th</sup> Street in Cayce; and

**Whereas**, in its 100 years of ministry, Cayce United Methodist Church has changed lives and transformed communities locally and in places around the world. Pastors and missionaries have come from its membership to serve Christ in all of the world. Members and friends of the church, called and shaped by the ministry of the church for Christ, have been civic and business leaders in the community and beyond; and

**Whereas**, throughout the years, the church and its members have made a difference in the world by caring for the vulnerable, feeding the hungry, repairing homes of those in need, and in general, shining the light of Christ to those in the darkness of need and despair; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Cayce City Council, in Council Session duly assembled, joins in congratulating the congregation of Cayce United Methodist Church on receiving this well deserved honor and expresses its heartfelt appreciation and gratitude to Cayce United Methodist Church for changing lives and transforming communities.

**ADOPTED** this 1<sup>st</sup> day of October, 2013.

\_\_\_\_\_  
Elise Partin, Mayor

**ATTEST:**

\_\_\_\_\_  
Mendy Corder, Municipal Clerk

---

# Memorandum

---

**To:** Mayor and Council

**From:** Rebecca Rhodes, City Manager  
Shaun Greenwood, Assistant City Manager  
Teddy Luckadoo, Special Projects Coordinator

**Date:** September 26, 2013

**Subject:** First Reading of ordinance for annexation in conjunction with RS-3 zoning of 104 Laurel Lane.

---

## ISSUE

Council approval is needed for the First Reading of an ordinance to annex a .25 acre tract of land located at 104 Laurel Lane, Lexington County. The recommended zoning is RS-3 (Single Family, Small Lots).

## BACKGROUND/DISCUSSION

The owner of 104 Laurel Lane has requested to be annexed into the City of Cayce.

The property is currently one of the few donut holes remaining in this area of City. Annexation of the property is part of the City's plan to annex all existing donut holes.

The annexation will allow the property owner to receive services from the City of Cayce, as well as, lower water and sewer rates.

The recommended zoning for the property is RS-3 (Single Family, Small Lots) which would be consistent with the zoning of the surrounding area.

The Planning Commission considered the request for annexation at its regular meeting on September 16, 2013. A public hearing was held at the meeting for public input. No members of the public were present to speak either for or against.

The Planning Commission unanimously recommends Council approve the requested annexation and zoning.

## RECOMMENDATION

The Planning Commission recommends Council approve First Reading of an ordinance to annex the property located at 104 Laurel Lane and to zone the property RS-3 (Single Family, Small Lot).

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LEXINGTON )  
 )  
CITY OF CAYCE )

**ORDINANCE**  
Annexing property located at 104 Laurel Lane into the City limits under the provisions of South Carolina Code Section 5-3-150(3)

**WHEREAS**, a proper petition has been filed with the City of Cayce by the owner or owners of 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the City of Cayce under the provisions of S.C. Code Section 5-3-150(3); and

**WHEREAS**, it appears to Council that annexation would be in the best interest of the property owners and the City of Cayce,

**NOW, THEREFORE, BE IT ORDAINED AND ORDAINED** by the Mayor and Council of the City of Cayce, in Council, duly assembled, that the following property herein described is hereby annexed to and becomes a part of the City of Cayce.

#### **PROPERTY DESCRIPTION**

All that certain piece, parcel or lot of land, together with the improvements thereon, (known as 104 Laurel Lane), situate, lying and being in the City of Cayce, County of Lexington, State of South Carolina, being more particularly shown and delineated as Lot number seven(7) of BLOCK "U" as shown on a Map of a Portion of Edenwood dated June 21, 1968, prepared by Keels Engineering Company, recorded in the Office of the R.M.C, for Lexington County in Plat Book 64-G at page 123 and having the following boundaries and measurements as shown upon said plat, to-wit: on the NORTHEAST by Laurel Lane, measuring thereon One Hundred Forty (140') feet; on the SOUTHEAST by Lot No. 6 in Block "U", measuring thereon One Hundred Forty Six and One/Tenth (146.1') feet; on the SOUTHWEST by Lot No. 5 in Block "U" measuring thereon One Hundred Thirty Four and Two/Tenths (134.2') feet; on the NORTHWEST by Lot No. 8 in Block "U" measuring thereon Two Hundred Thirty One and Three/Tenths (231.3') feet, be all the said measurements a little more or less. This being the identical property heretofore conveyed to Jack W. Kates and Sandra D. Kates by deed of Orin G. Rucker, Jr. dated September 19, 1974, recorded in Deed Book 35 at page 7 on September 19, 1974.

The street address of the property is 104 Laurel Lane, Cayce, South Carolina 29033. TMS# 005723-04-003

The property shall be zoned RS-3, Single Family, Small Lot, in accord with City of Cayce Zoning Ordinance, Section 3.15, and this classification shall become effective upon the effective date of this annexation ordinance. This property is added to Voting District Number Four (4).

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

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Elise Partin, Mayor

Attest:

\_\_\_\_\_  
Mendy Corder, Municipal Clerk

First Reading: \_\_\_\_\_

Second Reading and adoption: \_\_\_\_\_

Approved as to form: \_\_\_\_\_  
Danny C. Crowe, City Attorney

**CITY OF CAYCE  
PLANNING COMMISSION  
STAFF EVALUATION REPORT**

**CASE NO. 004-13**

**APPLICANT:** Phillip & Doris Ross

**TYPE OF REQUEST:** Annexation in conjunction with RS-3 zoning designation

**LOCATION/ADDRESS:** 104 Laurel Lane

**TAX MAP NUMBER:** TMS# 005723-04-003

**NUMBER OF ACRES:** 0.25 more or less

**EXISTING ZONING CLASSIFICATION:** NONE

**REQUESTED ACTION:**  
An annexation in conjunction with RS-3 (Single Family, Small Lots) zoning

**COMPLIANCE WITH COMPREHENSIVE PLAN:**

The zoning is in compliance with the adopted plan for the area and the surrounding neighborhood.




**STAFF COMMENTS/CONCERNS:**

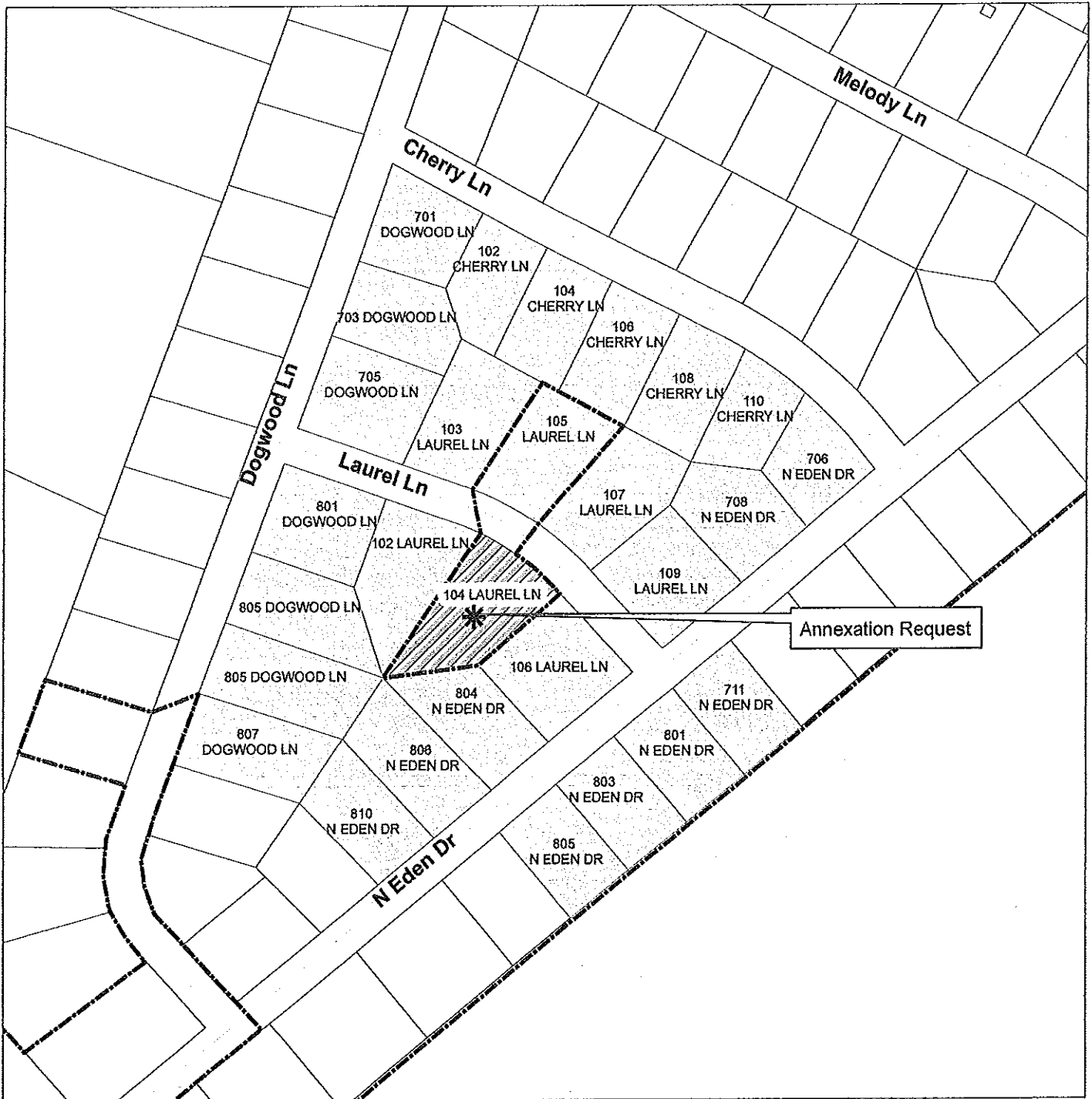
The property is an existing donut hole located within our municipal boundaries. Annexation of this property is part of the City's efforts to bring all existing donut hole parcels into the City. Annexation of this property will also increase the City's tax income. The property contains an existing home, which is occupied by the owners. The RS-3 zoning is consistent with neighboring properties in the area.

MA004-13  
Annexation Request  
104 Laurel Lane



Legend

-  Properties within 200' of Annexation Request
-  Annexation Request
-  Cayce City Limits



**CERTIFICATION OF NOTIFICATION:**

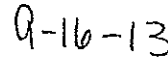
*The City of Cayce Zoning Ordinance requires that all property owners of parcels within two hundred feet of the subject parcels be notified by mail of the Public Hearing.*

Administrative Coordinator

I, Michelle Paulchel, do hereby certify that I processed the letters of notification for both property owners, and all property owners within two hundred (200) feet of the affected parcels for Map Amendment MA004-13, City of Cayce.



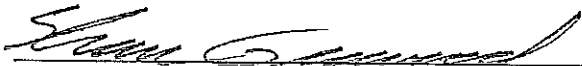
Michelle Paulchel



Date

Director, Planning & Development

I, Shaun M. Greenwood, Director, do hereby certify that I have personally signed each and every notification concerning MA004-13. Under my direct supervision, all materials were placed at postal facilities at Cayce City Hall for mailing.



Shaun M. Greenwood, ACIP  
Assistant City Manager



Date

---

# Memorandum

---

**To:** Mayor and Council

**From:** Rebecca Rhodes, City Manager  
Shaun Greenwood, Assistant City Manager  
Teddy Luckadoo, Special Projects Coordinator

**Date:** September 26, 2013

**Subject:** First Reading of ordinance for annexation in conjunction with RS-3 zoning of 105 Laurel Lane.

---

## ISSUE

Council approval is needed for the First Reading of an ordinance to annex a .25 acre tract of land located at 105 Laurel Lane, Lexington County. The recommended zoning is RS-3 (Single Family, Small Lots).

## BACKGROUND/DISCUSSION

The owner of 105 Laurel Lane has requested to be annexed into the City of Cayce.

The property is currently one of the few donut holes remaining in this area of the City. Annexation of the property is part of the City's plan to annex all existing donut holes.

The annexation will allow the property owner to receive services from the City of Cayce, as well as, lower water and sewer rates.

The recommended zoning for the property is RS-3 (Single Family, Small Lots) which would be consistent with the zoning of the surrounding area.

The Planning Commission considered the request for annexation at its regular meeting on September 16, 2013. A public hearing was held at the meeting for public input. No members of the public were present to speak either for or against.

The Planning Commission unanimously recommends Council approve the requested annexation and zoning.

## RECOMMENDATION

The Planning Commission recommends Council approve First Reading of an ordinance to annex the property located at 105 Laurel Lane and to zone the property RS-3 (Single Family, Small Lot).



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LEXINGTON )  
 )  
CITY OF CAYCE )

**ORDINANCE**  
**Annexing property located at 105 Laurel Lane into the City limits under the provisions of South Carolina Code Section 5-3-150(3)**

**WHEREAS**, a proper petition has been filed with the City of Cayce by the owner or owners of 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the City of Cayce under the provisions of S.C. Code Section 5-3-150(3); and

**WHEREAS**, it appears to Council that annexation would be in the best interest of the property owners and the City of Cayce,

**NOW, THEREFORE, BE IT ORDAINED AND ORDAINED** by the Mayor and Council of the City of Cayce, in Council, duly assembled, that the following property herein described is hereby annexed to and becomes a part of the City of Cayce.

**PROPERTY DESCRIPTION**

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being in the County of Lexington, State of South Carolina, and being shown and designated as Lot 11, Block T, on a plat of a portion of Edenwood prepared for Peggy A. Penn, by Keels Engineering Company, dated June 21, 1968 and recorded in the Office of the Lexington County Register of Deeds in Plat Book 64-G at page 123; and being further shown on a plat prepared by Robert E. Collingwood, Jr., RLS, dated July 14, 2000 and recorded in the Office of the Lexington County Register of Deeds in Plat Book 5886 at page 62. Reference being made to aforesaid plats for a more accurate and complete description thereof.

Being the same property conveyed to Peggy A. Penn by deed of Wylie F. Roberts and Katherine Jo Roberts dated July 24, 2000 and recorded July 25, 2000 in the Office of the Lexington County Register of Deed Book 5890 at page 48.

The street address of the property is 105 Laurel Lane, Cayce, South Carolina 29033. TMS# 005723-03-011

The property shall be zoned RS-3, Single Family, Small Lot, in accord with City of Cayce Zoning Ordinance, Section 3.15, and this classification shall become effective upon the effective date of this annexation ordinance. This property is added to Voting District Number Four (4).

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

DONE IN MEETING DULY ASSEMBLED, this \_\_\_\_\_ day of \_\_\_\_\_,  
2013.

\_\_\_\_\_  
Elise Partin, Mayor

Attest:

\_\_\_\_\_  
Mendy Corder, Municipal Clerk

First Reading: \_\_\_\_\_

Second Reading and adoption: \_\_\_\_\_

Approved as to form: \_\_\_\_\_  
Danny C. Crowe, City Attorney

**CITY OF CAYCE  
PLANNING COMMISSION  
STAFF EVALUATION REPORT**

**CASE NO. 005-13**

**APPLICANT:** William & Peggy Penn

**TYPE OF REQUEST:** Annexation in conjunction with RS-3 zoning designation

**LOCATION/ADDRESS:** 105 Laurel Lane

**TAX MAP NUMBER:** TMS# 005723-03-011

**NUMBER OF ACRES:** 0.25 more or less

**EXISTING ZONING CLASSIFICATION:** NONE

**REQUESTED ACTION:**

An annexation in conjunction with RS-3 (Single Family, Small Lots) zoning

**COMPLIANCE WITH COMPREHENSIVE PLAN:**

The zoning is in compliance with the adopted plan for the area and the surrounding neighborhood.




**STAFF COMMENTS/CONCERNS:**

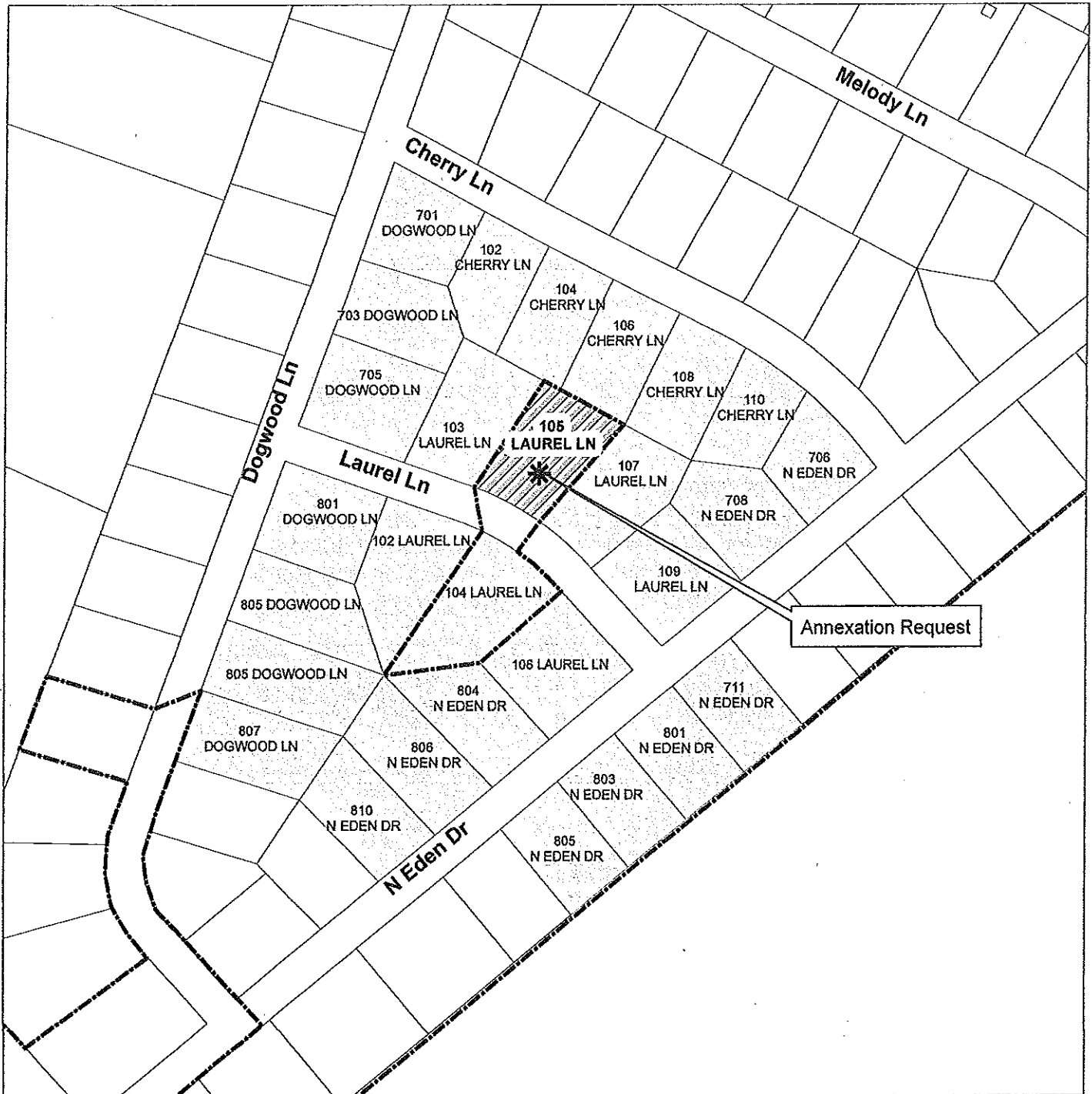
The property is an existing donut hole located within our municipal boundaries. Annexation of this property is part of the City's efforts to bring all existing donut hole parcels into the City. Annexation of this property will also increase the City's tax income. The property contains an existing home, which is occupied by the owners. The RS-3 zoning is consistent with neighboring properties in the area.

MA005-13  
Annexation Request  
105 Laurel Lane



**Legend**

-  Properties within 200' of Annexation Request
-  Annexation Request
-  Cayce City Limits



**CERTIFICATION OF NOTIFICATION:**

*The City of Cayce Zoning Ordinance requires that all property owners of parcels within two hundred feet of the subject parcels be notified by mail of the Public Hearing.*

Administrative Coordinator

I, Michelle Paulchel, do hereby certify that I processed the letters of notification for both property owners, and all property owners within two hundred (200) feet of the affected parcels for Map Amendment MA005-13, City of Cayce.

Michelle Paulchel

Michelle Paulchel

9-16-13

Date

Director, Planning & Development

I, Shaun M. Greenwood, Director, do hereby certify that I have personally signed each and every notification concerning MA005-13. Under my direct supervision, all materials were placed at postal facilities at Cayce City Hall for mailing.

Shaun M. Greenwood

Shaun M. Greenwood, ACIP  
Assistant City Manager

9-16-13

Date

---

# Memorandum

---

**To:** Mayor and Council

**From:** Rebecca V. Rhodes

**Date:** September 27, 2013

**Subject:** Approval of an Ordinance Authorizing the Sale of Property of the City of Cayce at Ravenscroft Road in Lloydwood Subdivision – Second Reading

---

## ISSUE

Council Approval is needed for the Second Reading of an Ordinance to sell the old Lloydwood Lagoon site to the Lloydwood Neighborhood Alliance.

## BACKGROUND/DISCUSSION

When the City took over the Lloydwood Sewer system it also acquired the system's Lagoon site. This site is 4.85 acres located on Ravenscroft Road. The City does not use this site and it just sits empty with a fence around it.

The Lloydwood Neighborhood Alliance has approached the City about acquiring the property and trying to put a recreation facility of some sort on the property. This Ordinance and the subsequent deed will sell the property to the Alliance for a nominal amount and require that the property always be utilized for recreational purposes.

The City has no use for this property and SCDHEC has no issues with the sale or reuse of this property

## RECOMMENDATION

Staff recommends approval of Second Reading of this Ordinance.

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LEXINGTON )  
 )  
CITY OF CAYCE )

**ORDINANCE**  
**Approving and Authorizing the Sale of**  
**Approximately 4.85 Acres of Real Property**  
**of the City of Cayce at Ravenscroft**  
**Road in the Lloydwoods Subdivision**

**WHEREAS**, the City of Cayce is the owner of record of a certain parcel of land of about 4.85 acres in size at or near Ravenscroft Road in the Lloydwoods Subdivision in Lexington County with Tax Map Sheet number 07918-06-033, formerly used as an aeration lagoon, and conveyed to the City by Quitclaim Deed filed on February 16, 2012, and recorded in the office of the Lexington County Register of Deeds in Book 15336, beginning at page 258; and

**WHEREAS**, the City has no plans for future public use of the property, and has received and considered a proposal for the purchase of the property by the Lloydwoods Neighborhood Alliance; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City and the public to approve the sale of the property to the Lloydwoods Neighborhood Alliance for a nominal amount with restrictions that it be maintained and used only for recreational purposes by the Alliance on such terms as are provided in the Contract for Sale of Real Estate prepared or to be prepared by the City; and

**WHEREAS**, S.C. Code § 5-7-260 requires that the municipal council act by ordinance in order to sell or contract to sell any lands of the municipality,

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

1. The City Manager is authorized to sign the Contract for Sale of Real Estate as prepared or to be prepared by the City.
2. The sale, by appropriate deed, of the City property described above is approved and authorized. The deed shall be prepared or approved by the City Attorney.
3. The City Manager is authorized to sign the deed on behalf of the City.

This Ordinance shall take effect on the date of second reading approval by Council.

DONE IN MEETING DULY ASSEMBLED, this \_\_\_\_\_ day of \_\_\_\_\_  
2013.

\_\_\_\_\_  
Elise Partin, Mayor

ATTEST:

Mendy Corder  
Mendy C. Corder, Municipal Clerk

First Reading: Sept. 3, 2013

Second and Final Reading: \_\_\_\_\_

Approved as to form: \_\_\_\_\_  
Danny C. Crowe, City Attorney



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LEXINGTON )

**CONTRACT FOR SALE OF REAL ESTATE**  
**[DRAFT: 8.28.2013]**

THIS CONTRACT FOR SALE OF REAL ESTATE (the "Contract") is made and entered into as of the \_\_\_ day of September, 2013, by and between **CITY OF CAYCE, SOUTH CAROLINA**, a body politic and corporate and a political subdivision of the State of South Carolina ("Seller") and **LLOYDWOOD NEIGHBORHOOD ALLIANCE**, a South Carolina eleemosynary corporation ("Buyer").

1. AGREEMENT TO SELL AND BUY. In consideration of the terms and conditions in this Contract, Seller agrees to sell and Buyer agrees to purchase, upon and subject to the terms and conditions herein set forth, that certain piece, parcel or tract of land described in Section 2 below.

2. DESCRIPTION OF PROPERTY/CONVEYANCE. The property which is the subject of this Contract is all that certain piece, parcel or tract of land, situate, lying and being in the County of Lexington, State of South Carolina, consisting of 4.85 acres, more or less, the tract being more particularly shown as a "Reserved" area on a plat of Lloydwoods Subdivision prepared by McMillan Engineering Co., Inc., dated September 18, 1971, last revised June 26, 1974 and recorded in the Office of the Register of Deeds for Lexington County in Plat Book 139-G at Page 4 (the "Property"), identified as Lexington County TMS No. 07918-06-033. The Property shall be specifically conveyed subject to the matters fully described in Section 9 below.

3. PURCHASE CONSIDERATION. Buyer agrees to accept and Seller agrees to convey the Property for no monetary consideration but for Buyer's assumption and acceptance of all responsibility for the past use and condition of the Property (the "Purchase Consideration").

4. PROPERTY RESTRICTION/BUYER'S INTENDED USE. Buyer acknowledges that the Property shall be sold subject to a restriction that it will be developed for recreational purposes as a playground or park and such other purposes related directly to the primary purpose (the "Intended Use").

5. INSPECTION PERIOD/RIGHT TO TERMINATE CONTRACT. Buyer shall have a period of sixty (60) days from the date of this Contract (the "Inspection Period") to conduct its due diligence investigation with respect to the Property. If the last day of the Inspection Period is a legal holiday or weekend, the expiration date will be the next business day (e.g., if the last day falls on a Saturday, the Inspection Period shall expire on the following Monday). If Buyer notifies Seller on or before the expiration of the Inspection Period of Buyer's intent not to close under this Contract, the parties shall have no further liability to one another; otherwise, Buyer shall be obligated to proceed with Closing pursuant to the terms of the Contract.

6. ACCESS TO PROPERTY. From the date hereof until the expiration of the Inspection Period, Buyer and Buyer's agents, employees, independent contractors, engineers, surveyors and other representatives shall have complete access to the Property for the purpose of conducting such tests, investigations, studies, and inspections as Buyer deems reasonably necessary. At Seller's request, Buyer shall provide Seller with copies of any written reports prepared in connection with such tests. Buyer shall defend, indemnify, and hold harmless Seller from and against any and all liability from mechanic liens arising out of or in connection with Buyer's activities pursuant to this Section 6. To the extent Buyer's tests, investigations, studies, and inspections cause any damage to the Property, Buyer, at its sole expense, shall cause such damage to be repaired.

7. CLOSING AND CLOSING DOCUMENTS. The Closing ("Closing"), shall be at the offices of The City of Cayce, 1800 12<sup>th</sup> Street, Cayce, South Carolina 29171 or at such other location that is mutually agreeable to the parties, within thirty (30) days after the expiration of the Inspection Period (the "Closing Date"). At Closing, Seller shall deliver to Buyer the following: (i) duly executed and acknowledged quitclaim warranty deed in accordance with Section 9 below; (ii) such other documents as Buyer's counsel or Buyer's title company may reasonably request and are approved by Seller's counsel to evidence Seller's authority to execute and perform under this Contract and to execute and deliver all documents conveying the Property to Buyer; and (iii) all other documents as may be reasonably necessary to consummate the transaction under this Contract. At Closing, Buyer shall pay the sums due Seller under this Contract and deliver such documents as Seller may reasonably request to consummate the transaction under this Contract.

8. CONDITION OF PROPERTY. Buyer specifically acknowledges and confirms its understanding that the Property is a former lagoon used in connection with the provision of sanitary sewer services (the "Sewer System") for the residential subdivision that become known as "Lloydwood" (the "Subdivision"). The lagoon, as part of the Sewer System, was developed by the original developer of the Subdivision and was previously operated by a service operator and provider other Seller and, when Seller subsequently acquired the Sewer System, it took the lagoon out of service in accordance with state regulations. Buyer has, or will prior to expiration of the Inspection Period, examine the Property, and is, or will through such examination, become familiar with the physical condition thereof. Seller has not made and specifically does not make any representations or warranties as to the physical or environmental condition of the Property or any other matter or thing affecting or relating to the Property, except as herein specifically set forth, and Buyer hereby expressly acknowledges and represents that no such representations or warranties have been made. Buyer further agrees to take the Property in "as is" condition on the Closing Date. Seller shall not be liable or bound in any way for any verbal or written statements, representations, or information pertaining to the Property furnished by any official, agent or employee of Seller, or any other person. It is understood and agreed that all prior and contemporaneous representations, statements, understandings and agreements, oral or written, between the parties are merged in this Contract, which alone fully and completely expresses their agreement, and that the same is entered into after full investigation, neither party relying on any statement or representation or warranty not embodied in this Agreement made by the other. The following form of the "as-is" provision shall be contained in the quitclaim deed to Buyer: "The Property is hereby conveyed upon and this conveyance is accepted subject to and on an "as-is" "where is" and "with all faults" basis, specifically including environmental matters, without any warranties, express or implied, or arising by operation of law, including, without limitation, condition, habitability, merchantability, or fitness for a particular purpose". The provisions of this Section shall survive Closing.

9. CONVEYANCE AND STATE OF TITLE. Buyer acknowledges that Seller obtained title to the Property pursuant to that Order dated January 19, 2012, and that Supplemental Order dated January \_\_\_\_, 2012, by the Honorable Judge William P. Keesley in Civil Action No. 2011-CP-32-02300 (collectively, the "Order") in connection with its acquisition of the Sewer System and, thus, title to the Property shall be conveyed by quitclaim deed. The Property will be conveyed free and clear of all monetary liens and encumbrances of any type or character whatsoever, other than current, non-delinquent real estate taxes, but subject to all matters of record, zoning ordinances, such matters as revealed by any current survey of the Property and the matters described in Section 4 above. Except as set forth herein, the Property is being sold "AS IS" in accordance with the provisions of Section 8 above.

10. APPORTIONMENT. Buyer acknowledges that Seller is not responsible for real property taxes. All current taxes and other legal assessments to the extent applied to the Property for the current year shall be the responsibility of Buyer. Any rollback taxes shall be the responsibility of Buyer.

11. CLOSING EXPENSES. Buyer shall be responsible for all closing costs associated with the purchase of the Property, including without limitation, the following expenses: title examination, survey, appraisal, physical inspections, title insurance, deed preparation and transfer fees, and Buyer's attorneys' fees. Seller shall only be responsible for Seller's attorneys' fees.

12. COMMISSIONS. Seller and Buyer each warrant and represent to the other that such party has not employed a real estate broker as agent in connection with this transaction. Seller and Buyer shall defend, indemnify and hold the other party harmless from and against any and all claims, demands, and liabilities whatsoever, including reasonable attorneys' fees, arising out of or in connection with any real estate fees and/or commissions related to the Property.

13. NOTICES. All notices, demands or requests made pursuant to, under, or by virtue of, this Contract must be in writing and mailed to the party to whom the notice, demand or request is being given, by personal delivery or certified or registered mail, return receipt requested, as follows:

TO SELLER:                   City of Cayce  
                                  1800 Twelfth Street  
                                  Cayce, South Carolina 29171  
                                  Attention: Rebecca Rhodes, City Manager

With Copy To:             Turner, Padget, Graham & Laney, P.A.  
                                  1901 Main Street, Seventeenth Floor (29201)  
                                  Post Office Box 1473  
                                  Columbia, South Carolina 29202  
                                  Attention: Lanneau Wm. Lambert, Jr., Esquire

TO BUYER:                   Lloydwood Neighborhood Alliance  
                                  c/o Clifford Dawkins, President  
                                  123 Lloydwood Drive  
                                  West Columbia, South Carolina 29172

Receipt of any notice properly given shall be deemed to occur two (2) business days after mailing, or the day of personal delivery. Notice may also be given by other means with the party delivering such notice having the responsibility to confirm delivery.

14. ENTIRE AGREEMENT/MODIFICATION/COUNTERPARTS. This written contract constitutes the entire and complete agreement between the parties hereto and supersedes any prior oral or written agreements between the parties with respect to the Property. It is expressly agreed that there are no verbal understandings or agreements which in any way change the terms, covenants and conditions herein set forth, and that no modification of the Contract, and no waiver of any of its terms and conditions shall be effective unless made in writing and duly executed by the parties hereto. The Contract may be executed in counterparts.

15. BINDING EFFECT. All covenants, agreements, warranties and provisions of the Contract shall be binding upon and inure to the benefit of the parties hereto, their respective successors and assigns.

16. CAPTIONS. The section headings or captions appearing in this Contract are for convenience only, are not part of this Contract, and are not to be considered in interpreting this Contract.

17. SEVERABILITY/PARTIAL INVALIDITY. If any provision of this Contract is held to be illegal, invalid or unenforceable (the "Offending Provision"), the Offending Provision shall be fully severable; this Contract shall be construed and enforced as if the Offending Provision had never comprised a part of this Contract; and the remaining provisions of this Contract shall remain in full force and effect and shall not be affected by the Offending Provision or by its severance from this Contract. Furthermore, in lieu of the Offending Provision, there shall be added automatically as part of this Contract, a provision as similar in terms to the Offending Provision as may be possible and be legal, valid and enforceable.

18. NO ADVERSE PRESUMPTION. The parties acknowledge that this Contract arose as the result of arms-length negotiations between them and that this Contract is the product of input by both parties. Accordingly, any ambiguity or uncertainty is not to be construed against either party.

19. AUTHORITY. Buyer has the power, authority and legal right to execute, deliver and perform under this Contract. The execution, delivery and performance of Buyer's obligations hereunder have been duly authorized by all necessary action and the undersigned is duly authorized to take such action on behalf of Buyer.

20. ACCEPTANCE. The submission of the Contract by Buyer to Seller constitutes an offer which shall become null and void unless Seller has returned the Contract fully executed, without varying the terms, to Buyer before 5:00 p.m. E.S.T. on the seventh (7th) day after the date of Buyer's execution hereof, in which event Buyer shall be entitled to the immediate return of any Earnest Money which is paid hereunder.

21. CONTROLLING LAW. This Contract has been made and entered into under the laws of the State of South Carolina, and said laws shall control the interpretation hereof.

*[THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK -  
SIGNATURE PAGE FOLLOWS]*

**SIGNATURE PAGE OF CONTRACT FOR SALE OF REAL ESTATE**

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed as of the day and year first above written.

**WITNESS:**

\_\_\_\_\_

**SELLER:**

**CITY OF CAYCE,**  
a body politic and corporate and a political  
subdivision of the State of South Carolina

By: \_\_\_\_\_ [SEAL]

Rebecca V. Rhodes

Title: City Manager

**WITNESS:**

\_\_\_\_\_

**BUYER:**

**LLOYDWOOD NEIGHBORHOOD ALLIANCE,**  
a South Carolina corporation

By: \_\_\_\_\_ [SEAL]

Clifford Dawkins, President

**APPROVED MINUTES  
BEAUTIFICATION BOARD  
Tuesday April 9, 2013  
5:30 PM****I. CALL TO ORDER**

Sue Perry called the meeting to order at 5:30 p.m. Present was Sue Perry, Joanne Wilson and April Blake. Absent and excused was Sue Miles.

**II. APPROVAL OF MINUTES**

A motion to approve the meeting minutes of March 12, 2013 was made by Sue Perry. April Blake seconded the motion. The decision was unanimous.

**III. OLD BUSINESS**

- a. Leo has the sign for the Dunbar project and will eventually attach it to iron stakes.
- b. Dunbar island workday rescheduling- table it until we can get Teddy to come and assist with the truck.
- c. Plant exchange- Ask Michelle to get the supplies, make sure James gets tables down for us. Ask him to hang the banner. Need to get the stick in the ground signs from City Hall. We are not doing posters this year. Get hard copies of applications printed, clip boards, pens to recruit new members on the spot. Show up at 8:45, wear your green shirts.
- d. Beautification Foundation update- Not many people came to it, but the attendees chose the materials for the new Welcome to Cayce sign to go near the Blossom Street bridge. Those choices will go before council.

**IV. NEW BUSINESS**

- a. April Blake announced her intent to not renew her seat on the board. A letter of resignation has been sent to Michelle and to City Manager Rebecca Rhodes. This will be her last meeting.

**V. ADJOURNMENT**

A motion to adjourn was made by Sue Perry. April Blake seconded the motion. The decision was unanimous. Sue Perry adjourned the meeting at 6:15 p.m.

**MINUTES OF EVENTS COMMITTEE  
CITY OF CAYCE  
August 8, 2013**

**Present:** Dr. Pete Cassidy, Brenda Cole, Mendy Corder (City Representative), Kirsten Davis (City Representative), Danny Creamer, James Denny (City Representative), Julie Isom, Frankie Newman, Cindy Pedersen, Jay Thompson, and Rachel Scurry

**Absent, Excused:** Ellen Mancke

Chairperson Julie Isom called the meeting to order. The minutes of the July 11, 2013, meeting were reviewed and approved as written.

**CONGAREE BLUEGRASS FESTIVAL** -- Saturday, October 5, 2013, 11 a.m. until 6:30 p.m.

The line-up includes the following bands.

- Headliner: Grasstowne
- Southern Gospel Express
- Barefoot and Restless
- Split Rail
- Willy Wells and the Blueridge Mountain Grass

Ms. Corder and Ms. Davis presented the Congaree Bluegrass Festival posters, advertisements and billboard designed by McKay Public Affairs, LLC. The Committee engaged in much discussion concerning these new designs.

Upon the motion of Ms. Pedersen with a second by Ms. Newman, the Committee voted unanimously to reject the new designs. In addition, the Committee unanimously requested that Ms. Corder and Ms. Davis redesign posters and the billboard using the background and template similar to prior years' promotional material.

Ms. Corder and Ms. Davis updated the Committee the following items.

- Ms. Corder will contact Mast General Store concerning a mini-concert in their courtyard to promote the festival in late September.
- Mr. Creamer suggested contacting Barnyard Flea Market concerning a sponsorship and mini-concert as well.
- SCANA Corporation may provide trash boxes and trash bags.
- Print advertisements will be placed in *The Columbia Star* and *Free Times* newspapers.
- On-line advertisements will be placed on the *Lexington County -- The Patch*. Mr. Thompson will provide the contact information to Ms. Corder.
- The billboard will be placed near the Georgia/North Carolina border.
- All stage, sound, grounds, and transportation requirements have been reserved.

- Hands fans (1000) have been ordered.
- The Boy Scout Troop from Transfiguration Lutheran Church will be volunteering. They will also set-up a table for their popcorn sales.
- Ms. Davis is researching the design and prices for hat/lapel pins.
- Senn Brothers (Gary Prince) may be a good resource for the hay/straw bales.
- Mr. Denny will check to determine if the raccoon cutout on the Riverwalk can be moved to the children's area during the Festival.
- Mr. Thompson has researched building corn-toss boards for the children's area. The Committee decided to start with constructing two sets. Mr. Thompson will provide the list of supplies and cost to Ms. Corder within the next week.
- The following sponsors have committed with a total of \$1400 received.
  - Love Mitsubishi
  - BlueCross BlueShield of South Carolina
  - Lexington Printing, LLC
  - Compass 5 Partners
  - Dusty Rhodes
  - 99.3 WXYR
- Only four food vendors have committed. After some discussion, the Committee decided to permit non-food vendors to reserve spaces. Due to this change, Ms. Corder will contact the craft vendor to which the Committee returned the application and fee following our June 2013 meeting. Ms. Corder will invite her to participate at a reduced fee this year since the Committee has changed its policy.
- The meeting for volunteers will be scheduled during the last week of September.

#### **CITY OF CAYCE CENTENNIAL EVENTS – Fall 2014**

Our Committee will plan to meet with the Museum Commission in early 2014 to begin planning for the celebration in the Fall of 2014.

#### **NEW BUSINESS**

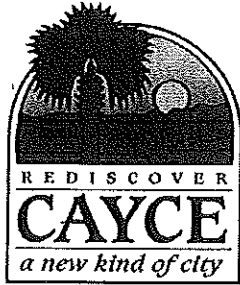
Upon the motion of Ms. Scurry with a second by Ms. Pedersen, the Committee voted unanimously to change the start time of our meetings to 5:45 p.m.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Rachel R. Scurry, Secretary





**City of Cayce  
South Carolina**

**APPROVED MINUTES  
PLANNING COMMISSION  
Monday August 19, 2013  
City of Cayce Council Chambers  
6:30 p.m.**

**I. CALL TO ORDER**

Chair Ed Fuson called the meeting to order at 6:30 pm. Members present were R. Power, L. Mitchell, J. Raley, E. Fuson, C. Kueny, and E. Broehm. Mr. B Kelly was absent unexcused. Staff present was Shaun Greenwood, Monique Ocean and Michelle Paulchel.

**II. APPROVAL OF MINUTES**

Mr. Mitchell made a motion to approve the minutes from the July 15, 2013, meeting with a correction to the sentence punctuation to show that Mr. Kelly, Mr. Broehm, and Mr. Raley were absent excused. Mr. Raley seconded the motion. The vote passed unanimously.

**III. STATEMENT OF NOTIFICATION**

Chair Ed Fuson asked if the public and media had been duly notified of the meeting. Michelle Paulchel stated everyone had been notified.

**IV. OPEN PUBLIC HEARING – Text Amendment**

Chair Ed Fuson opened the public hearing: A request by the Planning Director of the City of Cayce, SC, to amend the Zoning Ordinance to revise section 6.8 Planned Development District.

Mr. Greenwood stated that he would provide a brief summary of proposed changes and that the Commission could follow along in the provided red-lined copy. Mr. Greenwood explained that he and the City Manager believe the current ordinance is too restrictive in regard to how amendments and changes are made. He further stated that language throughout the entire ordinance needed to be cleared up. Mr. Greenwood discussed the following items:

- The intent of the PDD needs to be clearly stated and should ensure that a PDD includes mixed uses.
- Parking and Loading regulations should allow more flexibility.
- Adding a checklist for items that may be needed when considering an application for a PDD.
- Financial guarantees to assure that development in a PDD happens according to an approved plan.
- Allowing the Planning Director to approve minor changes.
- Adding language for the City to optionally have recourse if a developer fails to begin, complete, or progress according to an approved plan.

Several commission members expressed concern over the wording relating to the list of requirements and expressed a desire for language that better defines major and minor changes.

Mr. Charles Thompson of Brickworks Associates came forward to express his opposition to the draft ordinance. Mr. Thompson stated he reviewed the draft and does not believe it allows the flexibility required for a PDD ordinance. Mr. Thompson requested that the Planning Commission table any recommendation to Council until after he has met with Shaun Greenwood and discussed his concerns about the proposed changes to the ordinance. Mr. Fuson inquired of Mr. Thompson if his concerns were about his existing PDD or any future development. Mr. Greenwood then explained that Mr. Thompson was concerned with the existing "Brickworks" PDD. Mr. Greenwood went on to say that the ordinance for a PDD may be as strict or as open as City Council sees fit. Mr. Greenwood further explained that the approved plans for the Brickworks were very vague and he is willing to defer any discussion of the draft ordinance until September's meeting and after he has spoken with Mr. Thompson. Mr. Greenwood stated that staff would also make any changes requested by the Planning Commission. Mr. Fuson asked if this should be taken in two parts. Mr. Thompson confirmed that they were two separate issues. Mr. Greenwood was in agreement and will present changes to commission after meeting with Mr. Thompson.

**III. CLOSE PUBLIC HEARING Text Amendment**

Chair Ed Fuson closed the public hearing.

**IV. MOTION – Text Amendment**

Mr. Kueny made a motion to table the issue until the October meeting. Mr. Powell seconded the motion. The motion was unanimously approved.

**V. OTHER BUSINESS**

A motion was made by Mr. Powers to reappoint Mr. John Raley to the Planning Commission. Mr. Kueny seconded the motion. The motion was unanimously approved.

Discussion of land development regulations will continue at a future meeting.

Mr. Greenwood informed the Planning Commission that anyone who missed the yearly training could pick up the training CD's from his office.

**VI. ADJOURNMENT**

Mr. Kueny made a motion to adjourn. Mr. Raley seconded the motion. All were in favor.

City of Cayce  
Committee Appointments/Reappointments  
October 1, 2013

**ITEM V. B.**

All open positions will be advertised on the City's website and Facebook page.

**CAYCE MUSEUM COMMISSION – ONE (1) POSITION**

Mr. Marion Hutson's term expired in September. Mr. Hutson would like to serve again and the Commission has recommended him for reappointment. His reappointment application is attached for Council's review.

**CONSOLIDATED BOARD OF APPEALS – ONE (1) POSITION**

Mr. Ben Hancock's term expires in October. Mr. Hancock would like to serve again and the Board has recommended him for reappointment. His reappointment application is attached for Council's review.

**NO COUNCIL ACTION REQUIRED**

The following positions have been postponed by Council until receipt of potential member applications.

**ACCOMMODATIONS TAX COMMITTEE – TWO (2) POSITIONS**

Ms. Cherelle Davis is no longer employed with the Country Inn & Suites. Ms. Sue Wofford is no longer with Knights Inn. These positions must be filled by someone from the motel industry in Cayce. The staff liaison is currently speaking with motel managers regarding this position.

**BEAUTIFICATION BOARD – TWO (2) POSITIONS**

There are currently two open positions on the Board.

**CAYCE HOUSING AUTHORITY – ONE (1) POSITION**

Mr. Xen Motsinger's term expired August, 2012 and he has resigned from the Authority. There is no recommendation at this time.

**CONSOLIDATED BOARD OF APPEALS – THREE (3) POSITIONS**

Mr. Ron Lawson's term has expired. We have been unable to reach Mr. Lawson by phone. A letter has been sent to Mr. Lawson to inquire about his interest in serving on this Board. No response to the City's letter has been received. Mr. Frank Strange and Mr. Lemuel Knight both passed away recently. There are no recommendations at this time.

**PUBLIC SAFETY FOUNDATION – FIVE (5) POSITIONS**

Mr. Pound's and Ms. Spires' terms have expired and Council has already postponed these two positions. In checking with all the members of the foundation, Mr. Brice Corbitt has advised he will be unable to serve. Mr. Ohlen White is no longer a resident of the City and Ms. Joan Hoffman's term expired in May and she is unable to serve again at this time. Ms. Terri Camp recently moved from District 1 to District 4. Council Member James currently has two people from his district serving on the Foundation therefore Ms. Camp can fill one of the Mayor's open positions.

In summary, we have the following open positions:

District 1 – one position

District 2 – one position

District 3 – two positions

Mayor – one position

Mayor and Council Members in these districts will need to submit potential members for Council review and approval.



CITY OF CAYCE  
COMMITTEE MEMBER REAPPOINTMENT APPLICATION

SEP - 6 2013

Name: M. Marion W. Corder

Home Address: 205 Moss Court City, State, Zip Cayce SC, 29133

Telephone: 803 796 8550 E-Mail Address \_\_\_\_\_

Resident of Cayce:  Yes  No Number of Years 17 years

Please check the Committee for which you are applying for reappointment:

- Accommodations Tax Committee
- Beautification Board
- Event Committee
- Cayce Housing Authority
- Museum Commission
- Planning Commission
- Consolidated Board of Appeals
- Board of Zoning Appeals

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation?  Yes  No If yes, specify below:

Work Address

Company: N/A Position \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip \_\_\_\_\_ Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_ E-Mail \_\_\_\_\_

Work Experience: \_\_\_\_\_

Educational Background: South Carolina College

Membership Information (Professional, Neighborhood and/or Civic Organizations):

Sons of Confederate Veterans - State Street Baptist Church

Volunteer Work: \_\_\_\_\_

Hobbies: History - the outside - collecting just about

everything - helping others

Return to:  
Mendy Corder, Municipal Clerk  
City of Cayce, P.O. Box 2004, Cayce, SC 29171-2004  
Telephone: 803-550-9557 • Fax: 803-796-9072  
mcorder@cityofcayce-sc.gov

*Mrs Mendy Corder*



**CITY OF CAYCE  
COMMITTEE MEMBER REAPPOINTMENT APPLICATION**

Name: Ben Hancock  
Home Address: 12 15 Pine St. City, State, Zip Cayce, SC 29033  
Telephone: (803)318-2240 E-Mail Address hancockeb@yahoo.com  
Resident of Cayce:  Yes  No Number of Years 8

**Please check the Committee for which you are applying for reappointment:**

Accommodations Tax Committee     Beautification Board     Event Committee  
 Cayce Housing Authority     Museum Commission     Planning Commission  
 Consolidated Board of Appeals     Board of Zoning Appeals

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation?     Yes     No    If yes, specify below:

**Work Address**

Company: Specialty Egg/Egg-Land's Best Position Territory Manager  
Address: SAA (Home Office)  
City, State, Zip \_\_\_\_\_ Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_ E-Mail Same

Work Experience: 20 yrs US Army 21 yrs Marketing/Manager (as above)

Educational Background Assc. Mgt, Assc. Mkt., Assc. Acct. and/or Civic Organizations):

Volunteer Work: \_\_\_\_\_

Hobbies: Home gardening, golf

Return to:  
Mendy Corder, Municipal Clerk  
City of Cayce, P.O. Box 2004, Cayce, SC 29171-2004  
Telephone: 803-550-9557 • Fax: 803-796-9072  
mcorder@cityofcayce-sc.gov

# Memorandum

---

**To:** Mayor and Council  
**From:** Mendy Corder  
**Date:** 09/27/2013  
**Re:** **Committee Member's Attendance Report**

---

Mr. Marion Hutson was appointed to the Cayce Historical Museum in September 1999; his term expired in September 2013. In the last two years, the Museum Commission has met 13 times. Mr. Hutson has attended 6 of the 13 meetings; all of his absences were excused.

The Consolidated Board of Appeals last met on March 7, 1995. The Board reviews citizen appeals to ensure building ordinances are properly interpreted and implemented fairly. The City must have this Board in accordance with the Standard Building Code as required by the Standard Abatement Code.