

Mayor  
Elise Partin

Mayor Pro-Tem  
Tim James

Council Members  
Phil Carter  
Hunter Sox  
Byron Thomas

City Manager  
Mike Conley

Assistant City Manager  
Wesley Crosby



**City of Cayce  
Regular Council Meeting  
Tuesday, September 2, 2025  
6:00 p.m. – Cayce City Hall – 1800 12<sup>th</sup> Street  
[www.caycesc.gov](http://www.caycesc.gov)**

**To Access Council Meeting Livestream, click  
<https://www.youtube.com/@cityofcayce1137/streams>**

**REGULAR COUNCIL MEETING**

**I. Call to Order**

- A. Invocation and Pledge of Allegiance
- B. Approval of Minutes  
August 5, 2025, Regular Council Meeting  
August 20, 2025, Regular Council Meeting

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

**III. Presentations**

- A. Presentation by Fire Chief Steven Bullard on the Cayce Fire Department

**IV. Proclamation**

- A. Approval of a Proclamation – Woman’s Club International Day of Service

**V. Items for Discussion and Possible Approval**

- A. Discussion and Approval to move forward with a City Stormwater Mitigation Program

**VI. Ordinances**

- A. Discussion and Approval of Ordinance 2025-06 Annexing Property Located at 2140 Frink Street (Tax Map Number 005758-01-023) and Assigning C-2 Neighborhood Commercial Zoning Designation – Second Reading

**VII. Committee Matters**

- A. Approval to Enter the Following Committee Approved Minutes Into the City’s Record

Cayce Housing Authority – May 20, 2025  
Cayce Housing Authority Special Meeting – June 26, 2025  
Museum and Historical Commission – July 2, 2025

- B. Appointments and Reappointments  
Beautification Foundation – One (1) Position  
Public Safety Foundation – One (1) Position

**VIII. City Manager’s Report**

**IX. Council Comments**

**X. Executive Session**

- A. Receipt of legal advice regarding Council-Staff communications
- B. Receipt of legal advice regarding hospitality tax funding of City “pocket parks”
- C. Receipt of legal advice and discussion of proposed contractual arrangements regarding fire department vehicle
- D. Receipt of legal advice regarding participation in proposed settlement of opioid class action litigation (Purdue/Sackler Settlement and Secondary Manufacturers National Opioid Settlement)

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

**XI. Reconvene**

**XII. Possible Action by Council in follow up to Executive Session**

- A. Other

**XIII. Adjourn**



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  
Tuesday, August 5, 2025**

The August 5, 2025, Regular Council Meeting was held this evening at 6:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Mayor Pro Tem Tim James and Council Members 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 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. Mayor Pro Tem James stated that when Municipal Clerk Corder called and asked him to lead the prayer that night he began reflecting upon the past week. He stated that he received at church this past weekend when they were talking about prophetic affirmations and a prophetic affirmation was a positive declaration that affirmed one's identity as we are all children of God. He stated that they also discussed that later in life sometimes there were moments called a slingshot moment and the slingshot moment is where your affirmation that you made to someone early in life came back to be an encouragement to you. He stated that reminded him when he and his wife were eating out and a gentleman walked by the table, and said, you don't remember me, but I'd like to have a seat with you all, if you don't mind. He stated that the gentleman said as a young police officer, Mayor Pro Tem James recognized him many years ago in the Pocomo area of the City and later in the Hill View Apartments area and Mayor Pro Tem James pulled him to the side and put his arm around him and said you know, you do not have to go in that direction. He told him he was a fine young man and he could really do some wonderful things in life. Mayor Pro Tem James stated that the gentleman said he gave him direction at that time as a young Police Officer and he took that direction. He stated that the gentleman was Pastor Nicky Wilson of Brookland Baptist Church. Mayor Pro Tem James stated that was his slingshot moment. He stated that he did not recall that moment but he affirmed that young man. He asked who are we affirming every single day and did we have an opportunity to affirm people. Mayor Pro Tem James gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

**Approval of Minutes**

Council Member Sox made a motion to approve the June 3, 2025, Public Hearing and Regular Council Meeting, June 18, 2025, Regular Council Meeting, July 8, 2025, Regular Council Meeting and July 15, 2025, Council Work Session 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**

Ms. Kasey Lawson, Item III. B. Ms. Lawson stated that she was a resident of the Churchill Heights neighborhood and was speaking to raise concerns over the impact to their safety with the Fairfield Inn development in their neighborhood. She stated that the erosion of the neighborhood would decrease property values, which was likely to lead to an increase in crime, as shown by the existing motels just down the street. She stated that as residents of this neighborhood, they did not want this development, and felt that they should, at minimum, have been informed by Council prior to construction starting. She stated that if the project proceeded, they would require an eight (8) foot masonry wall to protect the safety and privacy of residents which should have been an option from the beginning, and was standard practice in these developments. Ms. Lawson stated that they felt put off by the Cayce government and that the needs of developers and the pockets of businessmen were being prioritized over the safety and well-being of their community. She stated that after having spoken with Mayor Partin, they realized that not everyone was being given the same information and those inconsistencies deepened their concern that the safety and well-being of their neighborhood was not being prioritized. She stated that Council Member Sox communicated with Mayor Partin via text that somehow the consensus that worked for everyone who commented was Thursday, August 14, in regards to the meeting for this development, despite residents asking for a meeting sooner, and when referring to communications in the neighborhood group, they were told the two (2) dates that worked for City staff were Thursday, August 14 and Monday, August 18. She stated that they found it curious that the first available meeting date, despite neighborhood members being willing to meet expeditiously, was 18 hours before the deadline for anyone who wished to run for the District Three Council seat. She stated that further deepened their concern as a community that there were other factors aside from their safety and well-being influencing decision making. Ms. Lawson stated that they looked forward to working together with Council and the Cayce Police Department to address these concerns.

Ms. Alice Rose, Item III. B. Ms. Rose stated that she wanted to thank the Cayce Police Department and Police Chief Bruce Wade. She stated that they were really amazing. She stated that she had lived in a lot of areas of Columbia, and felt very safe in her neighborhood, and knew that was in large part due to what the Police Department did and they did it in a way that she did not notice their presence, and she really appreciated that. She stated that she lived in Churchill Heights and was concerned about her safety with the development that was going in with strangers staying in such close proximity, not just to her home, but also her child's bus stop which was right next to the development. Ms. Rose stated that they had gotten very mixed answers as to whether or not there was

going to be a wall, what the wall was going to look like, and she was concerned about people being drawn to or staying in that hotel, and having access to her child. She stated that she lived in the neighborhood when Fay was taken and the City's law enforcement was amazing with what they did and how they handled the situation, and she was so grateful for them. She stated that was something that no one should ever have to go through. She stated that she had felt safe since then, and her safety was being called into question because of the proximity to crime and its motive and its opportunity. She stated that she was very concerned about things going downhill in her neighborhood, in spite of how amazing the local law enforcement was.

Mr. Paul Gregory, Item III. B. Mr. Gregory thanked Council for allowing them the opportunity to be able to speak and voice their concerns. He stated that like his neighbors, he shared the same concerns for the Churchill Heights community, where he and his wife just purchased a home in a little under a year ago. He stated that part of the reason they were drawn to the neighborhood was the quiet nature of it and the safety of it. He stated that with the development of hotels they did not know who was coming in and did not know how many people could be ending up back in the neighborhood. He stated that opportunity sometimes led to bad things happening and he agreed with his neighbor in saying that they demanded an eight (8) foot retention wall separating the hotel from the neighborhood be installed and at some point in time, he would like an answer from Council as to what they were going to do to ensure them of what they were going to do to keep them safe

## **Presentations**

### **A. Presentation by Ms. Juana Saavedra on the Eternal Flame at the Cayce Police Department**

Ms. Saavedra stated that when she was the City's Victim Advocate she decided to have an eternal flame placed outside of the Police Department in memory and honor of Corporal Drew Barr. She stated that before Drew was killed in the line of duty, she had only been with the Cayce Police Department for about two months. She stated that throughout the week after Drew was murdered, she spent a lot of time with the Barrs and with his friends and family and heard many different stories of the kind of person that Drew was, how he was such a kind person, willing to drop anything that he was doing in order to help someone in need, whether that was a friend, a family member or someone he came across. She stated that he was described as being a light to everyone. She stated that eternal flames were used to memorialize, honor and remember those who had fallen and they served as a perpetual representation of the ultimate sacrifice individuals had given and served as a powerful symbol, dedicated to those who had died, particularly in the line of duty. Ms. Saavedra stated that the flame could also represent the transformation of destruction and renewal and that was why she chose the eternal flame. She stated that it gave everyone who comes to Cayce, whether it be to the department or to City Hall, if they see it, they were going to ask what it was for and that gave everyone an opportunity to talk about Drew. She stated that they could talk about the kind of

person that Drew was and how he helped everyone and the lasting impression that he left for everyone, as well as it was a continual light that shined for everyone, that same way that Drew did. She stated that she hoped it would be something to remind everyone to be kind, be a friend, be a light to someone else, just like Drew was.

Mayor Pro Tem James thanked Ms. Saavedra for the eternal flame and recognizing the memory of Drew as well as other officers, such as Bill Ellingworth, who died in the line of service. He stated that he could not think of anything better than the eternal flame to be able to keep the light shining. Mayor Partin stated that they missed Ms. Saavedra being with them. She stated that they spent a lot of time together, and some of the officers she was with at five o'clock in the morning with Drew's family in the hospital. Mayor Partin stated that was not the first time she was with Drew's family in the hospital, because he was shot in the line of duty two (2) years prior. She stated that his heart was serving and protecting. She stated that she was immensely grateful to Ms. Saavedra for all that she had done for Drew's family and for staff. She stated that she understood that the City's current Victim Advocates were getting up to speed on all the work that Ms. Saavedra had done and were going to do some other things to get the word out about the eternal flame.

#### B. Presentation by Police Chief Bruce Wade on the Cayce Police Department

Police Chief Wade stated that the Police Department was operating smoothly. He stated that when he began the position of Police Chief on April 15, the department had 14 vacancies and currently only had two (2) vacancies. He stated that three (3) certified officers were starting on August 7, two (2) more on August 14, and another two (2) on August 21. He stated that they were all certified, with the exception of one (1) that was bringing several years of law enforcement experience to the City. He stated that the two (2) vacancies were the Assistant Chief position and a Patrol Officer position. He stated that they had expanded their COPS/CAT team by adding five (5) officers to traffic that would focus on reducing traffic accidents, address DUI violations and improve speed enforcement in the City's neighborhoods. He stated that there were two (2) Streets Crime Officers who would concentrate on issues like guns, gangs and drugs and one (1) additional Officer to support Lieutenant West in Community Outreach.

Police Chief Wade stated that the City's Police Department response time had remained consistent at three and a half minutes. He stated that the recent Cayce Character Camp was a great success and thanked the School Resource Officers and community partners for making it a success. He stated that the Back to School Bash was well received and they distributed over 400 backpacks with school supplies. He stated that they were partnering with the Fire Department and other community organizations to host the Tales on the Trails event on Saturday, October 25. Police Chief Wade stated that they continued to enroll participants in the Cayce Assistant Seniors and Elderly program. He stated that they were currently working on the reaccreditation process and expected to receive their award September 5 and the assessors would be in the Police Department on August 19 and 20.

Mayor Pro Tem James stated that they appreciated everything Chief Wade had done since he had been on board. He stated that the Character Camp had so many accolades from the kids, teachers and parents. Council Member Thomas thanked Chief Wade for coming out to the Riverland Park community meeting some months ago. He stated that they really appreciated him giving them his cell phone number and telling them they could call him any time and he would answer. He asked Chief Wade what his thoughts were on handling the traffic from school starting back and football games. Police Chief Wade stated that the first two (2) weeks of school were usually chaotic but they had Officers out there in the morning directing traffic and would have them there as well for football games.

Council Member Sox thanked Chief Wade for his work so far and for everything he had been doing for the City. He stated that he had recently witnessed a pretty bad car accident and ambulances were already on scene but he called it in to the Police Department and the Police were already on the way. He stated that the response times were phenomenal. Mayor Partin stated that she appreciated Chief Wade's team always inviting her to read to the kids during Character Camp. She stated that it was one of her absolute favorite things and she read from her kids' favorite books from when they were little and it was great to get to share that with all the students that the Officers protect and help grow into great people.

### **Items for Discussion and Possible Approval**

#### **A. Consideration and Approval of the Lexington County South Carolina Opioid Recovery Fund (SCORF) Agreement**

City Manager Conley stated that this was a great spotlight for a tremendous staff member. He stated that Risk Reduction Manager Lindsey McDade and her Opioid Settlement Recovery Fund program was doing amazing things. He stated that this was a proactive attempt by Ms. McDade to get more funding so she could do more amazing things and she was already well recognized throughout the City, County and the State for her work. He stated that it was an agreement between the City and Lexington County for a grant but it was actually money that she would be using that Lexington County was not at this particular moment. He stated that the money would help Ms. McDade to get a vehicle and a horse trailer for her Therapeutic Equine Program, and expand her program and assistance.

Mayor Pro Tem James made a motion to approve the Fire Departments request to accept the opioid funds in the amount of \$309,000 and allow the City Manager to enter into an agreement with Lexington County. Council Member Sox seconded the motion. He stated that he had the privilege when he worked at the Institute of Medicine and Public Health to work with Attorney Otis and the Attorney General's office to write a guide on the approved uses for investing the opioid settlement funds and would have never thought that he would be there accepting funding for a therapy horse, which was very

interesting and amazing to have Muffin with the City. Mayor Partin called the question which was unanimously approved by roll call vote.

B. Discussion and Approval to move forward with the Hazard Mitigation Grant Program Application

City Manager Conley stated that Council had requested staff to continue to look for grant funding to address storm water needs in the Avenues and around the City. He stated that this was an opportunity and staff had started the process but wanted to make sure they were heading in the right direction for this process. He stated that staff initiated the process to apply for the Hazard Mitigation Grant Program and were working with the City's engineering firm and their design would have staff requesting approximately \$21.75 million which would require a match of \$7.25 million from the City. City Manager Conley stated that he wanted to make Council aware of that and see if they were comfortable with that. He stated that as staff moved forward, they would flex all opportunities to try to look at their partners and other avenues to help with that match in funding, but since it was such a large amount of money for the City, staff wanted to make sure they were heading in that direction. He stated that if staff continued with the grant application process, a funding source would be assigned in the future and would not at this time tie the City to any funding source. He stated that when the grant was awarded, staff would return to Council at that time for further direction. He stated that the application was due on September 1.

Mayor Pro Tem James asked if staff was saying the City would have to put up \$7 million if they wanted to get \$29 million altogether. City Manager Conley stated that was correct. Mayor Pro Tem James asked if these were things that the City would need to be doing either way. City Manager Conley stated that to continue the storm water improvements, this grant was a wonderful grant and would greatly help with that but it was a big match. Council Member Thomas asked if the City was awarded the grant but did not have the match could they accept a lesser amount or was it all or nothing. City Manager Conley stated that typically if staff asked for that amount and the City was awarded that, then that was the amount that had to be accepted. He stated that it was possible that the amount could be reduced and this number was the maximum. Mayor Partin asked if there was a particular plan since the write up was pretty broad. City Manager Conley stated that it would be the same program and design that the City had been working off of up until this point with American Engineering. He stated that it would be a continuation of that, especially down to the Railroad Avenue basin and would hopefully continue the project through all of the basins down by the riverside.

Mayor Partin stated that she had major heartburn about committing to anything where the funding source was not identified. She stated that the City did not have \$7 million sitting around, so she was not sure what that funding source would be. She stated that when she was first elected there was a commitment by Council to build the Cayce Tennis and Fitness Center and the City's portion of that plan was \$2 million but there was no conversation by the prior Council of where that money was supposed to

come from. She stated that they had to scramble to figure out where to get that money from. She stated that the City had a tight budget and did not give staff a cost of living adjustment last year so to find \$7 million seemed extraordinary. She stated that just a reminder for everyone in the room, it was typically the City's commitment that they were happy to coordinate the solution to storm water issues but the City was not the funding source. She stated that the City was the lowest funding entity of all the partners and the storm drainage did not usually come from the City but from roads which were either County or State owned, not owned by the City. She stated that they needed the County, State and Federal partners to help with the solution and the City would coordinate it. She stated that the City knew what made sense, and was good at navigating grants and projects but she wished the City's lobbyist would have said here are some suggestions on how we might be able to partner to figure out where to get the other \$7 million, or at least a portion of that. She stated that she did not know how they could put that on the citizens and asked Council if they had any other suggestions.

Mayor Pro Tem James stated that Mayor Partin's concern was felt by everyone on Council. He stated that he knew they did not have all the answers to what they really wanted and he did not mind reaching out to the County to see what they were going to bear in this burden if the City was to do something like this to see if they would assist in any way. Mayor Pro Tem James made a motion to postpone this item to the August 20, 2025, Council Meeting. Council Member Sox seconded the motion. Mayor Partin asked Council to also talk to the City's lobbyists and stated that they could all talk to the City's State and Federal partners to see what kind of answers they might be able to get. Mayor Pro Tem James stated that he would be happy to phone tomorrow the County and State partners. Mayor Partin called the question which was unanimously approved by roll call vote.

#### C. Discussion and Approval of Contract Award and Funding Source for the Riverwalk Boardwalk Repair

City Manager Conley stated that there was a 60 foot section of the boardwalk in the City's Riverwalk that had been down for some time. He stated that during a storm a sewer line broke and damaged the boardwalk. He stated that staff was submitting to Council a contract to approve 3D Dirt Works for the repair up to, but not to exceed, \$250,000, to repair this boardwalk section. He stated that the funds would be allocated from the TIF funding and they would get working as soon as possible. He stated that 3D Dirt Works was the City's on call contractor.

Mayor Pro Tem James made a motion to approve a contract with 3D Dirt Works to repair the boardwalk in a not to exceed amount of \$250,000 and to authorize the City Manager to execute the appropriate agreements. Council Member Sox seconded the motion. Mayor Pro Tem James stated that the City's Riverwalk was one of the many wonderful things the City had and that section had been closed longer than Council wanted it to be so as quickly they could begin working on it, the better. Council Member Sox asked if there was a timeline for the repair. City Manager Conley stated that there

was not a timeline and the contractors had to get in there to see the extent of the damage since the footings for that section of the boardwalk had to be entirely repaired. Mayor Partin asked that City Manager Conley let Council know as soon as he got estimates on time. She called the question which was unanimously approved by roll call vote.

#### D. Discussion and Approval to Amend the 2025 Council Meeting Dates

City Manager Conley stated that this was brought forward in early August as there were a couple Council Members that were unable to make certain meetings. He stated that there was one (1) Council Member that was unable to attend that night's meeting and another Council Member could not make the August 20, 2025, Council Meeting. He stated that it was brought to staff's attention that there was discussion of possibly moving the August 20 Council Meeting to August 27. He stated that would create two (2) back to back meetings but staff would work with Council to move the meetings. Mayor Pro Tem James asked if City Manager Conley was saying he wanted to move the meeting for staff. City Manager Conley stated that moving the meeting was brought to staff's attention and it did put staff into a crunch having two meetings back to back since having a meeting on August 27 they would also have a meeting on September 2, which was the next week. Mayor Partin stated that the other option could be to just not have a second meeting in August and just have one in September. City Manager Conley stated that since the Hazard Mitigation Grant Application was postponed to the August 20 Council Meeting and the grant application was due by September, a meeting before September was necessary.

Council Member Thomas stated that he spoke to the previous City Manager about trying to prevent doing back to back Council Meetings since he had heard it was a burden on staff. City Manager Conley stated that it was challenging for staff to have back to back meetings since it was a lot of information to turn around and have ready for the following week. He stated that it did get difficult for some citizens to follow the agendas along but staff was there to do it if Council said to do it. He stated that it was hard for citizens to follow when one agenda is put out and then staff immediately put out another agenda, almost before the first meeting took place but again, staff would do as Council would like.

Mayor Partin suggested having a Council Meeting on August 27 and not having the September 2 Council Meeting. Mayor Pro Tem James stated that he was not available on August 27 but made sure to be available for the regularly scheduled meeting. Council Member Thomas asked if Council was going to start a precedent of moving meetings when one of Council could not make one. Mayor Partin stated that Council Member Thomas had asked for that. Council Member Thomas stated that he did not bring it forward. Mayor Partin stated that he emailed her about a November Council Meeting. Council Member Thomas stated that was correct but he never emailed anyone else nor did he bring it up in front of constituents. Mayor Partin stated that he told her he talked to everyone. Council Member Thomas stated that he could talk to people, but if he did not bring it forward, then that meant it was dead. Mayor Partin stated because

everyone voted in the conversations behind. Council Member Thomas stated that no one voted behind conversations and she could easily pick up the phone and call someone individually to ask how they felt.

Mayor Partin stated just for everyone to know what was going on, she and City Manager Conley and Council Member Carter met two (2) weeks prior and Council Member Carter said that he could not make the August 5 Council Meeting because he was on vacation with his family. She stated that she suggested to try to be courteous, that Council move that meeting and when they had suggested that, then something came up with her children, that was on August 20. She stated that the conversation hung out there for quite some time where they were not moving forward with what that meeting was, she then booked the thing to do with her children, so she could not attend the August 20 Council Meeting. She stated that was the conflict and she ran the meeting so she asked that the meeting be moved. Mayor Partin stated that an email went to all of Council that seemed to not have been read, or there was just not an interest in supporting it. She stated that she thought they were trying to do something for Council Member Carter but they were not in time to do that. She stated that the City Attorney gave them great advice, because they had not had the discussion before the last Council Meeting where they would have been together to change the August 5 meeting date so that was why they did not change it for Council Member Carter and now she was booked and would be doing something with her children on August 20. She stated that this was fairly consistent with the support she had gotten from Council so they could move on.

Council Member Thomas stated that he did respond in support of that however, once they were notified by the City Attorney that they could not move the meeting for Council Member Carter he felt it was fair that if Council Member Carter had to miss a meeting, they should not accommodate for someone else because they could not make a meeting. He stated that if they were going to set that precedent then they could set it but he wanted to be fair to Council Member Carter due to the City Attorney saying that they had to have the August 5 Council Meeting and that he was not going forward with moving the next meeting.

#### E. Discussion and Approval of Midlands Business Leadership Group Riverfront Rebranding Budget Allocation

City Manager Conley stated that the Midlands Business Leadership Group had been doing a lot of work in the area and had put together a rebranding effort for all the riverwalk from the City's future 12,000 Year History Park, all the way to the Lake Murray Dam. He stated that it had been in the works for some time and as they went through that rebranding effort, they requested some budget allocations from the City to pay their portion of that particular rebranding effort. He stated that Council had seen the presentation and a couple Council Members attended the presentation and one attended the public unveiling of the rebranding effort. He stated that it was live and citizens could look at it at this time. He stated that staff recommended that Council approve the \$17,000 budget allocation to the Midlands Business Leadership Group for the rebranding effort.

City Manager Conley stated that it was part of the budget and was postponed because Council needed some more information.

Mayor Pro Tem James stated that he and Mayor Partin attended a meeting with the MBLG group and they presented their rebranding plan. He stated that some of the things that really made them excited about it was many people traveled to the Midlands, they did not know the Cayce Riverwalk versus the West Columbia Riverwalk versus the Columbia Riverwalk and at the end of the day, they were all connected. He stated that they were trying to make something that was regionally attractive and MBLG was hoping to promote the connected riverwalks as Three Rivers but the City would not lose their identity and signage would not change. Mayor Pro Tem James stated that initially Council was not sure where MBLG was headed with the rebranding so they did present to him and Mayor Partin and they communicated back with Council how much they liked the presentation. He stated that they were not there to present again, because they were presenting publicly and had presented to him and Mayor Partin. Mayor Pro Tem James made a motion to approve. Council Member Thomas seconded the motion. Council Member Sox stated that he attended the announcement at the Saluda Riverwalk with City Manager Conley and it was a great presentation. He stated that it was very unique and he was concerned about the name at first, but then he saw the way it was branded, and it changed his mind. He stated that he thought it would fit well with the City's branding. He stated that it was going to be great for the region. Mayor Partin called the question which was unanimously approved by roll call vote.

Mayor Partin stated that this was already in the City's budget that was presented at the end of the fiscal year, but it got pulled out separately as part of the ruse to try to keep money local with the chamber's a tax money so she was glad that it was back in there, because it was similar to the Swamp Rabbit trail and would create that kind of draw in the region.

## **Ordinances**

- A. Discussion and Approval of Ordinance 2025-06 Annexing Property Located at 2140 Frink Street (Tax Map Number 005758-01-023) and Assigning C-2 Neighborhood Commercial Zoning Designation – Second Reading

City Manager Conley stated that this was the second reading of an Ordinance to annex the property located at 2140 Frink Street Tax Map Number 005758-01-023 into the City and assign a C-2 neighborhood commercial zoning designation. He stated that the applicant had requested the annexation of approximately a 5.94 acre parcel located at 2140 Frink Street, along with the C-2 designation which was intended to accommodate neighborhood scale businesses. He stated those were the lighter retail and business styles, such as convenience stores, salons and small restaurants that served local residents and were typically located near major roads or edges of residential areas. He stated that it was compatible with the City's future land use and comprehensive plan and was contiguous to existing C-2 zoning along Frink Street. City Manager Conley stated

that staff supported the approval of the annexation and rezoning based on its alignment with the zoning and the comprehensive plan and asked that Council approve the annexation and the C-2 zoning designation.

Mayor Pro Tem James made a motion to approve. Council Member Sox seconded the motion. Council Member Sox asked City Manager Conley to remind Council what use was and inform everyone on the need to fill donut holes around the City. City Manager Conley stated that the annexation of donut holes was part of the City's comprehensive plan and land use. He stated that the applicant was requesting to put a personal storage unit on the property at this time, but their future intention was to put some commercial space along Frink Street. He stated that it was a pretty wide berth property, so their intention was to use it in the future for commercial use. Mayor Partin stated that she had shared with City Manager Conley her concerns about Council approving this item that night for having a site that would just have or wanted to have a storage unit on it. She stated that they heard from residents that night who had concerns about a development, and it did not come before Council because it was already zoned that way. She stated that zoning was one of the few tools that cities had to be able to help guide what happened on a piece of property. She asked if they could wait a little bit and get more information on the storage unit and possibly connecting to the City's water and sewer without annexing in and being rezoned. She stated that she did not want to give up control that they might wish they had later. Mayor Pro Tem James stated that he agreed and withdrew his motion. Council Member Sox asked if they could get the applicant to come to a Council Meeting to speak to Council or staff could contact them to see what their plans might be more fully thought out and not just storage. He stated that he did think the City needed to continue trying to fill the donut holes but thought Council probably did need to look at this a little bit more closely.

Mayor Pro Tem James stated that Mayor Partin was right and zoning was one of the most powerful tools Council had and while they did not want to become business unfriendly, he thought this was an opportunity to find out what was going on before they just changed the zoning. Council Member Sox asked if there was a way to try to fill a donut hole and put a different zoning overlay on it that might be a little bit more dense. Mayor Partin suggested postponing it to the next meeting. Mayor Pro Tem James suggested postponing it to the September 2 Council Meeting since Mayor Partin would not be at the August 20 Council Meeting. Mayor Pro Tem James made a motion to defer this item for Second Reading to September 2. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

### **Committee Matters**

- A. Approval to Enter the Following Committee Approved Minutes Into the City's Record  
Museum and Historical Commission – June 4, 2025  
Planning Commission Work Session – June 16, 2025

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

**B. Appointments and Reappointments**

- Board of Zoning Appeals – One (1) Position
- Cayce Housing Authority – One (1) Position
- Public Safety Foundation – One (1) Position

Mayor Partin stated that Mr. Philip Corley's position on the Board of Zoning Appeals expired in July, and he would like to serve again. She stated that he did attend meetings regularly. Council Member Sox made a motion to reappoint Mr. Corley. Council Member Thomas seconded the motion which was unanimously approved by roll call vote. Mayor Partin stated that Mr. Jack Sightler's position on the Cayce Housing Authority expired in August and he was not seeking reappointment after 30 years. She stated that the City had two (2) potential member applications on file in this order, Mr. Daniel Yackel and Ms. Kelly Wuest. Mayor Pro Tem James made a motion to appoint Mr. Yackel. Council Member Sox seconded the motion which was unanimously approved by roll call vote. Mayor Partin stated that Ms. Karen Sanders' position on the Public Safety Foundation expired in July and she would like to serve again. She stated that she did attend meetings regularly. Council Member Sox made a motion to reappoint Ms. Sanders. Mayor Pro Tem James seconded the motion which was unanimously approved by roll call vote.

**City Manager's Report**

City Manager Conley stated that the Cayce Cool Down was a hit and the City's wonderful staff did a great job and he thanked the volunteers that worked as well. He stated that Glenwood Park's reopening was earlier that afternoon and everyone had a great time. He congratulated Deputy Clerk Amanda Rowan, who did a magnificent job of digitizing the City's Ordinances, so staff would have a much easier route to do a lot of the research that they did on a daily basis. He stated that there had been a lot of rain and there had been some closures on the Riverwalk due to flooding. He asked everyone to be patient with Parks staff in getting the Riverwalk cleaned and back open and make sure to check the City's website for closures before heading to the Riverwalk.

**Council Comments**

Mayor Pro Tem James stated that there was a press release that morning about Hattie's Crossing, located at 800 Lexington Avenue. He stated that the homes were coming together very nicely and the development was named after Miss Hattie Derrenbacher, who was the first principal at Cayce Grammar School. He stated that the former Grammar School was taken down to make room for these homes. He stated that the City's plan had always been to beautify the area while also trying to make it affordable for people in the workforce and he was pleased to be able to let everyone

know that many partners had come together to be able to assist with that. He stated that Cypress, the developer, was going to contribute \$5,000 towards a homeowner that is what they were calling a hero. Mayor Pro Tem James stated that heroes were police officers, firemen, teachers and nurses and people like that. He stated that an additional \$3,000 was coming from First Community Bank who was also going to work with the heroes for a lesser interest rate. He stated that City Manager Conley could vouch that many of the City's hard working personnel did not live in the City, because sometimes it was hard to find homes in the City that could fit their particular pocketbook so he was glad they were able to put something like this together.

Mayor Pro Tem James stated that some of the assembly might have read in the paper that week about his future on City Council and it being time for him to step aside. He stated that he usually held things very close to the chest, but he wanted everyone to know where his love for the City of Cayce began. He stated that he had a huge desire and love for the City. He stated that his childhood home was on M Avenue and State Street and when he was 12 years old on the night of October 7, 1977, the doorbell began ringing late that night, and his mother came to his bedroom to get him up. He stated that she asked him to go to the door with her because his older brother was out that particular night, and as he and his mother went to the front door and she peered through the top glass, he heard a gasp and she said there were Police Officers at the door. He stated that the Cayce Police Officers came in and unfortunately, they were accompanied by a priest and at that time, his mother was told the news that his brother had been killed in a car accident. Mayor Pro Tem James stated that the moments that followed that were not only overwhelming, but life aligning for him, because some of those Officers who later mentored him, he recognized as they cared for his mother, he told himself that was what he wanted to do. He stated that he knew that he wanted to be a Police Officer as only God could design. He stated that a God wink came his way, and it was no coincidence, just a few weeks later, at Busbee Middle School, Police Officers visited the school to let the sixth graders know that there was a new program coming to the City of Cayce, and it was the Explorer Cadet Program. Mayor Pro Tem James stated that he got on his bike and rode right down to the Police Department and that was where he began as a 12 year old cadet at the City of Cayce.

Mayor Pro Tem James stated that those closest to him often heard him say that he was indebted to the City of Cayce. He stated that when his brother was taken, he did not really know the direction he would have gone in at that time, and that was why he was so passionate about the youth. He stated that he probably would have gone down the wrong path but thank God and the City of Cayce, they overwhelmingly provided him guidance and a career. He stated that for more than almost four decades now, he had the honor of being able to serve in some way, shape or form the City of Cayce, and it had been his honor whether it was in a volunteer capacity, as an employee or even as an elected person, and at each one of those levels, he had been grateful for the trust that had been placed in him and for the opportunity to be able to just give back a little to a community that literally raised him. He stated that God had blessed him with health and a heart of service, and he firmly believed as long as we are able, then we need to serve

others. Mayor Pro Tem James stated that holding public office had always been about stewardship and not ownership, and part of that stewardship was knowing when it was time to pass the torch and be able to allow somebody, maybe even someone younger, to be able to come in. He stated that after thoughtful prayer and discussion with his family, Gay, Taylor, Megan, Tanner and Grant, who all stood by him every step of the way, last January, they decided that it was time to make time for life. He stated to make time for life like they did in the City of Cayce. He stated that during his career as a public servant, he found it an honor to hold various positions, but not to keep them, just to move along and allow someone else to come. He stated that he heard last week, when you do that, and you allow someone else to be able to come in and kind of continue work, and you get to see your fruit blossom on someone else's tree, and that was so cool that one could do that. Mayor Pro Tem James stated that Council was in great hands and to the citizens that had shown a great deal of faith and support in him, he wanted them to know how precious they were.

Mayor Pro Tem James stated that he did not want to manipulate the golden rule which was treating others the way that you would like to be treated but his Mother used to say, why don't you treat others the way that you would like to see them treat your children. He stated that people who had children knew that they really did not care how you treated them, but don't mess with their children. He stated let's treat each other and the City like we want others to treat our children.

Council Member Thomas stated that the day after he won his election, Mayor Pro Tem James was the first person to call him to congratulate him and tell him that he would be honored to work with him. He stated that Mayor Pro Tem James took him to lunch and he had so many questions because he told his constituents that he was hungry, and if they gave him the opportunity, he would work and they would see the City of Cayce change in a positive direction. He stated that with Mayor Pro Tem James' guidance, because he knew he could call on him for anything, they were moving in the right direction. He stated that Mayor Pro Tem James' expertise with Police and Fire was immense and he had taken a bullet for the City. Council Member Thomas stated that he was so blessed to work and serve with Mayor Pro Tem James and was really going to miss him and his expertise. He stated that a lot of communities talked about development and the negative aspects of development and that was why the City was trying to work to be proactive, to work with developers and partners, and he trusted City Manager Conley and staff to work with them to make the best outcomes for the City. Council Member Thomas stated that when he first met the developers with Cypress, they told him they wanted to be a partner with the City and they put 12 houses on the Grammar School lot knowing that the citizens did not want a lot of houses going on that small lot. He stated that Cypress had been a developer that was truly about community and now they were wanting to help first responders, teachers and veterans to have an opportunity to live in what they built in the City. He stated that his constituents told him all the time that the City needed more restaurants and retail and developers looked at rooftops so if they continued to do the right thing, which he knew staff was doing with development, then the City would gradually get those nice restaurants and that retail that

only added to the amazing quality of life in the City of Cayce. Council Member Thomas stated that he partnered with Village Idiot Pizza and the Cayce West Columbia Library on a summer reading initiative. He stated that last year, 14 students completed the summer reading program and this summer 39 students completed it which was a 179% increase in student participation. He stated that little things could have a big impact. He stated that there was a community meeting at New Life Baptist Church last week and there was a comment regarding the African American cemeteries and he was proud to tell them that the City had not stopped working to finish the job. He stated that as he had said multiple times, the report said they needed to go back over the property and use ground penetrating radar to truly know what was down there and finish the job and find a way how they could allow these families to grieve at that site or the other sites around the City. Council Member Thomas stated that he took that very seriously, because they needed to allow people to show respect to their family. He stated that he hoped City Manager Conley would finish that job. Council Member Thomas stated that he was so excited about the reopening of Glenwood Park and he thanked staff and everyone that came out. He stated that the firemen beat him and the police officers in a game of pig. Council Member Thomas stated that at the July 8 Council Meeting, Mayor Partin made a comment regarding some constituents that contacted her about Council's vote concerning hospitality tax going towards a pocket park. He stated that the only park he was aware of that they voted on this year was Glenwood Park, which was in his district, and he was very vocal about getting it renovated. He asked City Manager Conley for clarification, to let the public know that those H Tax funds were legally used for the renovation of that park. City Manager Conley stated yes. Council Member Thomas stated that hopefully whatever constituents that had any concerns, would trust that the City was doing things the legal way and doing things the right way.

Council Member Sox stated that Mayor Pro Tem James was a true servant leader and the City of Cayce and the Greater CWC community and region was a better place because of him. He stated that he had taken the City and Chamber to new heights and had left his legacy and cemented it and he was honored to have served beside him. He stated that he had learned from Mayor Pro Tem James and had grown as a person and as a council member, because of him. Council Member Sox stated that the Glenwood Park reopening was great. He stated that he greatly appreciated the neighbors that spoke that night about the Fairfield Inn development. He stated that he had talked with a lot of people on social media, in person and on the phone that live in the neighborhood. He stated that it was an interesting situation where such a big development did not go through rezoning hearings because it was already zoned that way. He stated that the whole corridor all the way around from one end of the City to the other, was zoned commercial so by right, it could be developed that way. Council Member Sox stated that whenever he found out about the proposal, he put it in his District newsletter and started to share it as much as he could. He stated that the City was not privy to the County's timeline on approvals and realized quickly that they had approved everything once trees started coming down and a Facebook post went up in the Churchill Heights neighborhood group. He stated that he enjoyed working with some people a few years ago in Churchill Heights to set up and rejuvenate that neighborhood group and work to grow the

Facebook page, and sadly, the size of attendance decreased at the meetings over time, and then the meetings stopped happening. He stated that he thought this was going to be a great way to re-engage neighbors and hopefully get those meetings back started up. He stated that he pulled together a community meeting that the City was hosting on August 14 at 6pm and City staff, the developer, the City's Police Chief and DOT and others would be there, to talk through the project, to talk through the setbacks, the easements, the foliage that would be planted with the development, as well as the retention ponds. Council Member Sox stated that he got some calls about storm water issues through there, as the Six Mile Creek runs back there, and people were concerned about what was going to happen with the water that comes off the road. He stated that they were working on ways to mitigate a lot of the concerns that the neighbors had, and especially in the early phases where the development was really just in the land clearing and leveling phase. He stated that he looked forward to the community meeting and appreciated City Manager Conley providing the August 14 or August 18 dates where staff could be in attendance. He stated that he looked forward to discussing the development more, and hoped they could get some large scale print outs for people to look at, to see what trees would be planted and where and maybe even mark up with the developer in the event that they see the need to change the layout of a few different things to help protect the noise, the light pollution and foliage barriers to the neighborhood. Council Member Sox stated that he thought it was great for the corridor and MBLG in Lexington County, was working on landscaping improvements along the corridor from the Airport all the way to I26 valued at over a million dollars. He stated that next year, the repaving of Airport Boulevard from the Airport all the way to wrap around on Knox Abbott was taking place. He stated that he thought a lot of the concerns could be mitigated, and hopefully addressed, and definitely added light to the corner there to for some added safety, and hopefully they could work to get some cameras, as they had for some neighborhoods, in and out, to add for surveillance purposes and safety, and figure out different ways that they might be able to beef up the safety aspects of the development. He stated that he heard talk about fencing or a concrete barrier or masonry wall, and he believed that had been brought up to the developer as well. Council Member Sox stated that hopefully they could find some ways to make this a good development for everyone, including the neighbors that would live right behind it. He stated that he lived directly beside a commercial development as well and a Waffle House, and that was where he chose to live, but he understood that this hotel was not there, nor did the neighbors know that it was coming. He stated that he was excited for the improvements to the corridor and excited for the meeting next week.

Mayor Partin asked what the price point was for Hattie's Crossing. Council Member Sox stated he thought he saw that it was \$379,000. She stated that Council Member Thomas did ask her to clarify her comments at an earlier Council Meeting about the hospitality tax money spent on Glenwood Park. She stated that she knew that project was something that the Council Members pushed the prior City Manager to do and while they all wanted their parks to be the best that they could be and to increase recreational opportunities, they had to do it within the budget that they had. She stated that hospitality tax money was meant to bring people from outside the City into the City so that they

spend money in local restaurants and more and using that money for a pocket park that did not even have designated parking was not something that would bring people from outside the City into the City. Mayor Partin stated that they all did vote unanimously to use the money from the hospitality tax fund for the park and it was not until later that she recognized that this was not correct. She stated that she asked the City Attorney but he did not recall being consulted about that but she would ask the City Attorney and the City Manager to get together and to bring to Council at the next meeting a budget amendment to pull that money from the general fund, unfortunately, and replace it back in the hospitality tax fund. She stated that she had spoken with the attorney at the Municipal Association and he was concerned about that use of hospitality tax money for what is a pocket park. Mayor Partin stated that there was another problem when there was a Council that was so pro developer, that message did trickle down to staff and the pending hotel development on Airport Boulevard was a project that would erode the neighborhood. She stated that it was a fact that businesses follow people and if the surrounding homes lost property value because of the hotel development, then people would leave, and then the businesses would leave. She stated that developments in the City had to be ones that benefited this generation and the next and because that property was already zoned for commercial use, City staff did not do anything wrong. She stated that there were opportunities to protect the neighborhood and make the development better, and she hoped they still could. Mayor Partin stated she wanted to give some examples of how that worked. She stated that many years ago, the City's City Manager at the time, was dealing with the neighborhood Walmart coming into the City and it was not going to be in the overlay district. She stated that the City's overlay district was on Knox Abbott Drive and ran from Blossom Street Bridge up to 12th Street, and the overlay district required brick elements in the buildings because of the historic brick kilns and required certain things that made the development look better. Mayor Partin stated that the City Manager told the developer of the Neighborhood Walmart that they were not in the overlay district and technically did not have to comply with those requirements but the Walmart was on the City's main corridor and buildings affected this generation and the next. Mayor Partin stated that she and Council were told that there was a development hotel coming on the Airport corridor and it sounded like a great thing, but anybody who drove down Parliament Drive and turned onto Waterloo Way, their heart would break. She stated that the City was more customer service friendly than only having dates that were three weeks out and asked City Manager Conley if those dates were his idea. City Manager Conley stated that those were the suggested dates he made to a Council Member. Mayor Partin stated that was concerning, because the City needed to be more customer service friendly. She stated that when she was approached by the neighborhood, she reached out to City Manager Conley who quickly said they needed to meet with the developer and they met within days. She stated that she had a great conversation with the developer and explained to him that his development and investment was not going to retain its value if it eroded what was around it so she asked him if he could put together some plans for an eight (8) foot masonry wall that she wished they would have asked for in the beginning. She stated that the developer was putting together plans and she would be glad to communicate anything that she had to the neighborhood. She stated that the first she heard about what was going on and all the

trees that were coming down was a text from Council Member Sox and he sent the screenshot that the Churchill Heights' residents had that stated if anyone on Council got any calls about this, he was setting up a meeting with the neighborhood to address concerns and try to mitigate some of them with the developer. Mayor Partin stated that as the Mayor she was told none of this and then Council Member Sox texted her that Friday evening and stated that he wanted to let her know that he offered up a few dates to the Churchill Heights neighborhood for discussion about the hotel, and the consensus that worked for everyone who commented was Thursday, August 14 and he would be happy to have her there if she was available. Mayor Partin stated that she was invited and included as an afterthought.

Mayor Partin stated that she hoped the developer would come through and she would continue to make other calls. She stated that everyone heard what just happened, the lack of graciousness when Council had an email from the City Manager, asking if Council would move one meeting date. She stated that they had a conversation about moving the dates so she scheduled something with her children. She asked everyone in the assembly to come to the next Council Meeting to protect the City, because the last time she was out of a Council Meeting, Council tried to remove her from every single committee that she sat on. She stated that they did not do it well, but they tried.

### **Executive Session**

- A. Discussion of Cayce Police Department open criminal investigations
- B. Receipt of legal advice relating to claims and potential claims by and against the City and other matters covered by the attorney-client privilege
  - i. Claim for improvements to Taylor Street and New State Road
  - ii. Zoning Appeal Litigation (1028 Michaelmas Avenue)
  - iii. Drainage easement acquisition
  - iv. Fire truck litigation
- C. Discussion of Lexington County economic development projects relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses within the City

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

### **Reconvene**

After the Executive Session was concluded, Council Member Sox made a motion to reconvene the Regular meeting. Mayor Pro Tem James seconded the motion which was unanimously approved by roll call vote. Mayor Partin announced that no vote was taken in Executive Session other than to adjourn and resume the Regular meeting.

**Possible actions in follow up to Executive Session**

A. Other

There was no action in follow up to Executive Session.

**Adjourn**

Council Member Sox made a motion to adjourn the meeting. Mayor Pro Tem James seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 8:57pm.

Mayor Partin stated that she would prefer the hospitality tax budget amendment that needed to come back before Council happen when she was there so maybe they could do that in September. She stated that they also had not received a rendering of the pond in Guignard Park.

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Elise Partin, Mayor

ATTEST:

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Mendy Corder, CMC, Municipal Clerk





Mayor  
Elise Partin

Mayor Pro-Tem  
Tim James

Council Members  
Phil Carter  
Hunter Sox  
Byron Thomas

City Manager  
Mike Conley

Assistant City Manager  
Wesley Crosby

**City of Cayce  
Regular Council Meeting  
Wednesday, August 20, 2025**

The August 20, 2025, Regular Council Meeting was held this evening at 5:00 p.m. in Council Chambers. Those present included Mayor Pro Tem Tim James 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 Pro Tem James stated that Mayor Partin was not present for the meeting and she gave notice that she would not be there. He stated that he hoped she was enjoying a very well deserved absence from duty, and it gave him an opportunity to make sure everyone understood that while Council worked very hard in putting together a yearly calendar, life events did happen. He stated that it was a five (5) member Council and meetings were allowed to continue on, even in the absence of the Mayor Pro Tem, another Council Member or even the Mayor from time to time. Mayor Pro Tem James 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 Pro Tem James called the Regular Council meeting to order and Council Member Thomas gave the invocation. Police Chief Wade led the assembly in the Pledge of Allegiance.

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

No one signed up for Public Comment.

### **Presentations**

- A. Presentation by Mr. Ju'Juan Belgrave regarding his business, The Party and Event Store, on Knox Abbott Drive

Municipal Clerk Corder read the statement that she sends to anyone that presents to Council to explain the process. It read "Please keep in mind when presenting to Council, it is not a back and forth conversation. You cannot ask Council questions, that they will not engage in conversation with you. They are merely listening to your concerns.

This is not a question and answer period between the speaker and the Council or the speaker and City staff. Obviously, your presentation should not be derogatory towards a specific individual or individuals, and no foul language is allowed. Please be reminded that the meetings are recorded and live.”

Mr. Belgrave thanked Council for the opportunity to speak. He stated that he was owner operator of The Party and Event Store located at 901 Knox Abbott Drive and he was there to speak about the overlay district rule. He stated that he was told by City staff that he could not display his inflatables outside of his business and if he did he would be fined. He stated that he was a young man and this was his first time in business. He stated that he asked what an overlay district meant and where he stood being a new business compared to the businesses that already existed. He stated that the business across the street from his business was able to display their own rentals of what they do and he was told that particular business was grandfathered in. Mr. Belgrave stated that he was told that his inflatables being displayed were promoting sale, and that was against the overlay district rules. He stated that he researched what grandfathered in meant and it meant that business had been there for a particular amount of time, so they were exempt from certain rules. He stated that his question was if the rules that they had 30 years ago still worked for them today, he believed that he would benefit from that same thing. Mr. Belgrave stated that he wanted to try to partner with the City, because he believed he had a good niche business, and had worked in childcare for 13 years prior to owning his party and event store. He stated that in the last two (2) weeks, he contributed 1,500 items to the Back to School Bash and he was a sponsor for the Brookland Cayce Band. He stated that he was a vendor for USC and in the last three (3) months he had been open, he had a chance to partner with about 44 businesses between Cayce and he knew it would stifle his business if he was not allowed to display. Mr. Belgrave stated that he understood the inflatables could be hazardous and that was why they were secured with 100 pound weights to concrete.

Mr. Belgrave stated that his business also did balloon art so when summer ended and he got a chance to display his balloons, it was going to be very eye catching, and he wanted to make sure that he complied but also wanted to make sure that the rules did not stifle his business from being as great as it should be. He stated that he hoped the rules could be overlooked and there were a few businesses that were doing exactly what he was not allowed to do. He stated that he wanted to be allowed to display his inflatables on Knox Abbott Drive and he wanted to make sure that his creativity and passion were not stifled.

### **Items for Discussion and Possible Approval**

- A. Discussion and Approval to move forward with the Hazard Mitigation Grant Program Application

City Manager Conley stated that this item was tabled at the August 5 Council Meeting and staff was looking for approval from Council if they felt it was appropriate for staff to continue moving forward with the hazard mitigation grant application. He stated that the reason staff brought this forward to Council was because of the very large match that was required by the grant. He stated that the grant was for approximately \$21.75 million which would require a \$7.25 million match from the City of Cayce. He stated that

the grant was an opportunity for staff to continue to look for grants to help with the storm water situation that had been on the Avenues for a long time. Mayor Pro Tem James stated that a \$7 million match funded out of a budget the size of the City's meant that Council would have to vote to increase the millage as far as they possibly could within one year, as well as borrow from the fund balance probably close to \$6 million. He stated that Council recognized the significance of storm water damage within the properties throughout the entire City of Cayce, not just the Avenues. He stated that they recognized there was a level of priority and importance but it came with a huge price tag, so therefore, he had asked to postpone this item to the August 20, 2025, Council Meeting so Council could absorb the price tag a little bit more before it was brought back for discussion and also Council Member Carter was not at the initial meeting.

Council Member Sox made a motion that Council approve to move forward with the Hazard Mitigation Grant Program application for discussion purposes. Council Member Carter seconded the motion. Council Member Sox stated that he did not know necessarily where the funding would even be able to begin to come from, but he thought Council and staff could discuss some ideas and maybe move forward with something where the funding could come from. He stated that storm water issues was a city wide issue and figuring out a way that every district in the City could be addressed by this would be the only way he would probably support moving forward with it, regardless of the price tag. Council Member Sox stated that he would like to know what their options were for funding and if staff had any ideas. City Manager Conley stated that there were not a lot of options for funding the huge price tag of the match. He stated that he and staff truly understood the importance of storm water, not only for the Avenues, but for all of Cayce, but the required match would be approximately 1/3 of the City's operating budget annually. He stated that it was a once in a lifetime grant since traditionally this grant was not offered this far inland. He stated that the grant came from when Hurricane Helene came through and hit the mountain side of South Carolina and up into North Carolina and did so much damage so the emergency declaration moved further inland than it traditionally did on most hurricanes. City Manager Conley stated that allowed the City to actually apply for this particular grant and since it was that once in a lifetime sort of grant, it was an all or nothing approach to it.

City Manager Conley stated that he was not sure there was a high likelihood of the City getting this particular grant, but staff did want to go after it, and were directed by Council to look for funding opportunities and this was a funding opportunity at the time. He stated that the funding for the match would probably have to mostly be incurred onto

the City's fund balance, which would do heavy damage to the fund balance. He stated that, of course, staff would talk to the other partners, but there was no guarantee that anyone else would want to support that particular special incentive, especially since the City had sort of gone into the process already. Mayor Pro Tem James stated that he spent time after the last Council Meeting really looking at some of what he believed causes a great deal of the storm water runoff and what, while the City was in the midst of a \$10 million project of attempting to get as much water to the river as possible, there were areas throughout the City of Cayce where the ditches were just completely overgrown. He stated that there were other areas where 8 inch pipes had been neglected for many years. He stated that he had pictures and he counted countless pipes that were totally covered and some were in yards that were getting flooded because the water had nowhere to go to. Mayor Pro Tem James stated that if the City was spending \$10 million on trying to open pipes, but at the same time, the smaller pipes,

or the smaller culverts were not cleared, then the water could not even get in the pipe to begin with. He stated that the \$7 million match was a lot of money to put on the citizens of Cayce at a time when the City was doing everything to mitigate the water runoff as it currently was. He stated that he did not have the heart to put a \$7 million bill on the citizens of Cayce, if the City had a fund balance that could handle hiring some people to concentrate on the ditches and the culverts and the drains throughout the City that could be cleaned. He stated that he knew the City did not currently have that manpower but asked if the City could do a mitigation effort of trying to find a way to be able to. He stated that the State and the County both said it was not their responsibility but Council owed their citizens much more than to have them on a telephone getting knocked around.

Council Member Sox asked if Mayor Pro Tem James was proposing this for city wide. Mayor Pro Tem James stated that it would be city wide. He stated that the City had implemented some good Ordinances for water runoff as development continued to occur in the City but for years and years, things were being built and roads were being built, and there was no place for the water to go. Council Member Sox stated that he thought Mayor Pro Tem James' idea was a phenomenal idea and he was happy to amend his motion. He stated that over the past few weeks, he had been sent probably 30 plus pictures of resident's pipes and drains that were backing up and there was aging infrastructure that were full of tree limbs and muck and they needed to be cleaned out. He stated that it would be ideal if whatever they proposed could coordinate with the County or State agency, to be able to make it happen and streamline the process especially in areas of the City like the Churchill Heights neighborhood, where half of the neighborhood was in the County and half was in the City. He asked Mayor Pro Tem James what he was envisioning staff wise. Mayor Pro Tem James stated that he did not know but possibly City Manager Conley would have an idea after the other Council Members spoke.

Council Member Thomas stated that Council wanted to do the best they could to find solutions for the citizens, because at the end of the day, they could get access to Council faster than they could with the State or the County. He stated that they wanted

to be fiscally responsible to figure out how they could potentially help mitigate these issues, while also working with the State and County partners to continue to overall fix the problem. He stated that the City did not have \$7 million for the match but he knew City Manager Conley was going to work during the budget season to start setting Council up where citizens would know where the City was going so they were not surprised with any increases. He stated that storm water issues needed to be looked at throughout the City and not just on the Avenues. Council Member Thomas stated that he had seen on social media where some people were not happy because they felt the City was only focusing on one area.

Council Member Carter stated that storm water had been an issue ever since he was first elected to Council. Hed stated that he would be fully supportive of some kind of initiative to clean out the ditches and culverts. He stated that it was simple, if the culverts and drains were blocked, the water stayed in the road. He stated that if City Manager Conley needed to hire new staff members and purchase equipment, then he would support it.

Mayor Pro Tem James stated that he was envisioning a program that not only would clean out ditches to make sure that the water could flow through, but being proactive as well. He stated that would include having Ordinances in place that prohibit

blowing leaves into a drainage ditch and Ordinances that prohibit stacking trees and limbs over a drain. He stated that it would be as much of a proactive program as it would be a reactive program. He stated that Council Member Carter spoke of partnering with the State and the County and Council was going to continue asking them to be with the City on this and to have funding for it.

City Manager Conley stated that he and staff had talked for a while about being on the proactive side of the maintenance on storm water. He stated that whether Council went for this opportunity, staff would still continue to look for funding opportunities. He stated that he and staff had been discussing a three pronged approach of education, mitigation and maintenance to address storm water issues. He stated they could decide on a budget and start working in a proactive nature of maintenance, actually doing some of the cleaning, especially in places where the resident might not have the ability to do those particular things. He stated that the City had great workers and good, solid equipment, and they could see what they could do with the existing equipment. He stated that education was big, not only for citizens, but for City staff as well. He stated for example, What could the City be doing to help alleviate some of these concerns? What are some of the rules that the City has on the books? Are they being enforced correctly? Are they being enforced at all? City Manager Conley stated that it was important to get that education out to staff members and citizens. He stated that he would love the opportunity to bring back a program that staff and Council could sit down and talk about, where they could be proactive in the community and help out. He stated that he did believe that the City's partners were a big part of this but suggested starting in the proactive approach and lead by example to say let's start cleaning these things up. He

stated let's start talking about how to mitigate these concerns, talk about education and what they could do to help with this, because sometimes people did things without them knowing what the impacts of those particular things were. City Manager Conley stated that he did believe that a two (2) person team would be massively impactful and he would like to bring a more detailed approach to Council and he thought it would be value well added to the City's team and citizens.

Mayor Pro Tem James asked what Council could do to excel and expedite the proposed program. City Manager Conley stated that he had the authority to start working on the proposed program and could come back to Council with the budgetary concerns and bring an actual budgetary item to Council. Council Member Thomas asked if the City kept a log to keep track of where people lived that had storm water issues. City Manager Conley stated that he did not believe there was a log, but the City had a lot of institutional knowledge with staff from the Parks Department to Code Compliance and Police Officers. He stated that they were very aware of most of the problem spots and part of this program would be actually mapping those particular problem areas. He stated the City would have to rely on partners for construction and sealing or fixing pipes, but he thought they owed it to the citizens to find those and map them and then look for a solution with the City's partners.

Council Member Sox stated that he wanted to clarify that when he made the motion to approve the match that motion was intended to open the floor for discussion and be amended. He stated that he completely agreed that the City was not coming up with that amount of money based on the City's fund balance even though the City had a strong fund balance due to staff and Council budgeting and being fiscally responsible over the years. He stated that he wanted to amend his motion to not move forward with

the hazard mitigation grant program application, but to direct the City Manager to bring back a proposal, including a recommended amount of funding needed to put a program together to address storm water and hazard mitigation city wide at the September 2 Council Meeting. Council Member Thomas seconded the motion. Mayor Pro Tem James stated that he would like to clarify something that Council Member Sox mentioned. He stated that for Council to discuss an agenda item, there had to be a vote and a second, and then they could have their discussion period. Mayor Pro Tem James called the question which was unanimously approved by roll call vote.

#### B. Discussion and Approval of Bid Award for Airport Gateway Landscape Project

City Manager Conley stated that this project was a win for the City of Cayce and the surrounding areas. He stated that the project started when Dawn Staley went to the news and said it was horrible that the university of South Carolina had a NCAA basketball tournament in the City of Columbia, and she felt bad that the teams had to drive down Airport Boulevard to get the teams to the basketball game and how horrible that corridor looked. He stated that the Midlands Business Leadership Group and all of the Lexington

and Richland County municipal and county entities got involved and did a lot of fundraising to fund the project. He stated that the Airport gateway landscape project was the first component of this gateway and it was happening in Cayce. He stated that Council approval was needed to approve the bid award to Chason Landscaping in the amount of \$697,529.37 to install the landscaping for the Airport Boulevard gateway project.

Council Member Sox made a motion to approve the award to Chason Landscaping for the Airport Gateway Landscaping Project for the amount stated. Council Member Thomas seconded the motion. City Attorney Dillard stated that he wanted to ensure that it was clear where the funds were being allocated from. City Manager Conley stated that the funds were coming from the Central Midlands Council of Governments. Council Member Carter stated that the White Paper stated \$609,749.40 but the memo from Landplan Consultants used the term base bid and the motion was for \$609,529. City Manager Conley stated that the memo was correct and there was a one year maintenance clause that was subtracted out of the bid proposal, because the maintenance for the actual project was divided between the City and West Columbia and Springdale and that amount would come in a proportional way, based on allocation of population.

Council Member Sox amended his motion to the correct number of \$609,749.40. Council Member Thomas seconded the motion. Council Member Sox stated that this was a great project for the Airport corridor and he was appreciative of the Midlands Business Leaders Group for putting this together and putting the funding together, and grateful for Lexington County for giving upwards of a half million dollars to this project. He stated that it was going to be huge for the Airport corridor, and really for the Midlands in general. He stated that it had been in the works for years and he was excited to see this come to life in the fall. Council Member Sox stated that sadly, the project stopped right at I 26 so there was a lot of work left to do for the Airport corridor to connect it back to Charleston Highway and the Knox Abbott corridor. Council Member Thomas stated that one of the great things about Cayce was it had an amazing Historical Museum and the Airport's code of CAE was short for Cayce and that was something to take pride in.

Mayor Pro Tem James called the question which was unanimously approved by roll call vote.

### **Committee Matters**

#### **A. Discussion and Approval of a Waiver of Attendance Policy for Museum and Historical Commissioner**

City Manager Conley stated that Ms. Charlita Earle was a long standing member of the Museum Commission and the African American subcommittee, which was now a standing committee of the Museum Commission and she had been an exemplary member. He stated that she was in the process of finishing her master's degree and had

asked for a waiver from the attendance policy. He stated that she did not want to step down and wanted to continually serve the City but was requesting a four (4) month reprieve to finish her degree.

Council Member Thomas made a motion to waive the City's attendance policy for Ms. Earle for four (4) months. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

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

City Manager Conley stated that he did not have anything to report.

### **Council Comments**

Council Member Thomas stated that he had new constituents from the recent Council redistricting who had called him regarding certain votes he had taken, or certain issues that they had seen and he wanted to thank them for doing that because as their councilman, he appreciated whether they agreed or disagreed on an issue, they could still talk about the issue, and hear where he was coming from, and he could hear where they were coming from, because that was the American way. He asked his constituents to continue to email or call him because he wanted them to know whatever truth that he was aware of and he would give them the facts. He stated that there was information online that could spread like a wildfire but he would be honored to give the facts on information. Council Member Thomas stated that the Events Committee had five (5) openings and he once served on that committee and took great pride in serving on it. He asked if there was an age limit for committee members. Municipal Clerk Corder stated that she did not know but would check and let him know. Council Member Thomas stated that if there were young people who were looking for an opportunity to serve, and were creative, this was their opportunity to join an amazing committee, and not only volunteer to help City staff with events, but to get creative, to bring ideas to Council for them to support. He stated that it would be great to have people in the community on the committee, because there was potential to do amazing things in the City's parks and in some of the neighborhoods. He stated that they had the Soiree on State in the City's Arts District but could also have events off of Julius Felder, or in Riverland Park or in Concord Park, or other places in Cayce.

Council Member Sox thanked staff, Police Chief Wade and the City's Officers for attending the community meeting he put together regarding the Fairfield Inn on Airport

Boulevard. He stated that there was a great turnout from residents and concerned citizens and it was a great opportunity to inform the neighborhood that the property did not have to be rezoned or go through any rezoning hearings that would have gone before Council for a vote, and it fit the zoning land use and comprehensive plans that had been put in place that took community input and guided the plans for what was going out there. He stated that the conversations were productive, and he thought that the overall project was going to be better for the neighborhood

and for the community as a whole and definitely better than the previous uses on that property, which were a couple bars over time on that same site. Council Member Sox stated that he spoke with the developer that day about incorporating a few of the modifications that were talked about at the meeting, and that he heard from folks, and he also asked if they would share a flyer or mail with all the neighbors in the neighborhood once they formally decided what they were going to do. He stated that the modifications discussed included some privacy fencing along portions of the project site, some extra foliage along Waterloo that backed up to the neighborhood as well, and then looking into replacing the white oaks that they were going to plant with a more native plant that did not drop acorns that could further fill or stop up the drains. He stated that they would keep that line of communication open at the City level as well to make sure everyone was informed and aware of what was incorporated from the meeting. He stated that another important outcome from that meeting were conversations that probably would not have happened without this project and created an open line of communication and commitment from Lexington County regarding the storm water infrastructure issues that had plagued that neighborhood for years and they appreciated them being there. Council Member Sox stated that he looked forward to working with them on the maintenance and cleaning out of those pipes and upgrades that were unrelated to the hotel project, but that came up because of it, and the conversations that happened because of it. He stated that they had also started outreach with the DOT regarding a transportation plan for the commercial corner that they were looking to sell and believed they had moved the NAI sign that was blocking the view and it would be easier for people to get in and out. He also spoke to them about what they were going to implement for traffic mitigation and safety, and asked what could be implemented until someone purchased that property, or what they recommended the City doing and what the long term plans likely would be with a commercial use on that corner. He stated that he wanted to have talks about future safety upgrades to the area, including cameras at the entrance and exit, like what had been done at the other entrance and exit down the way and in some of the City's neighborhoods and stated that ultimately, he would like to see a police substation out there. Council Member Sox stated that he would love to try to get Dawn Staley to the grand opening, if possible, given that was kind of her idea. He asked City Manager Conley how many years was the maintenance that the City was going to have to cover for that corridor. City Manager Conley stated that they bid out a five (5) year maintenance plan to get a cost but would have discussions about it and they were still putting together those plans to go back to the technical committee to see where that all fits out. He stated that he would bring that information back to Council once they got it.

Council Member Carter stated that he regretted that he had to miss the last Council Meeting but as Mayor Pro Tem James pointed out, the City moves on and meetings move on. He stated that while he was on vacation in Europe he visited the American Cemetery and it was an incredible experience. He stated that there was a group of people laying a wreath, and they started singing the Star Spangled Banner. He stated that his friend he was with said that Americans were such patriots and loved their country. Council Member Carter stated that they argued and fought but everyone needed to appreciate what they had here in this country and what they were allowed to do with freedom. He stated that people in the world appreciated our way of life and the way we did things. Council Member Carter asked City Manager Conley if the City had received everything that was asked for from the Chamber of Commerce regarding A tax. City Manager Conley stated that he gave everything to the City's Grant Administrator, but from his understanding, they had received everything that was asked for.

Mayor Pro Tem James stated that the Municipal Association of South Carolina chose the City of Cayce, to come to the prior night to host a congressional district meeting with local Congressman, Joe Wilson and others. He stated that it was a proud moment to be able to have the surrounding municipalities there and showcase the City. He stated that it was delightful to be able to talk through something as important as the mitigation of storm water at that night's Council Meeting in front of the assembly and people watching the meeting virtually and come to a great conclusion that did not spend \$7 million but they were able to make some great things happen and thanked Council and City Manager Conley for that.

### **Executive Session**

- A. Receipt of legal advice relating to claims and potential claims by and against the City and other matters covered by the attorney-client privilege
  - i. Claim for improvements to Taylor Street and New State Road
  - ii. Zoning Appeal Litigation (1028 Michaelmas Avenue)
  - iii. Drainage easement acquisition
  - iv. Fire truck litigation
  
- B. Discussion of Lexington County economic development projects relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses within the City

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 Carter made a motion to reconvene the Regular meeting. Council Member Thomas seconded the motion which was unanimously approved by roll call vote. Mayor Pro Tem James 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. Other

No action was taken in follow up to Executive Session.

### **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 7:33pm.

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Timothy James, Mayor Pro Tem

ATTEST:

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Mendy Corder, CMC, Municipal Clerk





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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**The General Federation of Women’s Clubs International Day of Service for the Woman’s Club of Cayce**

**WHEAREAS**, according to the World Health Organization, it is estimated that between 736 million to 852 million women, aged fifteen years or older, have experienced domestic and sexual violence. Within the United States, according to the Centers for Disease Control and Prevention (CDC), more than 16 million people are affected every year; and

**WHEREAS**, according to the CDC, 42.3 percent of women and 29.2 percent of men in South Carolina experience domestic or sexual violence; and

**WHEREAS**, South Carolina remains committed to ending domestic and sexual violence through the many efforts of state and private organizations dedicated to this mission; and

**WHEREAS**, the General Federation of Women’s Clubs, an organization dedicated to volunteer community service, continues to highlight need in communities across the nation and the great State of South Carolina and to focus attention on domestic and sexual violence; and

**WHEREAS**, The Woman’s Club of Cayce is a participating member of the General Federation of Women’s Clubs of South Carolina and is an organization dedicated to volunteer community service, continues to highlight need in communities across the City of Cayce and surrounding areas and to focus attention on domestic and sexual violence.

**Now, Therefore, I**, Elise Partin, Mayor of the City of Cayce and on behalf of Council, do hereby proclaim September 27, 2025, as The General Federation of Women’s Club International Day of Service throughout the city and encourage all residents to recognize the Woman’s Club of Cayce, for the dedicated and devoted services the organization continues to provide to our communities.

Dated this 2<sup>nd</sup> day of September 2025.

**ATTEST:**

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

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

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# Memorandum

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**To:** Mayor and Council

**From:** Michael Conley, City Manager

**Date:** September 2, 2025

**Subject:** Discussion and Approval to Create a Comprehensive Stormwater Management Team and Program

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## Issue

Staff are in the early stages of developing a new, all-encompassing approach to stormwater management. These are preliminary ideas and discussion points for Council's review and guidance. This initiative follows the determination that a recent Hazard Mitigation Grant opportunity was not financially viable for the city. Staff are seeking the Council's direction on a multi-faceted approach focused on education, mitigation, and maintenance to address the city's stormwater drainage needs.

## Discussion

City staff met on August 27, 2025, to begin formulating a new strategy for managing stormwater. This new approach, as suggested by City Manager Mike Conley, is a three-pronged path focusing on education, mitigation, and maintenance. Staff envisions this new program as organic, and in recognizing this fluidity, staff would like to bring to the council updates at 30-, 60-, and 90-day marks.

The team has identified several key focus areas:

- **Education:** Staff are exploring ways to increase resident awareness and encourage participation in stormwater management. Ideas include using the city website and social media to reinforce education, promoting an "Adopt-a-Drain" program, sharing best practices on leave piles and yard debris, educating/reinforce on existing ordinances, making contractors aware of existing ordinances, and creating a streamlined process for residents to report issues. And most importantly a clearing house for stormwater resources for our residents. The vision is for this team to be case workers for citizen stormwater problems instead of blindly sending citizens searching for answers. This team can coordinate solutions, especially when dealing with other government agencies.
- **Mitigation:** This prong focuses on improving and enhancing the city's equipment and staffing to proactively address stormwater issues. Staff are exploring the acquisition of new, specialized equipment and leveraging the use of existing equipment to manage drains and ditches. Additionally, staff discussed the need for increased staffing to operate any new equipment and to create regular routes for street sweeping, including "pre-flood" routes for problem areas.
- **Maintenance:** To create an ongoing maintenance schedule, identify existing problem areas, problem solve solutions, work with our partner agencies, and proactively clear overgrown stormwater routes and drains where property owners are unable or unwilling to clear themselves.

With the existing annual budget already approved, staff recommend pulling funding from the unrestricted reserved fund balance to support the creation of this team.

**Recommendation**

Staff request Council consideration to allocate up to \$300,000 from the unrestricted reserved fund balance and the addition of two FTEs for the creation of a stormwater team and program. The team will report to the Public Works Director.

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# Memorandum

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**To:** Mayor and Council

**From:** Michael Conley, City Manager

**Date:** September 2, 2025

**Subject:** Second Reading of an Ordinance to annex the property located at 2140 Frink Street (Tax Map Number 005758-01-023) into the City of Cayce and assign a C-2 Neighborhood Commercial zoning designation.

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## Issue

Council approval is needed for the Second Reading of an Ordinance to annex the property located at 2140 Frink Street (Tax Map Number 005758-01-023) and assign a C-2 Neighborhood Commercial zoning designation.

## Discussion

The applicant has requested annexation of an approximately 5.94-acre parcel located at 2140 Frink Street, along with C-2 zoning designation. The C-2 zoning district is intended to accommodate neighborhood-scale businesses such as convenience stores, salons, or small restaurants—uses that serve local residents and are typically located near major roads or the edges of residential areas.

The property is located within the CBR (Central Business/Retail) area on the City's Future Land Use Map, which supports a mix of commercial and retail uses in accessible, centralized locations. The requested zoning aligns with both the Comprehensive Plan and the Future Land Use Map.

The property is bordered by residential and low-intensity commercial uses. Frink Street is a major arterial road with a mix of homes and small businesses—supporting the appropriateness of the C-2 designation. Additionally, the annexation would help reduce unincorporated "donut holes," consistent with the City's goals for growth.

## Recommendation

The Planning Commission reviewed the request at its meeting on June 16, 2025, and recommended approval by a vote of 4–0. Commissioner Danny Creamer abstained, citing a need for more information about the owner's future plans. Two members were absent.

Staff supports approval of the annexation and zoning request based on its alignment with the City's planning goals and surrounding land uses.

This item was tabled at the August 5, 2025, Council Meeting.

**ITEM VI. A.**

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

**ORDINANCE 2025-06**  
**Annexing Property Located at 2140 Frink**  
**Street (Tax Map Number 005758-01-023) 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 of 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the properties to the City of Cayce under the provisions of S.C. Code 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, and

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Cayce, in Council, duly assembled, that the property hereinafter described is hereby annexed to and become a part of the City of Cayce:

**PROPERTY DESCRIPTIONS**

All those certain pieces, parcels, or lots of land, situate, lying and being near the City of Cayce in the County of Lexington, State of South Carolina, being shown on attached Exhibit "B" which is made part of this Ordinance and consisting of approximately 5.94 acres:

The parcel of property not currently within the City that is located at 2140 Frink Street, Lexington County, further identified as Lexington County Tax Map Number 005758-01-023.

The property shall be zoned C-2 Neighborhood Commercial, 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 Three (3).

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

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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

Attest:

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

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

Second Reading and Adoption: \_\_\_\_\_

Approved as to form: \_\_\_\_\_  
Will Dillard, City Attorney

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE CITY OF CAYCE, SOUTH CAROLINA:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City of Cayce by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3). I (we) also acknowledge receipt of the Resolution adopted April 13, 2004 by the City "Approving the Method and Criteria for Annexing and Zoning Property in the City Limits of the City of Cayce".

The territory to be annexed is described as follows:

The 5.94 acre lot will be used for the construction of a personal storage, eventually we will also develop the area for commercial use.

The property is designated as follows on the Lexington/Richland County tax maps: 005758-01-023

It is requested that the property be zoned as follows: Cayce

Existing/proposed use of the property to be annexed: Personal Storage

Signature

2140 Frink St, Cayce, SC 29033  
Street Address, City

4/28/2025  
Date

For Municipal Use:

Petition received by: Monique Ocea, Date: 4-28-25

Description and Ownership verified by: Monique Ocea, Date: 4-20-25

Recommendation: Approval

By: Planning Commission, Date: 6-16-25

City of Cayce  
South Carolina

**Planning Commission Zoning Map Amendment**

Date Filed: 4-28-25

Request No: MA001-25

Fee: \_\_\_\_\_

Receipt No: \_\_\_\_\_

*A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator, or City Council. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent section.*

**THE APPLICANT HEREBY REQUESTS** that the property described as above be considered for rezoning from Lexington to Cayce

The justification for this change is as follows;

Since water lines are nearby, we will need to connect to Cayce's water system.

APPLICANT(S) [print]: Stephanie Daniel  
Address: 201 Burmaster Drive Columbia, SC 29229  
Telephone: 803-295-9319 [Business] \_\_\_\_\_ [Residence]  
Interest: Owner(s):  Agent of owner(s):  Other:

OWNER(S) [if other than Applicant(s)] : \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ [Business] \_\_\_\_\_ [Residence]

PROPERTY ADDRESS: 2140 Frink Street, Cayce, SC 29033  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Tax Map No. 005758-01-023 Plat Book \_\_\_\_\_ Page \_\_\_\_\_  
Lot Dimensions: \_\_\_\_\_ Area: [sq. ft. or acreage] 5.94  
Deed restrictions/limitations on property:  
N/A

DESIGNATION OF AGENT [complete only if owner is not applicant]  
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request.

Date: \_\_\_\_\_

\_\_\_\_\_  
Owner signature(s)

I (we) certify that to the best of my (our) knowledge that the information contained herein is accurate and correct.

Date: 7/1/2025

Stephanie Daniel

Stephanie Daniel

\_\_\_\_\_  
Applicant signature(s)

Official Use Only:

Property posted: MO By: 6-2-25

Published in Newspaper on: 5-31-25

PLANNING COMMISSION: June 16, 2025

RECOMMENDATION: Approval

CITY COUNCIL [1<sup>st</sup> Reading] \_\_\_\_\_

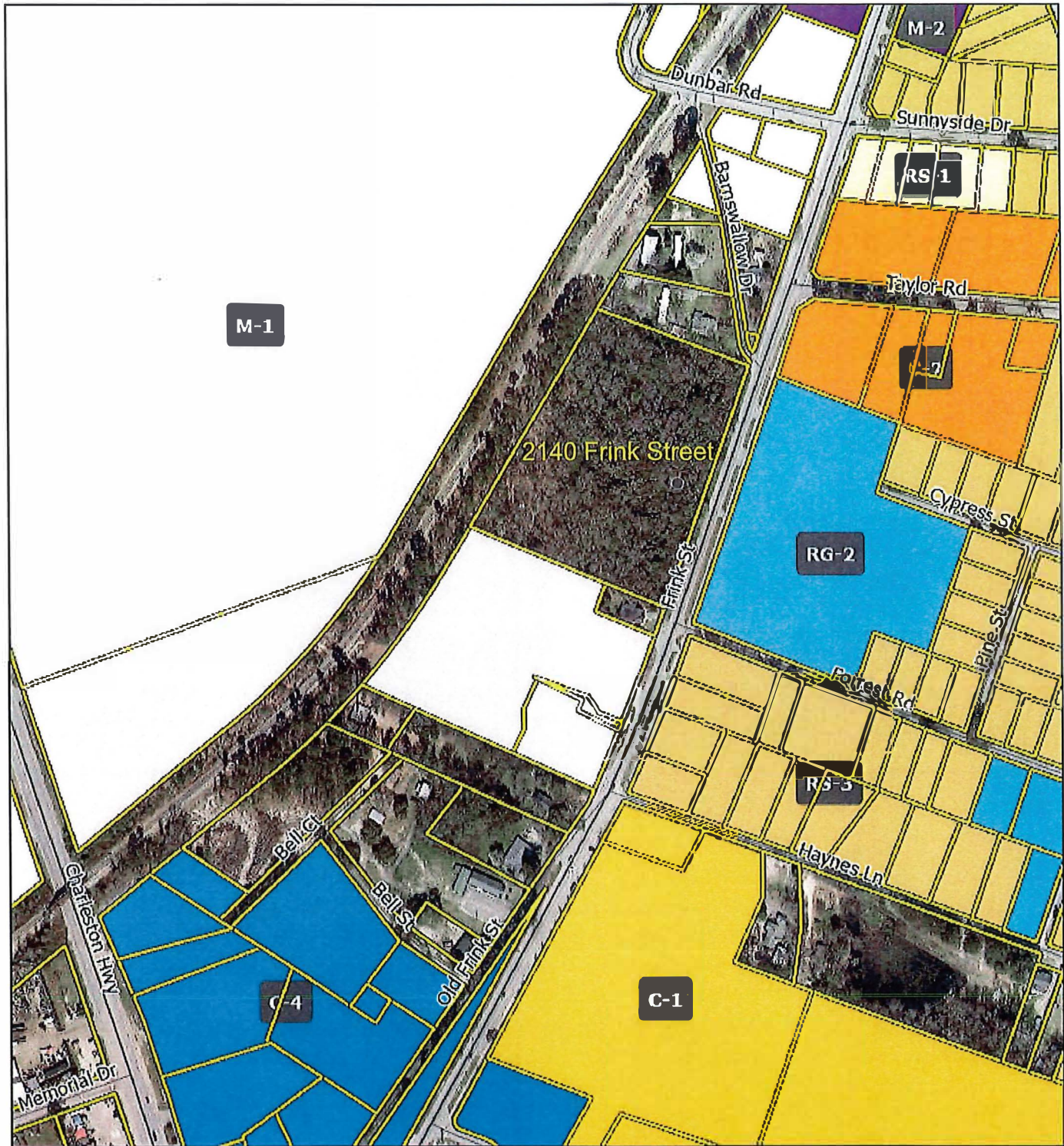
ACTION: \_\_\_\_\_

CITY COUNCIL [Final Reading] \_\_\_\_\_

ACTION: \_\_\_\_\_

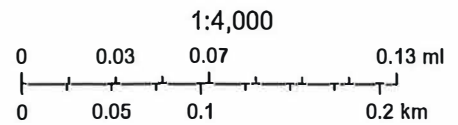
Notice to applicant sent on \_\_\_\_\_ advising of Councils action. If approved a statement to the effect that our zoning maps and records now reflect the new zoning of the property. If disapproved, the reasons for disapproval, a statement that any other request for rezoning on the same piece of property will not be accepted for a period of one (1) year from Councils action.

# Annexation Request 2140 Frink St



6/9/2025, 11:08:41 AM

- |              |                                       |
|--------------|---------------------------------------|
| <b>Roads</b> | <b>Cayce Zoning</b>                   |
| — Arterial   | □ RS-1 Single Family, Large Lots      |
| — Collector  | □ RS-3 Single Family, Small Lots      |
| — Local      | □ RG-2 General Residential, High Rise |
| □ Parcels    | □ C-1 Office / Institutional          |
|              | □ C-2 Neighborhood Commercial         |





**May 20, 2025**  
**Regular Board Meeting of the Housing Authority of the City of Cayce, SC**

The Board of Commissioners of the Housing Authority of the City of Cayce, SC held its Regular Board Meeting on Tuesday, May 20, 2025 at Cayce City Hall.

Chairman Jack Sightler called the meeting to order at 5:06 pm. A copy of the agenda was posted on the Housing Authority’s website.

Roll call was conducted, and attendance was as noted below:

<b>CH Board Members</b>			<b>Columbia Housing Authority Staff Present</b>
<b>Chairman</b>	Jack Sightler	Present	Barry Hall, Interim Chief Executive Officer
<b>Vice-Chairman</b>	Bruce Smith	Absent	Cindi Herrera, Chief Development Officer
<b>Commissioner</b>	Johnetta Riley	Present	Dennis Lohr, Chief Financial Officer
<b>Commissioner</b>	Cheryl Seymour	Present	Lee McRoberts, Chief of Staff
<b>Commissioner</b>	Evony Reed	Present	Cherilyn McCoy, Property Manager
			Gloria Warner, Regional Property Manager
			Julia Gibbs, Senior Project Manager
			Damian White, Community Safety Manager

**APPROVAL OF AGENDA**

Chairman Sightler made a motion to approve the Agenda as presented, seconded by Commissioner Seymour it was approved.

**PUBLIC COMMENT**

Mr. Hall stated no one from the public had signed up or was present to address the Board.

**APPROVAL OF MINUTES**

Chairman Sightler called for a motion to approve the minutes of the Regular meeting held March 18, 2025 and Special Called meeting held April 8, 2025. Upon motion of Commissioner Reed, seconded by Vice Chair Riley the minutes were approved.

<b>Board Member</b>		<b>Aye</b>	<b>Nay</b>	<b>Absent</b>
<b>Chairman</b>	Jack Sightler	X		
<b>Vice-Chairman</b>	Johnetta Riley	X		
<b>Commissioner</b>	Evony Reed	X		
<b>Commissioner</b>	Cheryl Seymour	X		
<b>Commissioner</b>	Bruce Smith			X

**DISCUSSION ITEMS:**

Mr. Hall asked Ms. McRoberts to give a briefing on the recent barbeque dinner held at Spencer Place. Ms. McRoberts said that barbeque dinners have been provided to Columbia Housing senior residents during April and May and that Cayce Housing residents were invited to participate in a barbeque dinner on May 21, 2025 at Spencer Place. The dinners have been made possible by Railroad BBQ in Columbia and Columbia City Councilman Ed McDowell. The event was well

attended and residents enjoyed the food and fellowship. Chairman Sightler thanked Columbia Housing staff and asked that thanks be made on behalf of the Cayce Housing Board to all involved for hosting the event.

**CEO REPORT:**

Mr. Hall asked Ms. Weston to give the Property Management Operations Report. Ms. Weston reported the following:

	<b>March</b>	<b>April</b>	<b>May</b>
Accounts sent to Magistrate	01	01	01
Account more than 30 days	03	05	04
Work Orders received	10	15	06
Work Orders Completed	08	13	04
Work Orders Remaining	00	02	02
Emergency Work Order	0	00	00

**\*\*Magistrate Update:**

March - one case sent to the magistrate.

April - one case sent to the magistrate.

May -one case sent to the magistrate.

Chairman Sightler asked if the accounts over 30 days old have been made current, Ms. Weston said that they have been brought to date. Chairman Sightler asked if uncompleted work orders are rolled into the next month’s totals, Ms. Weston said that they do roll over until they are completed. Chairman Sightler asked what the process is when an account is referred to the Magistrate. Ms. Weston said that tenants are given the opportunity to pay the outstanding balance and that if they do the eviction is dropped, they are given this opportunity once, if the Judge rules against the tenant they have 21 days to leave the property or a Sheriff will set their belongings out. Vice Chair Riley asked how many times a resident can settle an eviction case, Ms. Weston said they are given that opportunity once.

Commissioner Seymour said that the fire extinguisher in her unit is out of date and was reported over a year ago, Mr. Hall said that staff is in the process of having the fire extinguishers recharged now and should be complete by the end of the month.

Mr. Hall asked Mrs. Herrera to give an update on development activities. Mrs. Herrera said that Cayce Housing received its annual Capital Funds allocation last week for \$138,046. The RAD conversion process has not moved forward as the letter of support from Cayce City Council has still not been received. Attorney Campbell has been working with the new attorney for the City of Cayce and they are negotiating a PILOT agreement between the nonprofit that will own the properties post-conversion and the City. Mrs. Herrera said that once the property has been converted and is owned by the nonprofit there is no obligation to pay PILOT but the City is asking for an agreement to move forward. Once the agreement is in place, the process to notify residents will have to be repeated due to the time that has passed since the process began.

Chairman Sightler asked if the Cayce Housing is obligated to agree to the PILOT agreement. Ms. Herrera said that SC State Law exempts nonprofits that own affordable housing from PILOT payments and that the decision would be up to the Board ultimately. Mrs. Herrera said that she has seen nonprofits approach it both ways but that in this instance the City of Cayce is insisting on the PILOT agreement for the RAD conversion letter of support to allow that process to progress. Mrs. Herrera said that the conversion will make the properties more profitable due to fair market rents being charged and access to private capital will be possible which will allow the remaining work on properties to be completed. Mrs. Herrera said

that the PILOT agreement will also cover the maintenance issue for the road at Spencer Place and will include shared costs with Cayce Cove.

Vice Chair Riley asked why Cayce Housing should agree to a PILOT payment if legally exempt. Mrs. Herrera said that Cayce Housing has always made the payment to the City and it will help maintain good relations. PILOT payments are calculated on HUD formula that is a percentage of the tenant paid rent only. Vice Chair Riley asked if PILOT has been an issue since the conversion conversation began or is it a request from the new City Attorney. Mrs. Herrera said that it has been part of the negotiations since the beginning and began with the previous City Attorney and City Manager at the time. Vice Chair Riley said that she knows staff will push for the best outcome for the residents and asked that staff keep the Board update. Mrs. Herrera said that the Board will have the final say and that a draft agreement will be presented when ready.

Mrs. Herrera reported that the tree work suggested by the arborist will begin soon as the new Capital Funds allocation has been received. Three companies were contacted for quotes and work will be spread among them to get the work completed faster. Mrs. Herrera estimated that all work will be done by the end of June.

Commissioner Seymour asked if there are funds to complete some exterior work at Spencer Place, Chairman Sightler said that the fence around the property also needs to be painted. Mrs. Gibbs said that an estimate has been obtained for that work and costs were prohibitive at the time. Chairman Sightler asked if trees will be planted in place of the Bradford Pears being removed. Mrs. Herrera said that replacements will be looked at when the work to remove and trim the identified trees is complete.

Mr. Hall asked Mr. Lohr to give the Financial Update. Mr. Lohr reported the following:

<b>Public Housing</b>	<b>Period to Date Revenue and Expense</b>	<b>Period to Date Budget</b>	<b>Variance</b>
<b>Operating Income</b>			
Tenant Revenue	111,638	87,500	24,138
HUD Operating Grant Revenue	145,547	125,833	19,714
CFP Operating Revenue	276,564	116,667	159,897
Other Revenue	2,561	1,667	894
<b>Total Operating Income</b>	<b>536,310</b>	<b>331,667</b>	<b>204,643</b>
<b>Operating Expenses</b>			
Administrative Expenses	54,232	87,375	33,143
Tenant Services	3,500	5,083	1,583
Utilities	6,023	8,333	2,310
Maintenance (Detailed Below)	117,341	99,156	(18,185)
Protective Services	5,869	9,833	3,964
Insurance Expense	11,492	8,417	(3,075)
Real Estate Taxes-PILOT	9,583	9,583	-
Other General Expenses, Collection Losses	398	2,500	2,102
Extraordinary Maintenance - Tree Removal	15,610	-	(15,610)
Equipment Replacements	-	-	-
<b>Total Routine Operating Expenses</b>	<b>224,048</b>	<b>230,281</b>	<b>6,233</b>
<b>Cash Flow (Deficit) from Operations</b>	<b>312,262</b>	<b>101,386</b>	<b>210,876</b>

<b>Maintenance</b>	<b>Period to Date Actuals</b>	<b>Period to Date Budget</b>	<b>Variance</b>
Salaries & Benefits	22,578	39,657	17,079
Materials	6,787	833	(5,954)
Garbage & Trash	0	2,333	2,333
Carpentry & General Repairs	7,075	0	(7,075)
Electrical Repairs	454	0	(454)
Plumbing	5,605	500	(5,105)
Mowing & Landscape	50,377	30,833	(19,544)
Pest Control	9,625	9,166	(459)
Other Contracts	14,840	15,833	993
<b>Total Maintenance Expense</b>	<b>117,341</b>	<b>99,156</b>	<b>18,185</b>

- Total operating income is up \$204,643 to budget
- HUD grants have increased \$19,714
- Capital Funds are up \$159,897 due to drawing down some leftover funds from a prior year
- Administrative Expenses are down \$33,143
- Utilities are performing under budget with a variance of \$1853
- Maintenance is over budget by \$18,185 and a detailed breakdown of costs is included at the bottom of the report
  - The line item for Mowing & Landscaping costs is over budget by \$19544
- Overall cash flow is strong and is over budget by \$210,876

Chairman Sightler thanked Mr. Lohr for the report.

### **NEW BUSINESS**

Mr. Hall gave a briefing on a recent call hosted via Zoom by NAHRO regarding the proposed budget and potential impacts on affordable housing. Mr. Hall said that a summary was included in the Board Packet that provided additional details. Mr. Hall said that the proposed budget represents a wish list from the White House and requires Congressional and Senate approval. Mr. Hall said that no final decisions have been made at the federal level but the industry anticipates reductions in funding but are not clear on when or how much those cuts may be. Mr. Hall encouraged the Board to provide feedback to their elected officials regarding the proposals and the importance of supporting affordable housing initiatives. Mr. Hall said that he will provide additional updates on the Federal process as it moves forward.

### **ADJOURNMENT**

There being no further business and upon motion of Commissioner Seymour, seconded by Chairman Sightler it was unanimously approved to end the meeting at 6:02 pm.

Prepared by:

Barry Hall  
Interim Secretary/Chief Executive Officer



**June 26, 2025**  
**Special Called Board Meeting of the Housing Authority of the City of Cayce, SC**

The Board of Commissioners of the Housing Authority of the City of Cayce, SC held a virtual Special Called Board Meeting via Zoom on Thursday, June 26, 2025.

Vice Chair Riley called the meeting to order at 3:05 pm. A copy of the agenda was posted on the Housing Authority’s website.

Roll call was conducted, and attendance was as noted below:

<b>CH Board Members</b>			<b>Columbia Housing Authority Staff Present</b>
<b>Chairman</b>	Jack Sightler	Present	Barry Hall, Interim Chief Executive Officer
<b>Vice-Chairman</b>	Bruce Smith	Present	Cindi Herrera, Chief Development Officer
<b>Commissioner</b>	Johnetta Riley	Present	Dennis Lohr, Chief Financial Officer
<b>Commissioner</b>	Cheryl Seymour	Present	Lee McRoberts, Chief of Staff
<b>Commissioner</b>	Evony Reed	Present	Gloria Warner, Regional Property Manager
			Brianna Weston, Property Manager

**APPROVAL OF AGENDA**

Chairman Sightler motioned to approve the Agenda as presented, Commissioner Seymour seconded the motion and it was approved.

**PUBLIC COMMENT**

Mr. Hall stated no one from the public had signed up or was present to address the Board.

**DISCUSSION ITEMS:**

Mr. Hall introduced Resolution 2025-002: Approval of Operating Budget for Fiscal Year Ending June 30, 2026. Mr. Hall read the Resolution aloud (text below).

**WHEREAS,** The Board of Commissioners of the Cayce Housing Authority have reviewed the Low Rent Public Housing Operating Budget for the fiscal year ending June 30, 2026.

**WHEREAS,** the proposed expenditures are necessary for the efficient and economical support of the operation of the agency’s program for the purpose of serving low-income families.

**WHEREAS,** the financial plan is reasonable, in that it includes sources of funding adequate to cover all proposed routine operating expenditures.

**NOW, THEREFORE, BE IT RESOLVED** that the Low Rent Public Housing Operating Budget for fiscal year ending June 30, 2026, copy of which is attached, is hereby approved by the Board of Commissioners of the Cayce Housing Authority, and the Executive Director is hereby authorized to take any and all necessary actions to maintain fiscal and operational efficiency of the Housing Authority.

Mr. Hall asked Mr. Lohr to present the proposed operating budget for FY 2026. Mr. Lohr presented the following:

# Cayce Housing Authority

FYE June 30, 2026 - Routine Operating Budgets

PUBLIC HOUSING	ANNUAL BUDGET 6-30-2026	ANNUAL BUDGET 6-30-2025	NET CHANGE
<b>REVENUE</b>			
Tenant Revenue	138,000	105,000	33,000
HUD Operating Grant Revenue	189,480	151,000	38,480
CFP Operating Revenue	138,406	140,000	(1,594)
Other Revenue	1,000	1,000	-
<b>TOTAL REVENUE</b>	<b>466,886</b>	<b>397,000</b>	<b>69,886</b>
<b>EXPENDITURES</b>			
Administrative Expenses	81,900	104,850	(22,950)
Tenant Services	4,980	6,100	(1,120)
Utilities	8,000	10,000	(2,000)
Maintenance (see below detail)	162,650	118,988	43,662
Protective Services	11,900	11,800	100
Insurance Expense	15,066	10,100	4,966
Real Estate Taxes-PILOT	12,900	11,500	1,400
Other General Expenses, Collection Losses	1,000	3,000	(2,000)
<b>Total Routine Operating Expenses</b>	<b>298,396</b>	<b>276,338</b>	<b>22,058</b>
<b>Cash Flow (Deficit) from Operations</b>	<b>168,490</b>	<b>120,662</b>	<b>47,828</b>
Community Building Renovations	150,000		
<b>Adjusted Cash Flow</b>	<b>18,490</b>		

ADMINISTRATIVE EXPENSE	ANNUAL BUDGET 6-30-2026	ANNUAL BUDGET 6-30-2025
<b>Administrative</b>		
Administrative Salaries and Benefits	56,100	88,100
Auditing Fees	10,500	6,500
Legal	10,000	-
Office Supplies	500	500
Telephone	250	200
Postage	250	500
Training	500	2,000
Computer Maintenance	950	2,050
Misc Administrative Costs	2,850	5,000
<b>Sub-Total Administrative Expense</b>	<b>81,900</b>	<b>104,850</b>

PROPERTY MAINTENANCE	ANNUAL BUDGET 6-30-2026	ANNUAL BUDGET 6-30-2025
<b>Maintenance</b>		
Maintenance Salaries and Benefits	32,150	47,588
Maintenance Materials	10,000	1,000
Garbage	-	2,800
Contract Cost - Other Misc Repairs	30,000	19,000
Plumbing-Electrical	8,500	600
Grounds Maintenance	67,000	37,000
Pest Control	15,000	11,000
<b>Sub-Total Maintenance Expenses</b>	<b>162,650</b>	<b>118,988</b>

Following a line item explanation of income and expenses, Mr. Lohr opened the floor to questions.

Vice Chair Riley asked if the proposed lawncare budget will cover the expenses for the coming year as the current year's budget was short versus actual costs. Mrs. Herrera and Mr. Lohr said the proposed number will cover basic lawncare at all Cayce sites. Vice Chair Riley stated that she feels like the number is high and staff should adjust, if possible, to lower the cost. Mr. Hall said that the scope of work could be adjusted to reduce services, but the proposed budget is based on actual costs incurred this year and that those costs are like pricing in Columbia. Commissioner Smith asked when the current contracts are up, Mr. Hall said that they were recently procured and contracts last 3 years with 2 1-year extensions.

There was a general discussion regarding Commissioner Seymour's ongoing concerns regarding the quality of the lawn care being performed. Mr. Hall said that staff will continue to work with the current contractor to meet expectations and hold them accountable to the Board's standards.

There being no further questions, Chairman Sightler called for a motion to approve Resolution 2025-002. Upon motion of Vice Chair Riley, seconded by Commissioner Reed it was approved.

<b>Board Member</b>		<b>Aye</b>	<b>Nay</b>	<b>Absent</b>
<b>Chairman</b>	Jack Sightler	X		
<b>Vice-Chairman</b>	Johnetta Riley	X		
<b>Commissioner</b>	Evony Reed	X		
<b>Commissioner</b>	Cheryl Seymour	X		
<b>Commissioner</b>	Bruce Smith	X		

**ADJOURNMENT**

There being no further business and upon motion of Chairman Sightler, seconded by Commissioner Seymour it was unanimously approved to end the meeting at 5:42 pm.

Prepared by:

Barry Hall

Secretary/Interim Chief Executive Officer

# Cayce Historical Museum Commission July 2, 2025, Meeting Minutes

The July 2, 2025, meeting of the Cayce Historical Museum Commission (CHMC) was held in the Cayce Visitors Center. The meeting was convened at 5:02pm by Chairman James Stewart. The following individuals attended the meeting:

Name	Status
James Stewart	Chairman
Pamela Sulton	Vice Chair
Marcy Hayden	Secretary
Chris Tenny	Commissioner
Archie Moore	Commissioner
Charlita Earle	Commissioner
Keith Stephenson	Commissioner, absent
David Brinkman	Commissioner
Campbell Mims	Commissioner
Andy Thomas	Cayce Museum Curator
Elizabeth Lumsden	Cayce Museum Communications Assistant

**Upcoming Events:**

- July 12: Children’s Crochet Program
- July 17: General Thomas Sumter lecture
- August 6: Christmas Open House organizational meeting
- September 18 or 25: Julius Felder lecture
- September 23 or 30: Midlands Brick Production lecture
- December 2: Christmas Open House pizza decorating party
- December 6: Christmas Open House
- January 24, 2026: Genealogy Workshop and CHF fundraiser
- TBD: Cayce Women’s Club Joint Children’s programs

**Invocation:** Commissioner Sulton

### **June Meeting Minutes:**

Following a review of the minutes from the last meeting, Commissioner Moore motioned that the meeting minutes be accepted. This motion was seconded by Commissioner Tenny and approved by the Commission.

### **Historic Preservation**

The Commission discussed potential historic sites in Cayce. A 1938 map of Cayce was shared with the Commission for review and discussion of potential sites and areas for preservation. A list is being compiled based on discussions with Commissioners.

### **Museum Staff Report**

The Juneteenth Event proved to be successful with approximately 55 attendees for the stories and sweetgrass basket making class. The advertising was done with CANVA and was promoted in several locations online which added to the success. Ms. Anntwanette Sulton served as a volunteer to assist with promotional items. Areas for improvement include new/updated AV equipment to record events and take photos and to add QR codes for feedback. Suggestions for upcoming meetings include making a list of budget request items and discussing utilizing our YOUTUBE channel for additional promotion.

Mr. Thomas updated the Commission on the status of the Museum inventory. They have completed the Native American Items inventory database that has over 7,000 items. Ongoing work on the Public Safety exhibit is pending a RFP for electrical work in the Public Safety building. The Revolutionary War exhibit text development is also in progress. The Catawba Pottery exhibit is still at the concept stage.

#### **Donations:**

Ms. Besty donated a 1964 Baseball Championship Jacket belonging to Jay Brown, a baseball bat and a small 1971 Championship souvenir bat. The Commission asked to receive additional information from the donor regarding the items.

With no additional items on the Agenda, Commissioner Hayden motioned to adjourn the meeting, the motion was seconded by Commissioner Earle. The CHMC unanimously voted to adjourn the meeting at:

**6:23 PM.**

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**COUNCIL ACTION REQUIRED**

**BEAUTIFICATION FOUNDATION – ONE (1) POSITION**

Ms. Lisa Cole recently resigned from the Beautification Foundation. The City has received a potential member application from Ms. Laura Scaggs which is attached for Council's review.

**PUBLIC SAFETY FOUNDATION – ONE (1) POSITION**

Mr. John Sloan Jr.'s position on the Public Safety Foundation expired in July. He attends meetings regularly and would like to serve again. 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 – ONE (1) POSITION**

This position must work in the lodging community within the City. This committee advises City Council on the expenditure of local accommodations tax funds for the purpose of promoting tourism, the arts and cultural affairs in the community.

**EVENTS COMMITTEE – FIVE (5) POSITIONS**

This committee is actively involved in working with City staff to plan and coordinate City events and works the events with staff.

**MUNICIPAL ELECTION COMMISSION – ONE (1) POSITION**

Commissioners observe the voting process on Election Day and inform City staff of any issues.

**STANDARD TECHNICAL CODES BOARD OF APPEALS – TWO (2) POSITIONS**

This Board rarely meets but is required by State law. The Board reviews citizen appeals to ensure building ordinances are properly interpreted and implemented fairly.

**APPOINTMENT PROCESS**

Cayce citizens have an opportunity to actively participate in the City through their services on a number of advisory boards, commissions, foundations and committees. These groups help shape and carry out policy.

Applications are accepted at any time for all City of Cayce boards, commissions, foundations and committees. Cayce citizens wishing to apply for appointment may submit a potential member application to the Municipal Clerk, P. O. Box 2004, Cayce, SC 29171. More information and a copy of the application can be found on our website at [caycesc.gov](http://caycesc.gov) or by calling City Hall at 803-796-9020.

City Council considers received applications at a meeting immediately following an opening.



## City of Cayce Potential Member Application

Application for committees, boards and commissions within the City of Cayce

**Date**

8/11/2025

**Name**

Laura Scaggs

**Home Address**

Tamwood Circle, Cayce 29033-1986

**Phone**

(803)

**Email**

**Are you a resident of Cayce?**

Yes

**Number of Years**

6

**Do you have a business in Cayce?**

No

**Number of Years**

**On which Board, Commission or Foundation are you interested in serving\*? Information on each can be found at [caycesc.boards](http://caycesc.boards).**

Cayce Beautification Foundation

**Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation?**

No

**If yes, specify below:**

**The applicant acknowledges that he or she is aware that a City of Cayce records check will be performed by the Cayce Police Department and that information could be public.**

Yes

**Work Address**

**Phone**

**Email**

**Work Experience**

Retail Management  
Customer Service  
Senior Teller Banking

**Educational Background**

BA in Business from Salem College c/o 1990

**Membership Information (Professional, Neighborhood and/or Civic Organizations) Volunteer Work and/or Hobbies:**

Former Board Member with Daybreak Crisis Pregnancy Center (2001)

PTA Treasurer at Lexington Elementary School (2007-2008)

Various mission opportunities with church relationships over the years.

I love to cook, read, garden, and crochet.

Please answer the following questions as thoroughly as possible for the indicated committee:

**Why do you want to serve on a City of Cayce Board, Commission or Foundation?**

Since moving to Cayce in 2019, we have come to love the community and want to see it thrive. It would be a privilege to be a part of this foundation and help Cayce look its' very best.

**What specific contributions do you hope to make?**

As someone fairly new to this area I hope to share what drew us to Cayce and also express how much it should remain unique.

**What community topics concern you that relate to this Board, Commission or Foundation?**

How the "entrance" areas of Cayce appear to those traveling through as well as to the residents.

**What experience/training do you have for this particular Board?**

I love meeting people and serving my community, whether that is as an employee or fellow citizen. I am organized, detail-oriented, and enthusiastic. I have always enjoyed seeing projects come together for the benefit of others.

**For additional information please contact Mendy Corder at 803-550-9557 or email [mcorder@caycesc.gov](mailto:mcorder@caycesc.gov)**



CITY OF CAYCE
COMMITTEE MEMBER REAPPOINTMENT APPLICATION

Name: \_\_\_\_\_

Home Address: \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Telephone: \_\_\_\_\_ E-Mail Address \_\_\_\_\_

Resident of Cayce: { Yes { No Number of Years \_\_\_\_\_

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

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

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: \_\_\_\_\_ Position \_\_\_\_\_

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

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

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

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

\_\_\_\_\_

Educational Background: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

Hobbies: \_\_\_\_\_

\_\_\_\_\_

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

# JOHN W. SLOAN JR., MSCJ, ABD, DCJ

Cayce, SC | (803) 920-8738 | jwsloan0135@gmail.com

## TRANSFORMATIONAL LEADER- PROBLEM-SOLVING PROFESSIONAL

DIRECTOR OF CJ & POLICE INTEL • COMMUNITY MOBILIZER • Director of POLICE INTEL • SARA Community Policing

### TRANSFORMATIONAL MUNICIPAL LEADER | CRIMINAL JUSTICE & PUBLIC SAFETY EXPERT

#### DIRECTOR OF CJ & POLICE INTELLIGENCE • COMMUNITY MOBILIZER • SARA COMMUNITY POLICING SPECIALIST

Dynamic, results-driven leader with 25+ years of progressive experience in municipal operations, criminal justice administration, higher education, and community engagement. Proven track record of managing complex projects, federal grant administration, procurement oversight, and strategic planning. Expertise in interagency collaboration, policy development, and delivering measurable results that align with organizational goals. U.S. Marine Corps Veteran with extensive government liaison experience and advanced academic credentials.

### CORE COMPETENCIES

Municipal Operations | Grant Management & Administration | Strategic Planning & Policy Development | Procurement & Contract Negotiation | Community Relations & Conflict Resolution | Interagency Collaboration | Budget Management | Staff Development & Training | Public Safety & Correctional Operations | Emergency Management | FOIA Compliance | Program Development & Implementation | Educator Subject Matter Expertise | Curriculum Design & Implementation

## EDUCATION

**DCJ Candidate, Criminal Justice** | Keiser University, Ft. Lauderdale, FL | *In Progress* | **GPA: 3.8**

*Dissertation Focus: Systematic review of stop-and-frisk policies and their impact on police officer behavior*

**ABD Candidate, Human Services (Criminal Justice)** | Capella University, Minneapolis, MN | **GPA: 3.813**

*Dissertation: U.S. Mayors, City Managers, & Police Chiefs Converge to Reform the Police Profession*

**Master of Science, Criminology** | University of Alabama | 1999 | **GPA: 3.7**

*Policy & Practice Paper: Boot Camps: Should We or Shouldn't We?*

**Bachelor of Science, Criminal Justice** | Benedict College, Columbia, SC | 1995 | **GPA: 3.2**

*Minor: Political Science | Magna Cum Laude | Dean's List | Mr. Continuing Education Award*

## ACADEMIC EXPERIENCE -Director of CJ & Pre-Police Academy Training Certification

**Piedmont Technical College** | 2013 – Present

### Strategic Academic Leadership:

- Provide vision, leadership, and strategic management for Associate in Criminal Justice & Pre-Police Academy Training (PPAT) Certification programs
- Transformed program delivery through comprehensive curriculum redesign across online, hybrid, ground, and work-experience (WEX) modalities
- **Launched five specialized certificate programs** and integrated FEMA Certification, creating direct workforce pipeline alignment
- Established **Annual Professional Development Day** connecting **30+ law enforcement agencies**, practitioners, and students
- Chair CJ Student Advisory Board and CJ Advisory Board to ensure continuous program improvement and industry relevance

### Program Innovation & Technology Integration:

- Pioneered comprehensive online CJ program infrastructure with enhanced student engagement protocols
- Implemented cutting-edge instructional technologies (Zoom, Webex, HonorLock, automated texting systems) across **15+ courses**

- Developed professional branding initiatives including student uniforms and comprehensive assessment surveys
- Enhanced academic integrity and student success through systematic technology integration

## **Faculty Development & Institutional Service:**

- Lead faculty recruitment, mentoring, and professional development initiatives
- Active member of **Online Course Review Committee, Curriculum Committee, and Merit Raise Committee**
- Oversee comprehensive course scheduling, resource allocation, and program assessment protocols
- Mentor faculty in pedagogical best practices and technology integration strategies

## **External Review & Quality Assurance Leadership:**

### **Expert External Reviewer for Criminal Justice Programs | December 2023 – Present**

- **University of Arizona Global Campus** Institutional Review (December 2023)
- Provide comprehensive written assessments on program strengths, market demand analysis, curriculum effectiveness, pedagogy evaluation, Program Learning Outcomes (PLOs), Course Learning Outcomes (CLOs), quality assurance, structural efficiency, service delivery, and resource optimization
- Conduct systematic reviews of CJ programs across the United States, offering strategic recommendations for program enhancement and accreditation compliance

## **Multi-Institutional Teaching Excellence:**

### **Newberry College | Adjunct Professor | 2015-2016, 2019**

- Lead instructor for advanced Criminal Justice curriculum: Criminology, Sociology of Criminal Justice, Criminal Justice and the Law, Juvenile Delinquency, Comparative Criminal Justice, Drugs in Criminal Justice

### **Voorhees College | Criminal Justice Professor | 2014-2015**

- Comprehensive curriculum delivery: Research Methods, Criminal Procedures, Ethics & Social Sciences, American Courts & CJ System, American Corrections, Minorities in Criminal Justice, Police Systems, Deviant Behavior, Juvenile Delinquency, Probation & Parole Systems

### **Strayer University | Adjunct Professor | 2013-2015**

- Core curriculum instruction: Introduction to Criminal Justice, Ethics in Criminal Justice, Juvenile Delinquency, Introduction to Correctional Systems, Transnational Crimes

### **South University | Adjunct Professor | 2006-2011**

- Specialized program delivery: Terrorism & Homeland Security, Organized Crime, Introduction to Criminal Justice, Introduction to Law Enforcement, Juvenile Delinquency, Introduction to Corrections, Special Problems & Procedures in Criminal Justice

## **Law Enforcement Training Excellence:**

### **Columbia Police Department | Police Training Instructor | 2001-2012**

- Annual training delivery to **360+ sworn officers**: Juvenile Procedures, Precision Driver Training, Sexual Harassment/Workplace Prevention, Bloodborne Pathogen & TB Safety, OC Spray Certification, Legal Updates, Firearms Policy & Weapons Training, Criminal Domestic Violence, Homeland Security protocols

### **South Carolina Criminal Justice Academy | Guest Instructor | 2001-2012**

- Specialized skills instruction: Advanced Driving Techniques, Precision Driving, Specific Skills Development for law enforcement personnel statewide

## **PROFESSIONAL EXPERIENCE – Law Enforcement**

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**08.89 - 12.12, Sergeant/Criminal Investigations & Police Intelligence, Columbia PD #1 Justice Square, Columbia, SC 29201 (42.5 hrs a week) – Supervisor, Capt. GA Drafts (803) 413-8269**

### **Operations Leadership • Government Liaison • Grant Supervisor**

- Directed Criminal Investigation Division operations, including Special Victims Unit, Intelligence, Burglary, Property Crimes, and Auto Theft divisions

- Supervised teams of up to **55 personnel** across multiple specialized units
- Conducted annual training for **360+ officers and command staff** on pursuit driving, sexual harassment prevention, and investigative procedures

## Grant & Procurement Management:

- Administered **federal grant programs (Domestic Violence Unit)** with quarterly/annual **DOJ reporting**
- Managed **\$150,000 in law enforcement equipment** procurement for citywide deployment
- Negotiated and coordinated **\$400,000+ in donated office furniture** across headquarters and 4 regional facilities

## Community Relations & Strategic Planning:

- Served as **Community Mobilizer** and liaison to **63 neighborhood associations**, universities, and nonprofits
- Implemented **SARA community policing model**, receiving **national recognition** for problem-solving initiatives
- Member of **Strategic Planning and Management Team, Juvenile Curfew Implementation Committee**
- Collaborated on **"Broken Windows" research** with Dr. George Kelling (Rutgers University)

## Specialized Unit Leadership:

- **Special Victims Unit & Victim Advocates** (Supervised 13): Managed sexual assault, domestic violence, stalking, and child abuse investigations; certified Child Forensic Interviewer
- **Burglary Division** (Supervised 11): Oversaw **2000+ commercial/residential burglary investigations** spanning multiple counties
- **Property Crime Division** (Supervised 14): Directed fraud, theft, and stolen property investigations

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## DIRECTOR OF SAFETY & SECURITY

### New Covenant Assembly Christian Ministry | 2013 – Present

- Strategic oversight of security operations for large-scale religious services and events
- Developed volunteer training programs and ensured compliance with safety regulations
- Managed risk assessment and emergency response protocols

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## CAMPUS SAFETY & SECURITY OPERATIONS

### Benedict College | Campus Safety Officer | 1991 – 1995

- **Facility Management & Security Operations:** Provided comprehensive security oversight for **1,600-student HBCU campus**, ensuring safety of facilities, pedestrian traffic, retail operations, and residential areas
- **Special Event Coordination:** Managed crowd control and security protocols for large-scale campus events, coordinating with local law enforcement and emergency services to ensure public safety
- **Access Control & Gate Operations:** Supervised campus entry points, implemented visitor screening procedures, and maintained detailed logs of campus access for security and administrative purposes
- **Multi-Agency Coordination:** Served as primary liaison between campus security, Columbia Police Department, and other law enforcement agencies during critical incidents and emergency response situations
- **Risk Assessment & Prevention:** Conducted regular facility inspections, identified security vulnerabilities, and implemented preventive measures to protect campus community and assets

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## CORRECTIONAL FACILITY OPERATIONS

### South Carolina Department of Corrections (Evans Institute) | Corrections Officer | 1989 – 1995

- **Facility Security Management:** Maintained secure confinement operations in a medium/maximum security correctional facility, ensuring public safety through effective inmate management and institutional security protocols
- **Crisis Management & Conflict Resolution:** Utilized de-escalation techniques and progressive discipline to resolve inmate disputes, prevent disturbances and assaults, and maintain institutional order through effective communication strategies

- **Compliance & Regulatory Oversight:** Conducted systematic facility inspections to ensure adherence to state correctional standards, identifying and addressing sanitary conditions, contraband issues, and security vulnerabilities
- **Transportation & Escort Operations:** Coordinated secure prisoner transportation to courts, medical facilities, and other destinations, maintaining safety protocols and chain of custody procedures
- **Contraband Detection & Prevention:** Implemented comprehensive search procedures for inmates, visitors, and mail to prevent introduction of weapons, drugs, and other prohibited items
- **Documentation & Reporting:** Maintained detailed incident reports, daily operational logs, and behavioral assessments critical for institutional management and legal compliance
- **Inter-Agency Coordination:** Collaborated with law enforcement agencies during escape investigations and emergency response situations, supporting broader public safety initiatives

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## MILITARY SERVICE - COMBAT INFANTRY/SECURITY FORCES SPECIALIST

U.S. Marine Corps | 1985 – 1989

- **Naval Weapons Station Earle, NJ: Top-Secret Security Clearance** for Nuclear Weapons Protection
- **Platoon Leader & Squad Leader:** Supervised combat infantry squads in worldwide deployment
- **Specialized Training:** Cold-weather operations (Norway), amphibious assault (Little Creek, VA)
- **Certifications:** Armored Personnel Carrier licensing, urban warfare, weapons systems proficiency
- **Awards:** Good Conduct Medal, Exemplary Command General Inspection

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## KEY ACHIEVEMENTS & PUBLICATIONS

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### Grant Management:

- **3+ years federal grant administration** with DOJ compliance and reporting
- Secured and managed workforce development funding for multiple programs

### Procurement & Resource Management:

- **\$400,000+ in donated equipment/furniture** procurement and distribution
- **\$150,000 law enforcement equipment** management across multiple facilities

### Community Engagement:

- Liaison to **63 neighborhood associations** with award-nominated crime reduction programs
- Created **38+ job opportunities** for at-risk youth through intervention programs

### Leadership & Training:

- Supervised up to **55 personnel** across specialized divisions
- Trained **360+ law enforcement officers** annually
- Managed **\$400K annual budgets** for youth sports organizations (**1,400+ participants**)

### Academic Program Development:

- Transformed Criminal Justice curriculum with **30+ agency partnerships**
- Launched **5 certificate programs** with enhanced workforce alignment
- External reviewer for national CJ programs with institutional assessment expertise

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- **Boot Camps: Should We or Shouldn't We?** Policy & Practice Paper, University of Alabama, 1999
  - **Dissertation Proposal:** U.S. Mayors, City Managers, and Police Chiefs Converge to Reform the Police Profession
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## SPECIALIZED TRAINING & CERTIFICATIONS

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## Federal & State Training:

- FLETC US Supreme Court Webinar (DHS)
- National Intelligence Center Training
- Human Trafficking Investigations (SCCJA)
- Forensic Child Interviewing (USC Children's Law Center)
- Commission Accreditation Manager Training

## Emergency Management:

- **FEMA ICS Certifications:** ICS-100, ICS-200, ICS-300, ICS-400, ICS-700
- National Incident Management System
- Advanced Emergency Response protocols

## Investigations & Intelligence:

- Investigative Social Networks & Web Exploitation
- PCIS Management Certification
- Advanced Sexual Assault Training
- ICAC/Federal Processing procedures

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## COMMUNITY SERVICE & INSTITUTIONAL SERVICE

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### Board & Committee Service:

- **Piedmont Technical College:** Criminal Justice Advisory Committee, Online Review Committee, Curriculum Committee, Merit Raise Committee
- **Midlands Technical College:** Paramedic Advisory Committee
- **City of Cayce Public Safety Foundation:** Vice President
- **New Covenant Assembly:** Board of Directors (2000-2016)

### Youth & Community Leadership:

- **President & CEO, SC Pop Warner Football (1996-1999): 40 teams, 1,400+ youth, \$400K budget**
- **President & Founder, Panther Organization:** 10-year youth intervention program in housing developments
- **Motivational Speaker, Department of Juvenile Justice (1997-1998)**

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## SPECIAL SKILLS

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### Software & Platforms:

- Microsoft Office Suite (Word, Excel, PowerPoint, Teams, Outlook)
- Learning Management Systems: D2L, Canvas, Blackboard
- Video Conferencing & Communication: Zoom, Webex, Microsoft Teams
- Online Proctoring & Assessment: HonorLock
- Document Management: Adobe Reader, PDF editing
- Presentation Technology: LCD projectors, audiovisual systems
- Data Entry: **60+ WPM typing proficiency**

### Specialized Municipal Systems:

- **NCIC Certification** (National Crime Information Center)
- Police Intelligence & Records Management Systems
- Grant Management & Reporting Platforms
- Emergency Management Software & Protocols
- Budget Management & Financial Reporting Systems

- Personnel Management & Scheduling Systems

## Professional Certifications & Training:

- Emergency Response & Crisis Management
- **Federal Security Clearance Experience** (Top Secret - former)
- Multi-Agency Communication Protocols
- Public Safety Technology Systems
- Training Simulation & Assessment Tools

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## REFERENCES

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