

Mayor Elise Partin	Mayor Pro-Tem Phil Carter	Council Members Tiffany Aull Byron Thomas Alice Rose	City Manager Mike Conley	Assistant City Manager Wesley Crosby
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**City of Cayce
Regular Council Meeting
Tuesday, December 2, 2025
6:00 p.m. – Cayce City Hall – 1800 12th Street
www.caycesc.gov**

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

REGULAR COUNCIL MEETING

I. Call to Order

- A. Invocation and Pledge of Allegiance
- B. Approval of Minutes
November 10, 2025, Special Council Meeting
November 13, 2025, Special Council Meeting

II. Public Comment Regarding Items on the Agenda

III. Presentations

- A. Presentation of Cayce Calendar Contest Winners

IV. Items for Discussion and Possible Approval

- A. Discussion and Approval of 2026 Council Meeting Dates
- B. Discussion and Approval of Updated Contract with Samsara
- C. Discussion and Approval of Proposal Award for the 12,000 Year History Park Visitors Center Site and Construction Request for Proposals (RFQ)
- D. Discussion and Approval of Contract Award for Water Treatment Plant Advanced Treatment Study
- E. Discussion and Approval to Ratify an Agreement Approved by the City Manager, Under the Emergency Powers of Sec. 2-146, with G.H. Smith Construction, Inc. and Carolina Paving & Grading, LLC, for the Emergency Repair of a Sewer Main Failure

V. Ordinances

- A. Discussion and Approval of Ordinance 2025-09 Annexing Portion (1.86 Acres) of

Property Located at or near 2490 Charleston Highway and 2121 Old Dunbar Road (Tax Map Number 006896-01-002) into the City Limits Under the Provisions of South Carolina Code Section 5-3-150 (3) – Second Reading

VI. Committee Matters

- A. Appointments and Reappointments
Events committee – One (1) Position
Planning Commission – One (1) Position

VII. City Manager's Report

VIII. Council Comments

IX. Executive Session

- A. Discussion incident to proposed contractual matters regarding possible employment of City Attorney
- 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 at New State Road
- 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

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

X. Reconvene

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

- A. Appointment of City Attorney
- B. Action regarding improvements to Taylor Street

XII. Adjourn

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



Mayor	Mayor Pro-Tem	Council Members	City Manager	Assistant City Manager
Elise Partin	Tim James	Phil Carter Hunter Sox Byron Thomas	Michael Conley	Wesley Crosby

**City of Cayce
Special Council Meeting
Monday, November 10, 2025**

The November 10, 2025, Special Council Meeting was held this evening at 6:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Phil Carter, Byron Thomas, Tiffany Aull and Alice Rose. 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 Special Council meeting to order and Council Member Thomas gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

Oath of Office

Judge Shannon Bobertz administered the Oath of Office to Council Members-elect Tiffany Aull and Alice Rose who were recently elected to office.

Adjourn

Council Member Aull made a motion to adjourn the meeting. Council Member Rose seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 6:11 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk



Mayor Elise Partin	Mayor Pro-Tem Tim James	Council Members Phil Carter Hunter Sox Byron Thomas	City Manager Michael Conley	Assistant City Manager Wesley Crosby
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**City of Cayce
Special Council Meeting
Wednesday, November 13, 2025**

The November 13, 2025, Special Council Meeting was held this evening at 5:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Phil Carter, Byron Thomas, Tiffany Aull and Alice Rose. City Manager Michael Conley, Assistant City Manager Wesley Crosby, Municipal Clerk Mendy Corder, Finance Director Allison Barrs, IT Director Jamie Beckham, Utilities Director Betsy Catchings, Police Chief Bruce Wade, Fire Chief Steven Bullard and City Attorney Will Dillard were also in attendance.

Mayor Partin asked if members of the press and the public were duly notified of the meeting in accordance with the FOIA. Ms. Corder confirmed they were notified.

Call to Order

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

Nomination and Election of Mayor Pro Tem

Council Member Thomas made a motion to nominate Council Member Carter as Mayor Pro Tem. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

Approval of Minutes

Council Member Thomas made a motion to approve the October 7, 2025, Regular Council Meeting, October 13, 2025, Special Council Meeting, October 22, 2025, Regular Council Meeting and October 27, 2025, Special Council Meeting minutes as written. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

Public Comment Regarding Items on the Agenda

There was no Public Comment.

Items for Discussion and Possible Approval

A. Discussion and Approval and Authorization for City Manager to Sign Financial Participation Agreement with SCDOT for Multiuse Trail off Foreman Street

Council Member Thomas made a motion to approve the terms and conditions of the financial participation agreement and authorize the City Manager to execute the agreement with the City's match of \$97,775.09 to be funded through the City's unrestricted reserve balance. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

B. Consideration of Fireworks Exemption Request for Carolina Bonfire Event

Council Member Thomas made a motion to approve the fireworks exemption requested for the Carolina Bonfire Festival. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

C. Discussion and Approval of Updated Contract with Samsara

Council Member Aull made a motion to postpone this item to the December 2, 2025, as City Manager Conley requested. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

D. Discussion and Approval of Memorandum of Agreements (MOA) with South Carolina Department of Transportation (SCDOT) for Utility Relocation (Water) for Frink Street Sidewalk Project

Council Member Rose made a motion to approve the contract utility relocation MOA for the Frink Street sidewalk project water line relocation and authorize the City Manager to execute the MOA. Council Member Thomas seconded the motion. He stated that he would like to see benches and trash cans there to keep things beautiful in that area. Mayor Partin called the question which was unanimously approved by roll call vote.

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

Council Member Thomas made a motion to authorize the City Manager to sign the financial agreement commitment for the 25% required local match of the grant. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

F. Update on the ColaJazz Invigorate Cayce Project funded through a Central Carolina Community Foundation Grant and Details of First Pop Up Concert Being Held November 23, 2025, at 2 Story Studios Located at 2018 State Street

City Manager Conley stated that the Cola Jazz Foundation, led by Mark Rapp, had been awarded a \$30,000 grant through the Central Carolina Community

Foundation for the Invigorate Cayce project. He stated that this initiative would revitalize three (3) underutilized spaces in Cayce through pop up jazz events that would combine clean-up efforts with live performances to create a vibrant community gathering. He stated that a 20% local match of \$6,000 was required and would be funded through the City's hospitality tax funds. He stated that the project supported the City's goals of enhancing visual appeal, foster community pride and encouraging investment in development while aligning with the Connected Communities grant mission to promote engagement and accessibility to the arts. He stated that the three (3) spaces that would be activated were 2 Story Studios at 2018 State Street, the City's Art Lot and Kelley Jones Park.

Ordinances

- A. Discussion and Approval of Ordinance 2025-08 Amending the Business License Ordinance of the City of Cayce to Update the Class Schedule as Required by Act 176 of 2020 – Second Reading

Council Member Thomas made a motion to approve the amendment to update the City's business license Ordinance on Second Reading. Mayor Pro Tem Carter seconded the motion which was unanimously approved by roll call vote.

- B. Discussion and Approval of Ordinance 2025-09 Annexing Portion (1.86 Acres) of Property Located at or near 2490 Charleston Highway and 2121 Old Dunbar Road (Tax Map Number 006896-01-002) into the City Limits Under the Provisions of South Carolina Code Section 5-3-150 (3) – First Reading

Mayor Pro Tem Carter made a motion to approve the annexation and the zoning designation as it was consistent with the City's comprehensive plan. Council Member Thomas 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
 - Zoning Board of Appeals – January 27, 2025
 - Events Committee – March 13, 2025
 - Cayce Museum and Historical Commission – September 3, 2025
 - Planning Commission – September 15, 2025
 - Cayce Museum and Historical Commission – October 1, 2025

Mayor Pro Tem Carter made a motion to enter the committee approved minutes into the City's record. Council Member Aull seconded the motion which was unanimously approved by roll call vote.

**B. Reappointments
Public Safety Foundation – One Position**

Council Member Thomas made a motion to reappoint Ms. Donna Zeigler to the Public Safety Foundation. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

C. Appointment of Council Members to City Boards and Foundations

Council Member Thomas made a motion to appoint Council Member Rose to the Beautification Foundation. Council Member Aull seconded the motion which was unanimously approved by roll call vote.

Council Member Rose made a motion to appoint Council Member Thomas to the Public Safety Foundation. Mayor Pro Tem Carter seconded the motion which was unanimously approved by roll call vote.

D. Appointment of Council Members to Designated External Boards and Commissions

Mayor Partin stated that an appointment for the Joint Municipal Water and Sewer Commission was needed since former Mayor Pro Tem Tim James sat on that board. City Attorney Dillard stated that it was his understanding that this board provided a per diem for the appointed members, thereby creating an economic interest so he recommended that whoever was nominated recuse themselves from the vote to avoid possible ethic violations.

Council Member Aull made a motion to appoint Mayor Partin to the Joint Municipal Water and Sewer Commission. Council Member Thomas seconded the motion. Mayor Partin recused herself from this item, the recusal form is attached.

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

Council Member Rose made a motion to appoint Council Member Aull as the alternate to the Joint Municipal Water and Sewer Commission. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

City Manager Conley stated that the City was a member of the National League of Cities which was an external organization and the City did not appoint a member to sit on the National League of Cities. He stated that each Council Members could be actively involved with the NLC and did not have to be appointed to it.

City Manager's Report

City Manager Conley stated that over 700 people attended the Tales on Trails event and he thanked Police and Fire staff and the Public Safety Foundation for hosting such a great event for the community. He stated that City offices would be closed from November 26 until Monday, December 1 for the Thanksgiving holiday. He stated that December 4 was the annual Tree Lighting and the Woman's Club of Cayce always did an outstanding job with that. He stated that the Carols Along the River would not be held this year due to the construction at the entrance to the Riverwalk. He stated that Saturday, December 6, from 6pm to 9pm was the Cayce Museum Traditions Olde and New Christmas event. He stated that they always did an amazing job as well. He stated that Saturday, December 20 the Cayce Public Safety Foundation, along with the Cayce Police Department, was holding Shop with a Cop, another amazing event that the Police Department and Public Safety Foundation Board puts on. City Manager Conley stated that Saturday, December 23 was the Greater Cayce West Columbia Chamber Holiday Parade of Lights which was a huge event that brought 20 to 25,000 people to the area.

Council Comments

Council Member Thomas stated that he, along with the City's banking partners, Synovus Bank, were holding a Free Money Smart workshop. He stated that he had partnered with the Center for Heirs to host another free will clinic at Mount Zion Church. He stated that the Cayce Action Group recently did an amazing job giving away over 100 turkeys to families in the community.

Mayor Partin welcomed Council Member Aull and Council Member Rose and stated that this was their official first business meeting. She thanked Council Member Thomas for having the great idea to separate out the swearing in from the business meeting.

Executive Session

- A. Receipt of legal advice relating to claims and potential claims by and against the City and other matters covered by attorney – client communications
 - i. Request for reimbursement of right-of-way negotiation expenses (Congaree Bluff)
 - ii. Discussion of possible employment of City Attorney

Mayor Partin stated that Council was asked to defer Item A. i. to the December 2, 2025, Council Meeting. Council Member Thomas made a motion to defer that item to the December 2, 2025, Council Meeting. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

Council Member Rose made a motion to move into Executive Session. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

Reconvene

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. Action regarding request for reimbursement of right-of-way negotiation expenses (Congaree Bluff)
- B. Appointment of City Attorney

Council Member Thomas made a motion to defer the appointment of City Attorney to the December 2, 2025, Council Meeting. Council Member Aull seconded the motion which was unanimously approved by roll call vote.

Adjourn

Council Member Thomas made a motion to adjourn the meeting. Council Member Aull seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 6:33pm.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

IF YOU WOULD LIKE TO SPEAK ON A MATTER APPEARING ON THE MEETING AGENDA, PLEASE COMPLETE THE INFORMATION BELOW PRIOR TO THE START OF THE MEETING.* *THANK YOU.*

COUNCIL MEETING SPEAKERS' LIST

Date of Meeting **November 13, 2025**

[illegible]

***Appearance of citizens at Council meetings - City of Cayce Code of Ordinances, Sec. 2-71.** Any citizen of the municipality may speak at a regular meeting of the council on a matter pertaining to municipal services and operation, with the exception of personnel matters, by notifying the office of the city manager at least five working days prior to the meeting and stating the subject and purpose for speaking. Additionally, during the **public comment period** as specified on the agenda of a regular meeting of the council, a member of the public may speak on a matter appearing on the meeting agenda, with the exception of personnel matters by signing a speakers list maintained by the city clerk prior to the start of the public comment period. The number of speakers at a council meeting may be limited in the discretion of the mayor or presiding officer, the length of time for any speaker's presentation is limited to a maximum of five minutes, and a presentation may be curtailed if determined to be uncivil, contentious, or disruptive in the discretion of the mayor or presiding officer or by majority of vote of council.

RECUSAL STATEMENT

Member Name: Elise Partin

Meeting Date: 11/13/2025

Agenda Item: Section Appt Fdn Number V.D

Topic: _____

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

Justification to Recuse:

____ Professionally employed by or under contract with principal

____ Owns or has vested interest in principal or property

☒ Other: _____

11/13/25
Date

Elise Partin
Member Signature

Approved by Parliamentarian:

Mandy Carver

RECUSAL STATEMENT

Member Name: Tiffany Ann

Meeting Date: Nov. 13, 2025

Agenda Item: Section Exec. Sess Number VIII. A.i.

Topic: Request for Reimbursement
of Right-of-Way Negotiation
Expenses (Congoose Bluff)

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

Justification to Recuse:

☐ Professionally employed by or under contract with principal

☒ Owns or has vested interest in principal or property

☐ Other: _____

11/13/25 Tiffany Ann
Date Member Signature

Approved by Parliamentarian:

Mary Coad

ITEM III. A.

2026 Cayce Calendar Contest Winners

Name	Title of Photo	Month
Charles Hite	Surreal Crossing	January
Ricky Rhodes	Cayce Sunrise	February
Staff	Soiree on State	March
Allison Miller	Cayce Riverwalk	April
Lindsay McDade	Muffin Portrait	May
Ricky Rhodes	City of Cayce	June
Staff	Cayce Cool Down	July
Shane Baxley	Underwater Rescue	August
Craig Glass	Haute Couture	September
Staff	Cayce Fall Festival	October
Charles Hite	Cayce Swamp	November
Staff	Christmas in Cayce	December

Lindsay McDade, the grand prize winner, receives a \$200.00 check. Her winning photo, Muffin Portrait, is featured on the cover of the calendar and on the month of May.

All other winners receive a \$50.00 check.

City of Cayce **2026 Council Meeting Dates**

The City of Cayce Council meets the first Tuesday of each month at 6:00 p.m. and the third Wednesday of each month at 5:00 p.m. Date and/or time may change due to conflicts in schedules. Citizens may meet with the Mayor at 5:00 p.m. prior to each Tuesday Council Meeting.

January 6, 2026
January 21, 2026
February 3, 2026
February 18, 2026
March 3, 2026
March 18, 2026
April 7, 2026
April 15, 2026
May 5, 2026
May 20, 2026
June 2, 2026
June 17, 2026
July 7, 2026
July 15, 2026
August 4, 2026
August 19, 2026
September 1, 2026
September 16, 2026
October 6, 2026
October 21, 2026
November 3, 2026
November 18, 2026
December 1, 2026
December 16, 2026

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

Other meetings may be called on an as needed basis. Meetings are held in Council Chambers located at 1800 12th Street, Cayce, SC unless otherwise noted. All meetings are open to the public.

City of Cayce

2026 Proposed Council Meeting Dates

The City of Cayce Council meets the first Tuesday of each month at 6:00 p.m. and the third Wednesday of each month at 5:00 p.m. The second meeting of the month is optional and date and/or times may change due to conflicts in schedules. Citizens may meet with the Mayor at 5:00 p.m. prior to each Tuesday Council Meeting.

***The April 15 meeting was rescheduled to April 22, the July 15 meeting was rescheduled to July 22 and the only meeting in November is scheduled for November 10. There will only be one meeting in November and December.**

January 6, 2026
January 21, 2026
February 3, 2026
February 18, 2026
March 3, 2026
March 18, 2026
April 7, 2026
April 22, 2026*
May 5, 2026
May 20, 2026
June 2, 2026
June 17, 2026
July 7, 2026
July 22, 2026*
August 4, 2026
August 19, 2026
September 1, 2026
September 16, 2026
October 6, 2026
October 21, 2026
November 10, 2026*
December 1, 2026*

To Access Council Meetings Livestream, click
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Other meetings may be called on an as needed basis. Meetings are held in Council Chambers located at 1800 12th Street, Cayce, SC unless otherwise noted. All meetings are open to the public.

Memorandum

To: Mayor and Council

From: Michael Conley, City Manager

Date: December 2, 2025

Subject: Approval of New Samsara Contract for Vehicle Global Positioning (GPS) and Maintenance Tracker

Issue

Council approval is needed to enter into a new 36-month agreement with Samsara to continue providing GPS/Maintenance Trackers and service to the City's fleet. This new contract reflects a revised scope and cost from the original agreement.

Discussion

Council originally approved the first Samsara contract in November 2022. That original agreement, like this new one, was for a **three-year (36-month) term**. The vehicle GPS and maintenance tracker devices plug into the vehicles diagnostic port and provide up-to-the-second location, speed, braking, harsh events, collisions, and maintenance issues, with all information stored in the cloud for staff research.

Differences from the Original Agreement:

The new contract reflects an expanded scope, increasing the number of core vehicle gateways from an estimated 115 to 135 and introducing 9 sets of dash cameras and associated live streaming licenses. The annual license unit price for the core equipment increased by 5.00%.

The Total Contract Value (including licenses, tax, and shipping) for the new 36-month agreement is **\$110,382.91**. The First Annual Payment for the new contract is \$36,794.30.

Funding for all subsequent years will be included in the respective annual budgets and split accordingly between the Utilities Fund and the General Fund.

Recommendation

Staff recommends that Council give approval for the City Manager to enter into an agreement with Samsara to provide vehicle trackers and software for the City fleet.



The Connected Operations Cloud

Quote #: Q-2371802

Issued Date: 11-12-2025

Expires 12-15-2025

Order Number: S-1400696

[Payment Information:](#)

Payment Method: Credit Card/ACH Debit

Payment Terms: Net 30

Payment Frequency: Direct Annual

Estimated Ship Date: 12-15-2025

Prepared For:

City of Cayce
1800 12Th Street Extension
Cayce,
South Carolina
29033

Prepared By:

Derek Newsome
derek.newsome@samsara.com

Cost Overview

License Term: 36 Months

Total License Cost over 36 Months	USD \$103,161.60
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Hardware and Accessories	Included
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Shipping and Handling*	USD \$0.00
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Total Sales Tax*	USD \$7,221.31
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Total Contract Value ¹	\$110,382.91
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First Invoice ¹	\$36,794.30
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Recurring Invoice ²	\$36,794.30
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¹Estimated value, actual invoice amount may change based on product fulfillment date, includes estimated sales tax

²Amount displayed is for products purchased in this order only, includes estimated sales tax

*If shipping is "Pending" - Amount is pending due to size of order; Shipping and Handling subject to change

*Sales tax subject to change: If Sales tax is "Pending" - Final amount will be provided prior to payment

3% fee only applies to US - (CAD, MX, EMEA are exempt)

Samsara Inc.

1 De Haro Street, San Francisco, CA 94017 • samsara.com

Product Overview

Licenses	Annual Unit Price	Total Annual Price
License for Vehicle Gateways - Public Sector Only, No WiFi, No ELD LIC-VG-PS• QTY: 135	\$216.72	\$29,257.20
License for Forward-Facing Dash Camera LIC-CM1-ENT• QTY: 9	\$504.00	\$4,536.00
Live Streaming LIC-CM-STRM• QTY: 9	\$66.00	\$594.00
Total Price:		\$34,387.20

Billing Details:**Bill To:**

City of Cayce
1800 12Th Street Extension
Cayce, South Carolina, 29033

Billing Contact::

Name: Allison Barrs
Title: Municipal Treasurer
Billing Email: slaw@caycesc.gov
Phone Number:

Does your organization require a purchase order (PO) in order to process payment to vendors?

If yes, please provide the PO Number:

If your organization requires invoice submission via an electronic invoice portal, please email any e-invoicing requirements to billingsupport@samsara.com.

Please email any tax documentation to billingsupport@samsara.com.

Thank you for considering Samsara

Samsara provides real-time visibility, business-relevant tools, and powerful analytics that enable customers to increase the productivity of their fleets and reduce operating costs. A solution for your fleet is proposed below.

What is included?

Samsara's fleet tracking solution includes hardware accessories and a per-gateway license. Gateway licenses provide all ongoing elements of the service, including:

- Real-time location and vehicle telematics
- Dashboard access with unlimited administrator accounts
- Driver App for iOS and Android devices with unlimited driver accounts
- Over-the-air software feature upgrades
- API access as it relates to features for integration with 3rd party systems
- Maintenance and phone support

Samsara does not include hidden costs in its licenses. If you want access to Samsara's full set of fleet features--including but not limited to WiFi hotspot and ELD capabilities--you will need to upgrade your license. Samsara reserves the right to audit usage of features unrelated to the solution as well as remove them from the Samsara Dashboard.

Payment Terms

This order form includes a license fee for the Samsara Software associated with the Hardware to be paid annually beginning on the License Start Date and, if applicable, a one-time Hardware cost to be paid upfront as of the license start date. The annual fees are payable by recurring wire transfer. All transfers made by credit card are subject to a processing fee up to 3%, subject to applicable law. Late payments are subject to a 1.5% per month late fee. If license payments are delinquent by 30 days, Samsara may suspend the Service until late payments are remitted.

License Term

The license term for the Samsara Software licenses purchased under this Order Form begins on the day Samsara activates the applicable Samsara Software license by providing you a claim number and access to the Hosted Software ("License Start Date"). If Hardware associated with a then-unactivated Samsara Software license will be shipped to you under this Order Form, such Samsara Software license will be activated on the day the Samsara Hardware ships.

Notwithstanding the foregoing, if you are renewing the license term for a previously-activated Samsara Software license under this Order Form, the License Start Date for the renewal license term shall be the day that Samsara extends your access to the Hosted Software for the renewal license term. Samsara Hardware requires a valid license to function.

Samsara may ship Hardware under this Order Form subject to a schedule as mutually agreed between the Parties or as determined by Samsara. By signing this Order Form, you confirm that

each “Ship To” delivery address set forth herein is accurate and that any individual accepting delivery at that address is authorized to do so on your behalf. To the extent such Hardware is associated with then-unactivated Samsara Software licenses, the Samsara Software license term for each such Hardware device will start on the day that device ships regardless of the shipment schedule for the other such Hardware devices. If all such Hardware is shipped in one shipment, the license term for all such Hardware will be the full license term under this Order Form. If such Hardware is shipped in multiple shipments, only the license term of such Hardware in the initial shipment will be such full license term. The license term of the remaining such Hardware shipped after the initial shipment will be set to match the then-remaining license term of the initial shipment, so that the license term for all such Hardware under this Order Form expires on the same date. The total cost of the licenses for such Hardware shipped after the initial shipment will be pro-rated based on their actual license term, rounded up to the nearest month, as compared to the full license term under this Order Form. Certain payment amounts under this Order Form assume that the entire order is fulfilled at the same time and are subject to potential reduction based on the actual schedule of order fulfillment.

You agree that you will only use the features included with the Samsara Software licenses purchased under this Order Form (“Licensed Scope”). Samsara reserves the right to audit usage of Samsara Software and to remove your access to such features beyond the Licensed Scope (for example, the licensed feature scope or licensed user count, as applicable) at any time. If you would like to use features beyond the Licensed Scope, you are required to purchase the applicable Samsara Software licenses and if applicable install the applicable Hardware that include such scope. If Samsara becomes aware that you are using features beyond the Licensed Scope, Samsara reserves the right to charge you for the applicable Samsara Software licenses that include such Licensed Scope at list price, and you agree to immediately pay such amounts. Samsara further reserves the right to change, discontinue, or remove features included in a Samsara Software license at any time.

You acknowledge and agree that, during your license term, you may not downgrade your Samsara Software license plan to a lower Samsara Software license plan (e.g., downgrading your “Enterprise” license to a “Premier” license).

Support And Warranty

Samsara stands behind its Products. During the applicable warranty period, defective Hardware will be remedied pursuant to our Hardware Warranty Policy at www.samsara.com/support/hardware-warranty. Additional support information can be found at www.samsara.com/support.

Terms

Unless otherwise set forth herein, your use and access of the Hardware, Products, and Services specified herein are governed by Samsara’s standard terms of service found at <https://www.samsara.com/legal/public-sector-customers-platform-terms-of-service/>, unless the Parties have entered into a separate terms of service agreement and/or a separate terms of service agreement is attached to the Order Form, in which case such separate terms of service agreement shall govern (the “Terms of Service”) provided that notwithstanding anything stated in the Terms of Service to the contrary, Customer agrees the following sections from Samsara’s standard terms of service found at <https://www.samsara.com/legal/public-sector-customers->

[platform-terms-of-service/](#) shall apply: License (Section 4), Product Updates (Section 7), Data Protection Addendum (Section 10.3), Non-Samsara Products (Section 14), and Hardware Warranty (Section 17). You agree to be bound by the Terms of Service, and any capitalized terms not defined herein shall have the meaning set forth in the Terms of Service. The terms and conditions of the Terms of Service and this Order Form are the exclusive agreement of the parties with respect to the subject matter hereof and no other terms or conditions, including those associated with any Customer payment portal or onboarding of Samsara as a Customer vendor, shall be binding upon Samsara or otherwise have any force or effect.

To the extent Samsara allows you to make subsequent purchases of Products via Purchase Order without a corresponding Quote, you agree that (i) such Purchase Order shall be subject to the terms and conditions of this Order Form, including with respect to payment and license terms, as well as the applicable Terms of Service; and (ii) to the extent there is a conflict between such Purchase Order and this Order Form, including with respect to payment and license terms, as well as the applicable Terms of Service, the terms of this Order Form shall prevail, and no additional terms included in such Purchase Order that are not included in this Order Form shall apply. You acknowledge and agree that any reference to a Purchase Order in this Order Form is solely for your convenience in record keeping, and the existence of a Purchase Order or any delivery of Products to you following receipt of any Purchase Order shall not be deemed an acknowledgement of or agreement to any terms or conditions associated with any such Purchase Order or in any way be deemed to modify, alter, supersede or supplement the Terms of Service or this Order Form.

Notification of Confidentiality

Subject to Court process, rules or orders, and subject to applicable public records laws, including the South Carolina Freedom of Information Act, you agree that the pricing and payment terms specified in this Order Form shall (i) be held in strict confidence; (ii) not be disclosed to any Samsara competitor or other entity, except as pre-approved in writing by Samsara; and (iii) not be used except to evaluate the suitability of the Samsara Products for your business. You will immediately notify Samsara in the event of any unauthorized use or disclosure under these terms. Violation of these obligations will cause irreparable harm to Samsara for which Samsara may obtain compensatory and timely injunctive relief from a court, as well as any other remedies that may be available, including recovery of all reasonable attorney's fees and costs incurred in seeking such remedies. Your obligations specified herein shall last until the pricing and payment terms herein are, through no fault or action by you, public. This Order Form is a legally binding agreement between you ("Customer") and Samsara Inc. ("Samsara"). IN WITNESS WHEREOF, Customer has caused this Order Form to be executed by its duly authorized representative.

I confirm acceptance of this Order Form on behalf of the Customer identified herein and represent and warrant that I have full and complete authority to bind the Customer to this Order Form, including all terms and conditions herein." "Please confirm acceptance of this Order Form by signing below:

Signature

Print Name:

Date:

Memorandum

To: Mayor and Council

From: Michael Conley, City Manager

Date: December 2, 2025

Subject: Discussion and Approval of Proposal Award for the 12,000 Year History Park Visitors Center Site and Construction Request for Qualified Proposals (RFQ)

Issue
Council approval is needed to award the construction contract for the Cayce 12,000 Year History Park Visitor Center to Boyer Commercial Construction, Inc., the lowest responsive and responsible bidder.

Discussion
This request is for the formal award of the construction contract related to the **12,000 Year History Park Visitor Center**. The project procurement was handled in accordance with the City of Cayce’s requirements.

Following a Request for Qualifications (RFQ) process, four (4) qualified firms submitted sealed bids for the project.

The bids received from the four qualified contractors were as follows:

- | | | |
|--|--------------------|----------------------|
| • Boyer Commercial Construction, Inc. | \$4,353,834 | Lowest Bidder |
| • Buchanan Construction Services | \$4,625,000 | Second Lowest Bidder |
| • Pyramid Contracting | \$4,649,545 | Third Lowest Bidder |
| • Harper General Contractors | \$4,914,000 | Highest Bidder |

Staff have reviewed the submissions and verified that **Boyer Commercial Construction, Inc.** is a qualified, responsive, and responsible bidder, meeting all project specifications and providing the necessary bid guarantee.

Recommendation
Staff recommends Council approve the award of the construction contract for the Cayce 12,000 Year History Park Visitor Center to Boyer Commercial Construction, Inc. in the base bid amount of \$4,353,834, and further recommends Council authorize the City Manager to enter into a construction contract agreement with Boyer Commercial Construction, Inc. Funding for this contract will come from previously allocated funds set aside in a special fund for the 12,000 Year History Park project.

Memorandum

To: Mayor and Council

From: Michael Conley, City Manager

Date: December 2, 2025

Subject: Proposal Award for Advanced Water Treatment Study

Issue

Council approval is needed to accept American Engineering Consultants, Inc.'s proposal for the Water Treatment Plant's Advanced Water Treatment Study and to authorize the City Manager to execute the contract for this work.

Discussion

In March of 2024, Utilities staff prepared and submitted a Drinking Water State Revolving Fund (SRF) Project Questionnaire to request Principal Forgiveness funding to assist in evaluating treatment options to meet impending U.S. National Drinking Water Standards for Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS). It is anticipated that the estimated cost to install and maintain treatment for PFAS will be a significant burden on the City (and all utilities). Given this situation, anything that can be done to minimize costs to customers is desirable. Decreasing out-of-pocket costs, even in the planning stage, will help to offset expenses and debt that will ultimately have to be passed on to customers. The City's Advanced Treatment Study Project was approved for funding under the Drinking Water State Revolving Fund (SRF) Emerging Contaminants Grant Intended Use Plan. In essence, Principal Forgiveness funding acts like a grant – it is a loan that does not have to be repaid.

The first step of the SRF process is to secure an engineering firm for the study. On June 2, 2025, the City released a request seeking proposals from qualified and experienced consulting firms to provide engineering services associated with the evaluation and testing of emerging contaminants at the City's Water Treatment Plant. This research and its findings will result in an engineering report that will provide guidance to the City on PFAS removal to meet the U.S. National Drinking Water Standards, which are currently scheduled to commence in 2029. The study will also evaluate treatment options for algal byproducts geosmin and 2-Methylisoborneol (MIB), which would minimize taste and odor concerns during future algal blooms in the City's source water (the Congaree River). The Advanced Water Treatment Study will include bench scale testing and pilot testing to assist the City in developing a path forward for treatment of these emerging contaminants.

The deadline for engineering proposal submissions was August 1, 2025. Seven (7) submittals were received, reviewed, and scored by the Utilities Review Committee. The top scoring firm is American Engineering Consultants, Inc., which has partnered with Weston Solutions. Weston Solutions is an environmental firm with extensive experience in PFAS testing, monitoring, and regulatory compliance throughout the United States. Staff met with the consultant to discuss qualifications, project scope,

schedule, and cost. The proposed engineering fees are within budget. It is anticipated that the study will take approximately twelve (12) months to complete. Once the engineering contract is executed, the South Carolina Rural Infrastructure Authority will develop a Loan Assistant Agreement (LAA). The LAA will be brought to Council for approval at a later time, once available.

Recommendation

Staff recommends Council approve acceptance of the proposal from American Engineering Consultants, Inc. and authorize the City Manager to negotiate and execute a contract with the consultant. The cost for this project will be funded through a Drinking Water State Revolving Fund Principal Forgiveness Loan.

Memorandum

To: Mayor and Council

From: Michael Conley, City Manager

Date: December 2, 2025

Subject: Ratification of City Manager Action

Issue

Council’s approval is needed in order to ratify agreements approved by the City Manager, under the Emergency Powers of Sec. 2-146, with G.H Smith Construction, Inc. and Carolina Paving & Grading, LLC on 10/3/2025 for the emergency repair of a sewer main failure.

Discussion

The City of Cayce had to take immediate action in response to a sewer main failure on Lexington Avenue, located between State Street and First Street. G.H. Smith Construction, Inc. provided a quote and the necessary Certificates of Insurance for the needed repair work between State Street and First Street, and a price was agreed upon for the needed equipment, materials, and labor to complete this portion of the job. This portion of the project consisted of excavation in the asphalt roadway, installation of approximately 336 linear feet of pipe, reconnection of services, and placement of flowable fill in the trench. Carolina Paving & Grading, LLC provided a quote and the necessary Certificates of Insurance for the milling and repaving of the asphalt roadway in this same block of Lexington Avenue. A price was agreed upon for the needed equipment, materials, and labor to complete this portion of the job.

The total price quoted for the emergency repair work is as follows:

G.H. Smith Construction	\$51,890.00
Carolina Paving & Grading, LLC	\$32,513.00

The City Manager approved the quotes using the Emergency Powers established by City of Cayce ordinance.

Sec. 2-146. - Emergency powers.

In case of accidents or other circumstances creating an emergency, the city manager may, with the consent of the council, award contracts and make purchases for the purpose of repairing damages caused by such accidents or meeting such public emergency; but he shall file promptly with the council a certificate showing such emergency and necessity for such action, together with an itemized account of all expenditures.

(Code 1975, § 2-57)

Recommendation

Staff recommends Council ratify the City Manager's action executing agreements with G.H. Smith Construction, Inc. for \$51,890.00 and Carolina Paving & Grading, LLC for \$32,513.00. The total of \$84,403.00 in emergency contracts will be funded as follows: \$51,890 from the Utilities Wastewater Collection O&M budget for repair expenses and \$32,513.00 from the Utilities Wastewater Collection O&M budget for asphalt paving.

G.H. Smith Construction, Inc.

430 Shuler Court
Columbia, S.C. 29212

ITEM IV. E.

Invoice

Date	Invoice #
10/15/2025	0519

Bill To
City of Cayce Attn: Tim Wemple RE: Lexington Ave. Sewer Repair

P.O. No.	Terms	Project
	Net 30	

Description	Qty	Rate	Amount
10/2 Mobilized small crew to sawcut pavement	1	1,200.00	1,200.00
10/3 Picked up pipe and service materials	1	500.00	500.00
10/6 Mobilized heavy equipment and full crew	1	7,500.00	7,500.00
10/7, 10/8, 10/9 Full Crew working on repair	3	7,500.00	22,500.00
10/13 Medium crew to dig out for flow fill & install	1	4,000.00	4,000.00
Materials including 57 stone, sand clay, 40 CY of flow fill, crush n run, 252 LF of 8" SDR pipe and 84 LF of 6" SDR35 pipe and fittings	1	16,190.00	16,190.00
Repaired collapsed sewer line on Lexington Ave between State St and 1st Street in Cayce			
All work is complete--we appreciate your business! 803-781-5460		Total	\$51,890.00
		Payments/Credits	\$0.00
		Balance Due	\$51,890.00

**Carolina Paving & Grading**

Chris Johnson

6449 Augusta Highway, Leesville, SC, USA

8036871980

cjohnson@carolinapavinggrading.com

INVOICE

INV2717

DATE

11/01/2025

DUE DATE

12/01/2025

BALANCE DUE

USD \$32,513.00

BILL TO

City of cayce

TWemple@cityofcayce-sc.gov

DESCRIPTION

RATE

QTY

AMOUNT

2" mill and fill

Provided traffic control, labor, trucking, materials, and equipment necessary to complete the full scope of work.

\$32,513.00

1

\$32,513.00

TOTAL

\$32,513.00

BALANCE DUE

USD \$32,513.00

Memorandum

To: Mayor and Council

From: Michael Conley, City Manager
Wesley Crosby, Assistant City manager
Monique Ocean, Planning & Zoning Administrator

Date: December 2, 2025

Subject: Second Reading of an Ordinance to annex a portion of property located at or near 2490 Charleston Hwy and 2121 Old Dunbar Road (Tax Map Number 006897-01-002) and assign a C-4 Highway Commercial zoning designation.

Issue

Council approval is needed for the Second Reading of an Ordinance to annex a portion of property located at or near 2490 Charleston Hwy and 2121 Old Dunbar Road (Tax Map Number 006897-01-002) and assign a C-4 Highway Commercial zoning designation.

Discussion

The applicant has requested the annexation of approximately 1.86 acre of land, located at or near 2490 Charleston Hwy and 2121 Old Dunbar Road (Tax Map Number 006897-01-002), and its rezoning to a C-4 Highway Commercial designation. The annexation includes .022 acres recently purchased from GS Mini-Mart and 1.84 acres from Palmetto State Armory. Currently both recently acquired portions of property are unincorporated.

The purpose of the annexation is to help expand the existing Carolina Power property at 2490 Charleston Hwy. Bringing this part of the property into the City limits will make it easier to manage everything under one government, improving coordination and making it simpler to follow the rules.

The City's Future Land Use Map shows that the property is planned for Commercial-Business/Retail (CBR), which includes office, retail, and service businesses. The annexation and zoning request fit with the City's overall plan and goals for land use.

Recommendation

The Planning Commission reviewed the request at its meeting on October 20, 2025, and voted unanimously to recommend approval. City staff also supports approval of the annexation and zoning change, as it is consistent with the City's planning objectives and the character of the surrounding area.

STATE OF SOUTH CAROLINA	)	ORDINANCE 2025-09
	)	Annexing Portion (1.86 Acres) of Property
COUNTY OF LEXINGTON	)	Located at or near 2490 Charleston Highway
	)	and 2121 Old Dunbar Road (Tax Map Number
CITY OF CAYCE	)	006896-01-002) 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 DESCRIPTION

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 "A" which is made part of this Ordinance and consisting of approximately 1.86 acres, and the adjoining portion of Old Dunbar Road:

The parcel of property not currently within the City that is located at or near 2490 Charleston Highway and 2121 Old Dunbar Road, Lexington County, further identified as a portion of Lexington County Tax Map Number 006896-01-002.

The property shall be zoned C-4 Highway 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 Four (4).

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

Planning Commission/Public Hearing: _____

First Reading: _____

Second Reading and Adoption: _____

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

ITEM V. A.

City of Cayce
South Carolina

Planning Commission Zoning Map Amendment

Date Filed: 8-20-25

Request No: MAC04-25

Fee: \$396.00

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 COUNTY to CITY OF CAYCE

The justification for this change is as follows;

TO INCORPORATE NEWLY PURCHASED PROPERTY
INTO EXISTING PROPERTY AT 2490
CHARLESTON HIGHWAY

APPLICANT(S) [print]: MARK J. HORNE

Address: 359 OLD SANDY RUN ROAD GASTON SC 29053

Telephone: 803-796-7907 [Business] 803-429-0543 [Residence]

Interest: Owner(s): ☒ Agent of owner(s): ☐ Other: ☐

OWNER(S) [if other than Applicant(s)]: 2490 CHARLESTON HWY, LLC

Address: 2490 CHARLESTON HWY, CAYCE SC, 29033

Telephone: 803-796-7907 [Business] 803-429-0543 [Residence]

PROPERTY ADDRESS: 2490 CHARLESTON HWY, CAYCE SC 29033

Lot _____ Block _____ Subdivision _____

Tax Map No. 006896-01-002 Plat Book _____ Page _____

Lot Dimensions: _____ Area: [sq. ft. or acreage] 1.84

Deed restrictions/limitations on property:

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: 8/20/25

Mark J. Howe

Applicant signature(s)

Official Use Only:

Property posted: 10-3-25 By: BS, MD

Published in Newspaper on: 10-2-25

PLANNING COMMISSION: 10-20-25

RECOMMENDATION: APPROVAL

CITY COUNCIL [1st 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.

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:

1.84 ACRE ON BACK SIDE OF 2490
CHARLESTON HWY.

The property is designated as follows on the Lexington/Richland County tax maps: 006896-01-002

It is requested that the property be zoned as follows: C-4

Existing/proposed use of the property to be annexed: EQUIPMENT YARD EXPANSION

Mark J. Hoon 2490 CHARLESTON HWY 8/20/25
Signature Street Address, City CAYCE Date

For Municipal Use:

Petition received by: MO, Date: 8-20-25

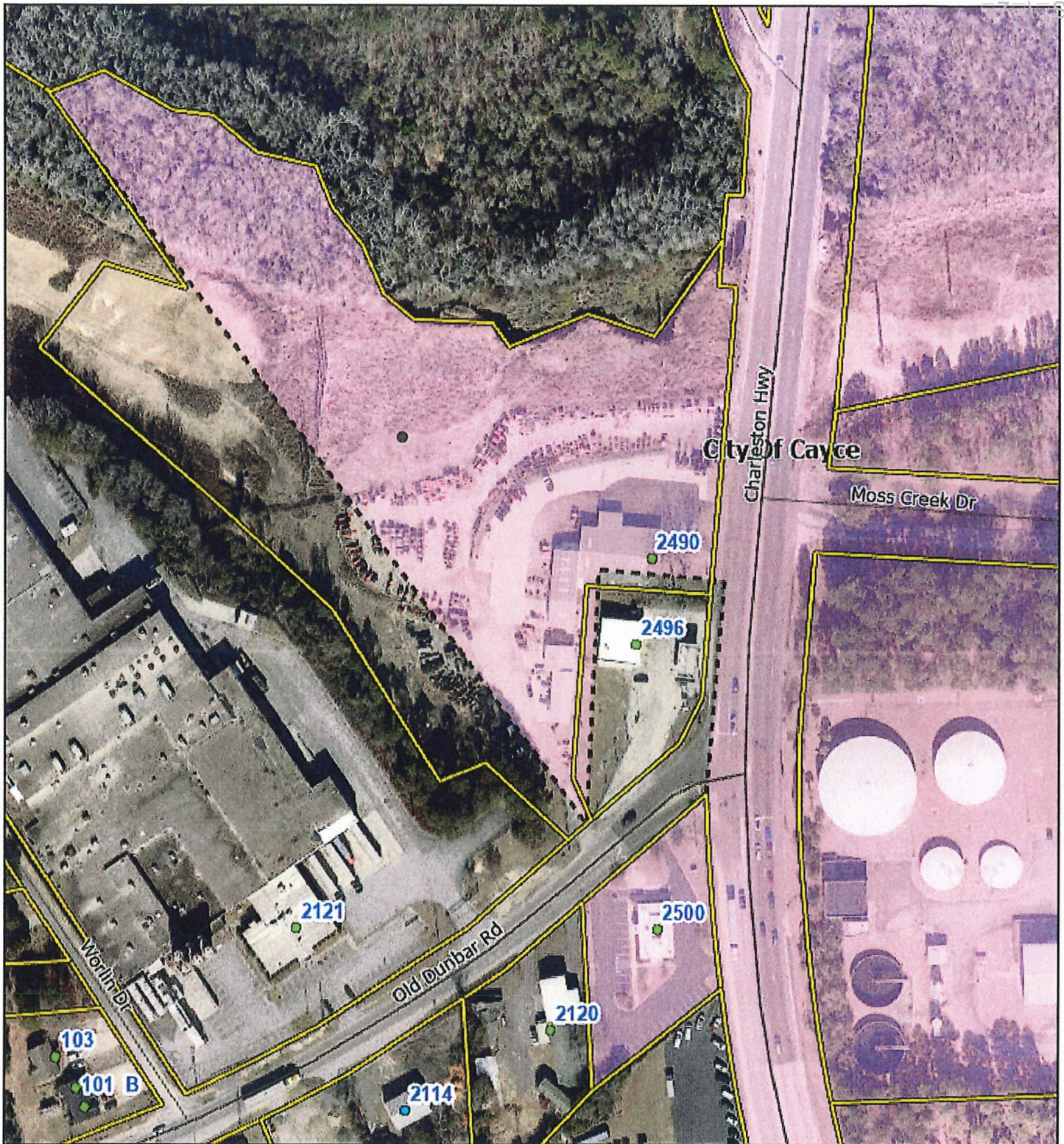
Description and Ownership verified by: MO, Date: 8-20-25

Recommendation: _____

By: _____, Date: _____

Lexington County Map

ITEM V. A.



8/19/2025, 11:01:37 AM

Address Points

- Existing
- To Be Placed

Roads

Arterial

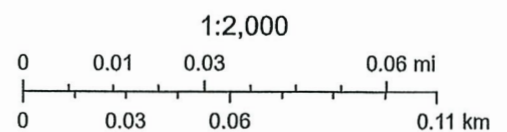
Local

Parcels

County Boundaries

Municipalities

City of Cayce



City of Cayce
South Carolina

Planning Commission Zoning Map Amendment

Date Filed: 8-20-25

Request No: MA004-25

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 COUNTY to CITY OF CAYCE

The justification for this change is as follows:

TO INCORPORATE NEWLY PURCHASED PROPERTY
INTO EXISTING ~~PROPERTIES~~ PROPERTY
AT 2490 CHARLESTON HWY

APPLICANT(S) [print]: MARK J. HORNE

Address: 359 OLD SANDY RUN ROAD GASTON SC 29053

Telephone: 803-796-7907 [Business] 803-429-0543 [Residence]

Interest: Owner(s): ☒ Agent of owner(s): ☐ Other: ☐

OWNER(S) [if other than Applicant(s)]: 2490 CHARLESTON HWY, LLC

Address: 2490 CHARLESTON HWY CAYCE SC 29033

Telephone: 803-796-7907 [Business] 803-429-0543 [Residence]

PROPERTY ADDRESS: 2490 CHARLESTON HWY CAYCE SC 29033

Lot Block Subdivision

Tax Map No. 006896-01-002 Plat Book Page

Lot Dimensions: Area: [sq. ft. or acreage] .022 AC.

Deed restrictions/limitations on property:

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: 8/20/25

Mark J. Howe

Applicant signature(s)

Official Use Only:

Property posted: 10-3-25 By: MO, BS

Published in Newspaper on: October 2, 2025

PLANNING COMMISSION: 10-20-25

RECOMMENDATION: Approval

CITY COUNCIL [1st 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.

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:

TRIANGULAR PIECE OF PROPERTY AT OUR
ENTRANCE ON OLD DUNBAR ROAD

The property is designated as follows on the Lexington/Richland County tax maps: 006896-01-002

It is requested that the property be zoned as follows: C-4

Existing/proposed use of the property to be annexed: DRIVEWAY EXPANSION

Mark J. Howe 2490 CHARLESTON HWY 8/20/25
Signature Street Address, City CAYCE Date

For Municipal Use:

Petition received by: MO, Date: 8-20-25

Description and Ownership verified by: MO, Date: 8-20-25

Recommendation: _____

By: _____, Date: _____

TMS Information

Last Updated: 10/08/2025

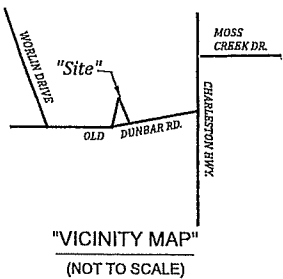
Note: Residential and commercial building data is limited to the first improvement only.

Property Information	
TMS	00689601002 Show Map Print
Tax Year:	2026
Owner:	2490 CHARLESTON HWY LLC
Address:	2490 CHARLESTON HWY CAYCE SC 29033
Property Address:	2490 CHARLESTON HIGHWAY
Legal Description:	NONE
Deed Book Page:	21135-1452
Plat:	21133-2516
Land Use Code:	1020:RETAIL STORE
Tax District:	2C

Assessment Information		Resid. Building Information	
Lots:	0	Above Grade SFLA	0
Acreage:	7.490	Unfinished Area	0
Taxable Land:		Year Built	0
Taxable Building:		Bedrooms	0
Assessment Land:		Full Baths	0
Assessment Building:		Half Baths	0
Total Taxable Value		Heating/Cooling	
Homestead Exempt:	No		
Legal Resident:	No		

Commercial Building Information	
Square Footage	7544
Year Built	2000

Sale Information				
Sale Date	Seller	Buyer	Price	BK-PG
11/19/2024	2121 OLD DUNBAR RD LLC	2490 CHARLESTON HWY LLC	190000	21135-1452
10/01/2024	JAYA INC	2490 CHARLESTON HWY LLC	35111	21132-3731
02/03/2016	HORNE, MARK J	2490 CHARLESTON HWY LLC	5	18162-200
12/02/2015	HORNE, JACK	HORNE, MARK J	5	18050-34
05/20/1999	FAIR, MARY LEE NOW SHAW	HORNE, JACK	42500	5265-235



I have graphically determined from the Federal Emergency Management Agency Insurance Rate Map; and the best of my knowledge and belief, the subject property is not located in a special flood hazard zone A,B or V.

F.I.R.M. Panel # 45063C0279J
Dated: JULY 05,2018 (REVISED)

2024040418 BK: 21132 PG: 2979 - 2979 1 PGS
PLAT STANDARD
Rec: \$25.00 Cnty: \$0.00 State: \$0.00
November 5, 2024 01:25:33 PM
FILED IN LEXINGTON COUNTY, SC

LEGEND

IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
Note: Corners that are not labeled are 1/2" Rebar IPS's.

LEXINGTON COUNTY
PLANNING COMMISSION
NOV 05 2024
[Signature]
For Consideration only

N/F 2121 OLD DUNBAR RD LLC
TMS. 006896-01-003
DEED 20849, PG.0496
PLAT 17599, PG.245

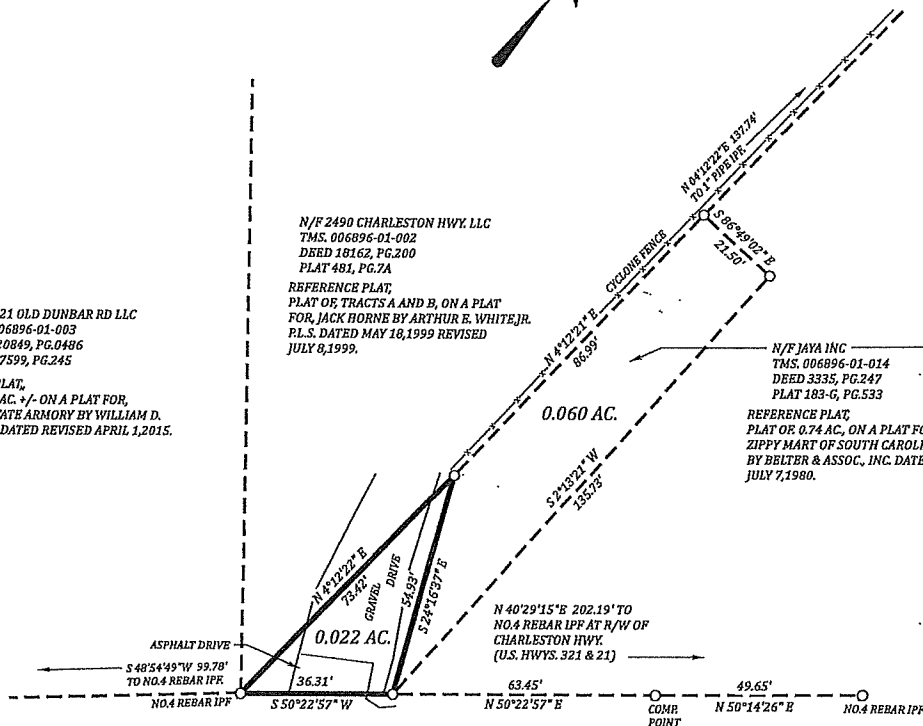
REFERENCE PLAT,
PLAT OF 14.0 AC. +/- ON A PLAT FOR,
PALMETTO STATE ARMORY BY WILLIAM D.
FOY, SR., P.L.S. DATED REVISED APRIL 1,2015.

N/F 2490 CHARLESTON HWY LLC
TMS. 006896-01-002
DEED 18162, PG.200
PLAT 481, PG.7A

REFERENCE PLAT,
PLAT OF TRACTS A AND B, ON A PLAT
FOR, JACK HORNE BY ARTHUR E. WHITE, JR.
P.L.S. DATED MAY 18,1999 REVISED
JULY 8,1999.

N/F JAY INC
TMS. 006896-01-014
DEED 3335, PG.247
PLAT 183-G, PG.533

REFERENCE PLAT,
PLAT OF 0.74 AC. ON A PLAT FOR,
ZIPPY MART OF SOUTH CAROLINA, INC.
BY BELTER & ASSOC., INC. DATED
JULY 7,1980.



PLAT PREPARED FOR

2490 CHARLESTON HWY LLC

LEXINGTON COUNTY, CAYCE, S.C.

DATE: MAY 3,2024

SCALE: 1" = 30'

JOB NAME: KUBOTA
DRAWN BY: DPJ

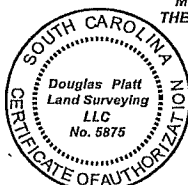
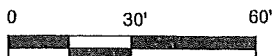
NOTES / REFERENCES :

Tax Map Sheet No. - PORTION OF, 006896-01-014
Deed Book - 3335, PG.247
Plat Reference - 183-G, PG.533
PLAT OF, 0.74 AC., ON A PLAT FOR ZIPPY MART OF SOUTH CAROLINA, INC. BY BELTER & ASSOC., INC. DATED JULY 7,1980.

THE HEREON IS SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS, EASEMENTS AND / OR RIGHTS OF WAY OF RECORD.
ONLY THE LISTED DOCUMENTS SHOWN HEREON WERE CONSIDERED A PART OF THIS SURVEY.

**DOUGLAS PLATT
LAND SURVEYING LLC**

103 GREENWICH COURT
LEXINGTON, S.C. 29073
PHONE 803-796-0874
Email : plattsurvey@yahoo.com



I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE,
INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE
IN ACCORDANCE WITH THE REQUIREMENTS OF STANDARDS OF PRACTICE
MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS
THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO
THERE ARE NO VISIBLE ENCROACHMENTS OR
PROJECTIONS OTHER THAN SHOWN.

[Signature]
ARTHUR E. WHITE, JR.
SC Professional Land Surveyor # 14196

REQUEST FOR ANNEXATION ALONG
WITH C-4 ZONING DESIGNATION
PORTION (1.86 ACRES)
NEAR

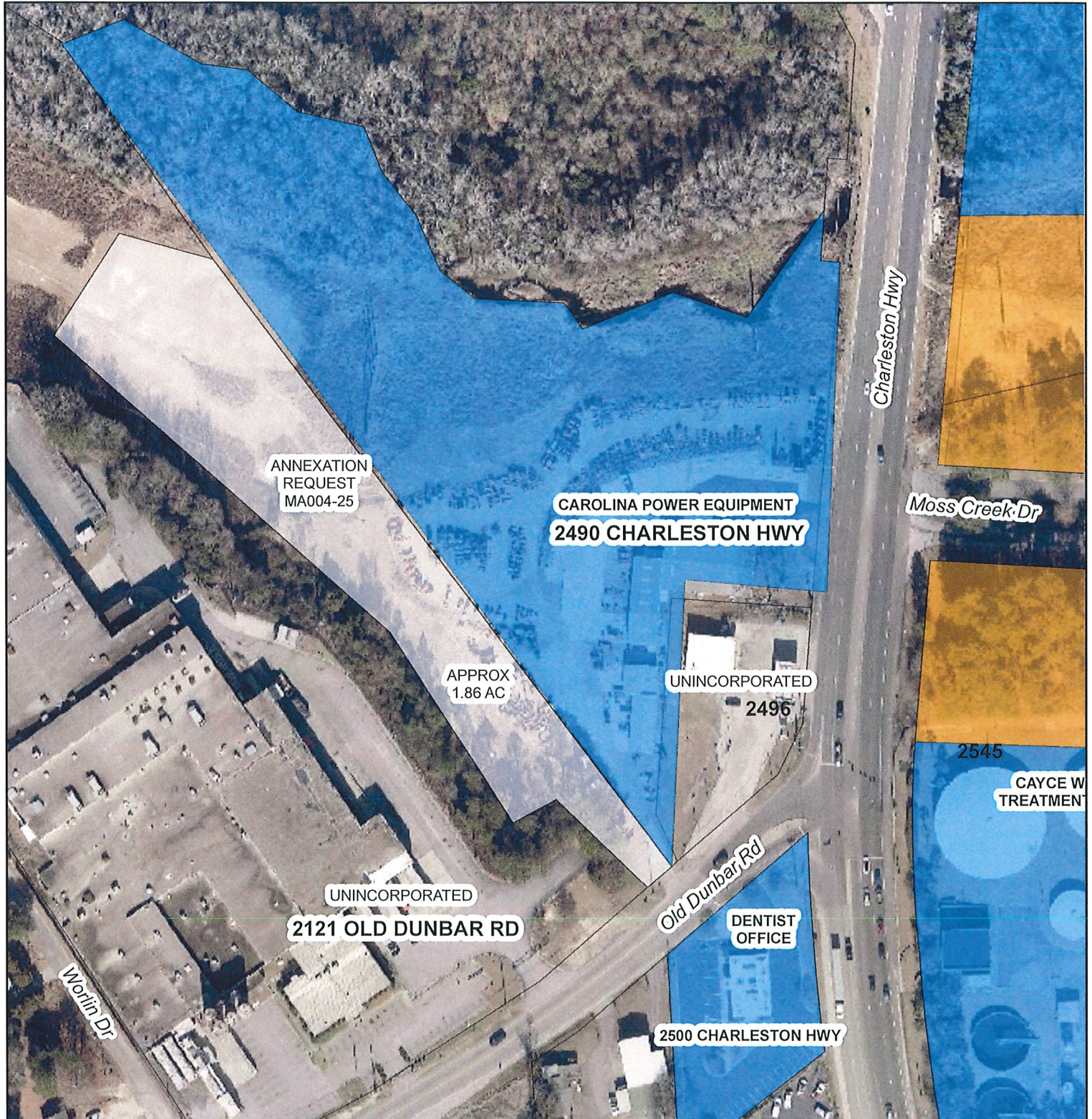
2490 CHARLESTON HWY AND 2121 OLD DUNBAR ROAD

Legend

ZONING

C-2

C-4



200 100 0 200 Feet



COUNCIL ACTION REQUIRED

EVENTS COMMITTEE – ONE (1) POSITION

The Events Committee currently has five (5) open positions. The City has received a potential member application from Ms. Diane Arthur. Her application is attached for Council's review.

PLANNING COMMISSION – ONE (1) POSITION

Mr. Michael Mahoney's position on the Planning Commission expired in September and he would like to serve again. Mr. Mahoney consistently attends meetings. 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 – THREE (3) POSITIONS

One of these positions must work in the lodging community within the City. The other two (2) positions can be filled by anyone. 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.

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. Members who serve on this Board must be either an Engineer, Contractor, Architect or Design Professional.

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 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

11/18/2025

Name

Diane Arthur

Home Address

Arthurdale Ct, West Columbia, South Carolina 29170

Phone

[REDACTED]

Email

[REDACTED]

Are you a resident of Cayce?

Yes

Number of Years

19

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.

Planning Commission

Events Committee

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

Retired from Charter Communications

Phone

Email

Work Experience

Manager for 23 years

Educational Background

Some College for Network Administrator

CCNA Certification

CCNP Certification

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

Hunters Mill HOA

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?

I would like to participate in the future planning and logistics of my city as a team member to help collaborate improvements for our residents.

What specific contributions do you hope to make?

Venue and Vendor Coordination: Assist in researching, contacting, and coordinating with local vendors, caterers, and venues to secure necessary arrangements and ensure timely delivery of goods and services.

Timeline Management: Help create and track detailed event timelines and checklists to ensure all planning milestones and deadlines are met.

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

I would like to be involved with community events, housing, and better communication with our residents.

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

I have 23 years of customer service experience with Spectrum Communications. 15 of those years I managed diverse groups and coordinating their careers.

For additional information please contact Mendy Corder at 803-550-9557 or email mcorder@caycesc.gov



CITY OF CAYCE
COMMITTEE MEMBER REAPPOINTMENT APPLICATION

Name: Michael Mahoney
Home Address: [REDACTED] Wilkinson St City, State, Zip Cayce, SC 29033
Telephone: 803-[REDACTED] E-Mail Address [REDACTED]
Resident of Cayce: ☒ Yes ☐ No Number of Years 19

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: Business Network Consulting, LLC Position President
Address: 1330 Laurel St
City, State, Zip Columbia, SC 29201 Telephone: 803-862-1313
Fax: _____ E-Mail [same]
Work Experience: 35+ years in teh Information Technology industry.
26 years running an IT consulting firm.
Educational Background: HS Disploma

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