

Mayor  
Elise Partin

Mayor Pro-Tem  
Tim James

Council Members  
Phil Carter  
Hunter Sox  
Byron Thomas

City Manager  
James Crosland

Deputy City Manager  
Michael Conley



**City of Cayce  
Regular Council Meeting  
Wednesday, February 19, 2025  
5:00 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

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

**III. Presentations**

- A. Presentation by Mr. Maurice Pearl, Executive Director of the COMET, regarding Services Offered

**IV. Ordinances and Resolutions**

- A. Discussion and Approval of Ordinance 2025-03 Establishing New Municipal District/Ward Lines for the Election of Council Members Reflecting Population Changes in the Year 2020 Census and Repealing All Previous Ordinances Establishing District/Ward Lines – First Reading
- B. Discussion and Approval of Ordinance 2025-01 Amending the Zoning Map and Rezoning Property Located on Dixiana Road (Tax Map Number 006899-01-027) from M-1 to M-2 – Second Reading
- C. Discussion and Approval of Ordinance 2025-02 Annexing Two (2) Properties Located on Dixiana Road (Tax Map Number 006899-01-029 and 006899-01-030) and Assigning M-2 Zoning Designations – Second Reading
- D. Consideration and Approval of Resolution to Approve Financing for Purchase of a Fire Truck

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

- A. Discussion and Approval of Lease of Office Space and Furnishings

- B. Discussion and Approval of a Grant Award from the South Carolina Department of Crime Victim Assistance

**VI. City Manager's Report**

**VII. Council Comments**

**VIII. 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. Fire truck warranty litigation
  - ii. Zoning appeal litigation (1028 Michaelmas Avenue)
- 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
- C. Receipt of legal advice and discussion of proposed contractual arrangements relating to:
  - i. Avenues Drainage Project

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

**IX. Reconvene**

**X. Possible actions by Council in Follow up to Executive Session**

- A. Other items discussed in Executive Session

**XI. Adjourn**

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

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# Memorandum

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**To:** Mayor and Council

**From:** Mike Conley, Deputy City Manager

**Date:** February 19, 2025

**Subject:** Ordinance Establishing New District Lines for Municipal Elections - First Reading

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## ISSUE

Council's approval is needed to give First Reading to an Ordinance establishing new district lines for Municipal elections.

## BACKGROUND

In response to the issuance of the new decennial census data, the City is obligated to undertake a redrawing of its Districts, if determined necessary, and worked with the South Carolina Revenue and Fiscal Affairs Office (SCRFA) to complete this process. In response to the issuance of the new decennial census data, it has been determined, that the city is in need of redrawing of its municipal voting districts. The city is working with the South Carolina Revenue and Fiscal Affairs Office (SCRFA) to complete the process.

After reviewing the City's Census data, SCRFA identified a target population for each District of 3,445 individuals. To achieve a recommended population deviation of 5%, District 2 needs to increase their population and District 4 needs to decrease their current population.

In March 2023, City Council adopted a Resolution (attached) outlining the standards by which it will use to achieve its redrawn district boundaries. In June 2023, Council considered the proposed changes to District lines for First Reading but decided to defer the redistricting until after the November 2024 Municipal Election to ensure that all affected residents were informed of the proposed changes to the Districts.

Furthermore, on February 4, 2025, Council deferred the proposed new district lines until the February 19, 2025, Council Meeting, to ask SCRFA to review several additional district line suggestions. The Map, Exhibit A, reflects those suggested changes.

The attached Map, Exhibit A, shows the proposed new boundaries to meet the adopted standards and required laws. Corresponding demographics can be seen in Exhibit B.

### **RECOMMENDATION**

Staff recommends Council give First Reading approval of an Ordinance "Establishing new Municipal District/Ward Lines for the Election of Council Members Reflecting Population Changes in the Year 2020 Census and Repealing All Previous Ordinances Establishing District/Ward lines."

**ORDINANCE 2025-03**

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

**Establishing New Municipal District/Ward  
Lines for the Election of Council Members  
Reflecting Population Changes in the  
Year 2020 Census and Repealing All  
Previous Ordinances Establishing  
District/Ward Lines**

WHEREAS, the Council is authorized, pursuant to S.C. Code Section 5-15-50, to establish by ordinance municipal ward or district lines for the election of City Council members elected from wards or districts; and

WHEREAS, the results of the Federal Year 2020 Census reveal changes in the populations of the existing wards or districts from which Council members are elected; and

WHEREAS, the Council has determined that it is in the interest of the City to establish new municipal ward or district lines reflecting the changes in population as shown by the Census so as to seek to provide for fair and equal representation of the population in the wards or districts of the City and to comply with the United States Constitution and the Voting Rights Act of 1965, as amended; and

WHEREAS, the Council adopted a resolution approving the process for 2020 Census redistricting at its meeting on March 7, 2023;

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

(1) That the ward or district lines for election of Council members from the four single-member wards or districts, as shown in the map attached as Exhibit "A" hereto, are hereby adopted and are incorporated herein by reference as if fully set forth.

(2) That the pertinent demographic data in reference to the election wards or districts depicted in Exhibit "A" is attached to this Ordinance as Exhibit "B" and is incorporated herein by reference as if fully set forth.

(3) That, upon adoption of this Ordinance, the map attached as Exhibit "A" shall be kept in the official records of the City.

(4) That the provisions of any prior Ordinances of the City establishing other ward or district lines for election of Council members, including without limitation the Ordinance adopted April 13, 2004, are hereby specifically and expressly repealed. This repeal shall not affect the validity of the offices of any Council members elected pursuant to ward or district lines in effect at the time of their elections to such office.

(5) The City Manager is authorized and directed to take such administrative actions to promulgate and execute such procedures and policies as may be necessary or desirable to carry into effect and implement the redistricted single member election districts provided for in this Ordinance including the elections required thereby.

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

Public Hearing: \_\_\_\_\_

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

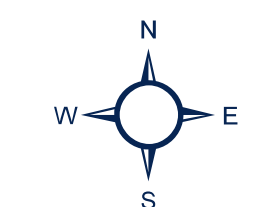
Second Reading and Adoption: \_\_\_\_\_

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

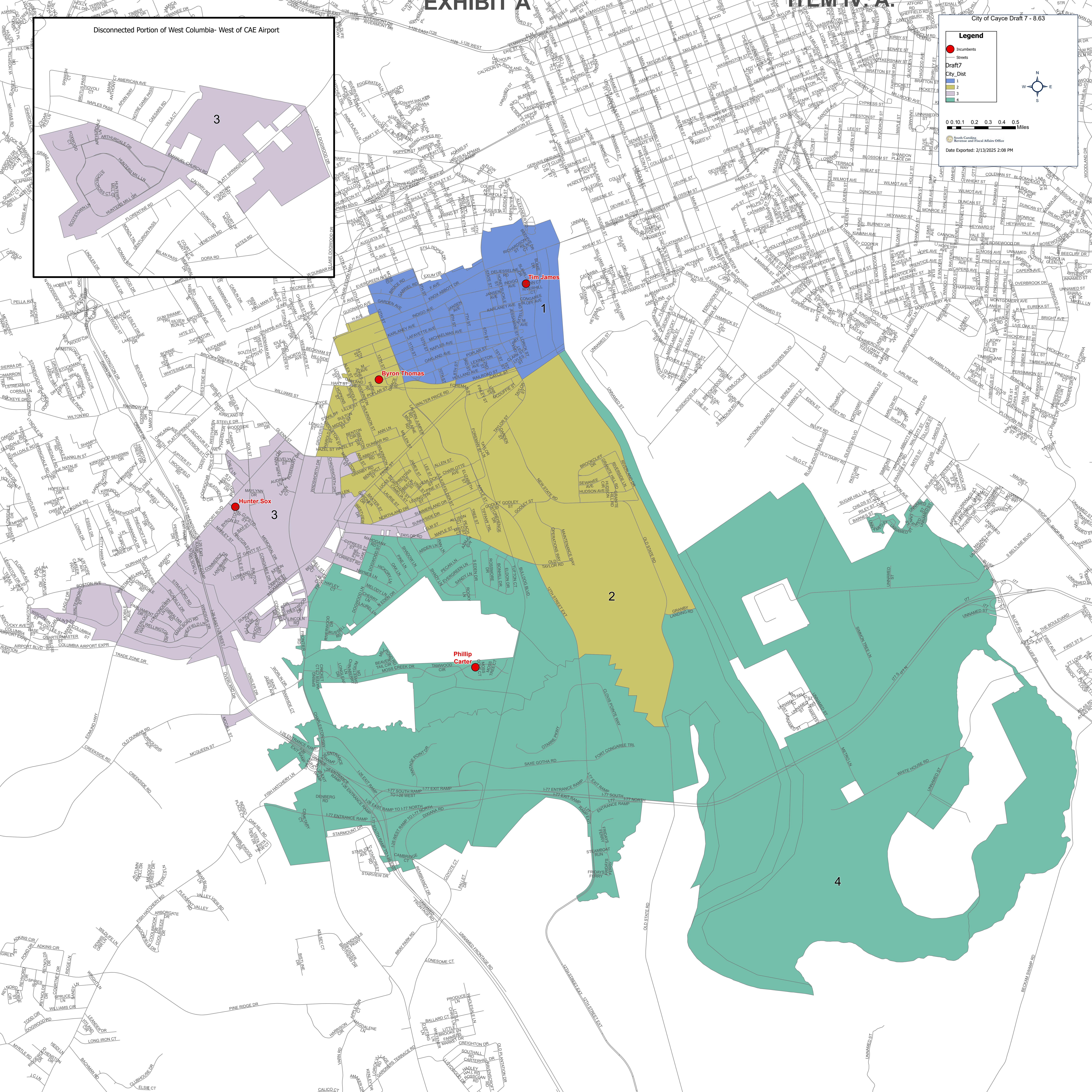
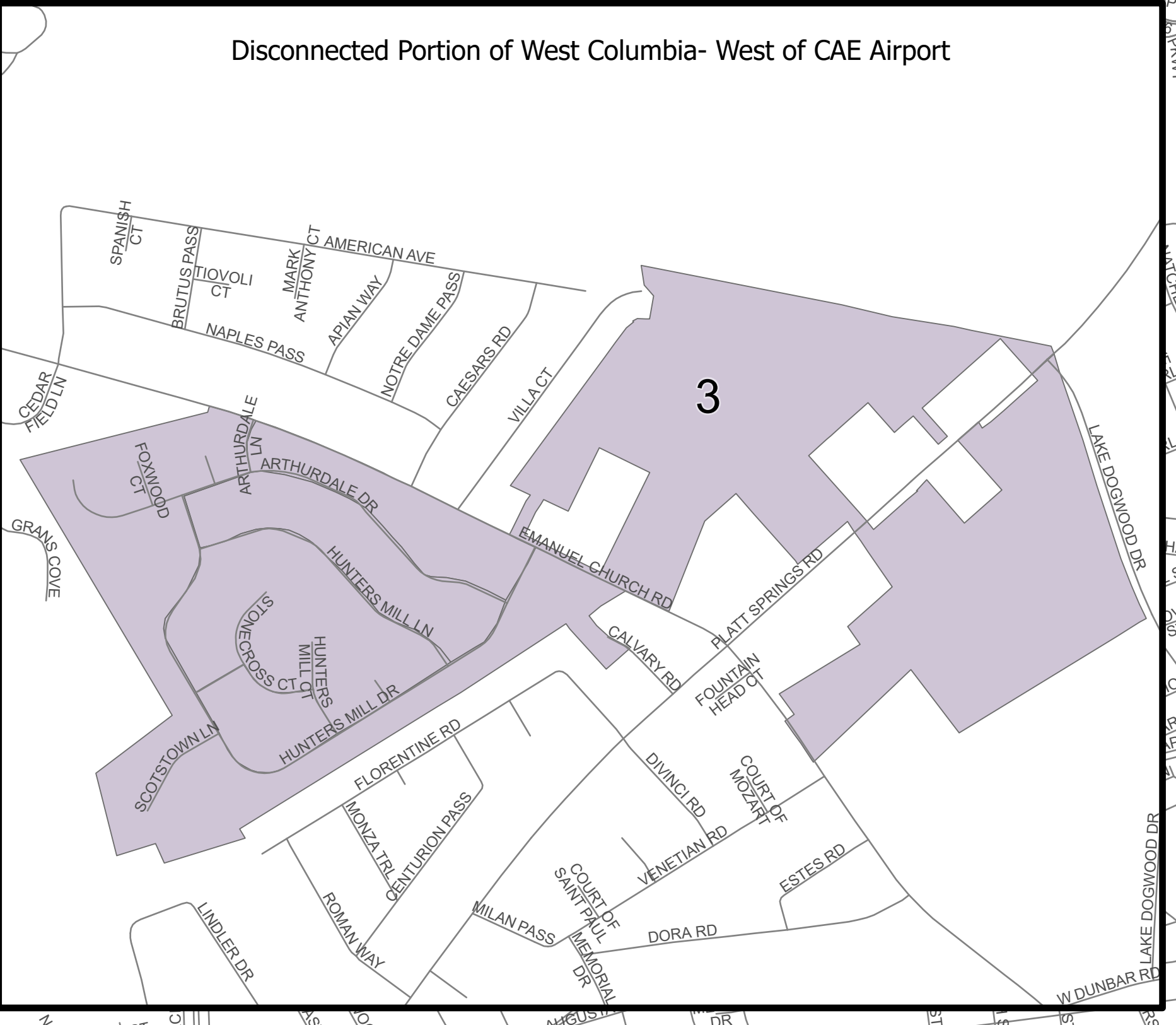
Disconnected Portion of West Columbia- West of CAE Airport

**Legend**

- Incumbents
- Streets
- Draft7
- City\_Dist



South Carolina  
Revenue and Fiscal Affairs Office  
Date Exported: 2/13/2025 2:08 PM



ITEM IV. A.

EXHIBIT B

**Table 2: Total Population by Race** \*Race defined using DOJ definitions. Not Hispanic or Latino is abbreviated as NH.

Municipality	District	Total	Hispanic	% Hispanic	NH White	% NH White	NH DOJ Black*	% NH DOJ Black	NH Other Race	% NH Other Race
Cayce	1	3,555	201	5.65%	2,619	73.67%	421	11.84%	314	8.83%
Cayce	2	3,489	186	5.33%	1,577	45.20%	1,548	44.37%	178	5.10%
Cayce	3	3,257	386	11.85%	1,962	60.24%	612	18.79%	297	9.12%
Cayce	4	3,480	118	3.39%	2,506	72.01%	648	18.62%	208	5.98%
	<b>Total</b>	<b>13,781</b>	<b>891</b>	<b>6.47%</b>	<b>8,664</b>	<b>62.87%</b>	<b>3,229</b>	<b>23.43%</b>	<b>997</b>	<b>7.23%</b>

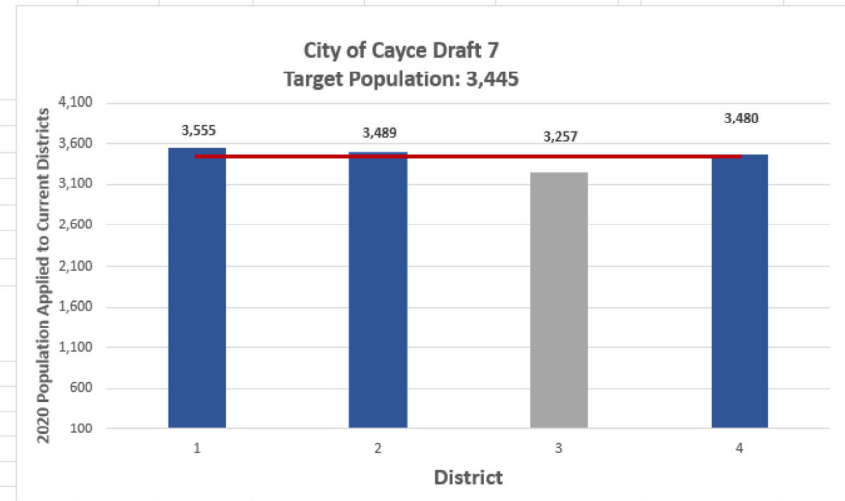
**Table 1: 2020 Census Counts Applied to Current Districts**

District	2020 Census	Goal	Over/(Under)	% Deviation
1	3,555	3,445	110	3.19%
2	3,489	3,445	44	1.27%
3	3,257	3,445	(188)	-5.46%
4	3,480	3,445	35	1.01%
<b>Lowest</b>	<b>-5.46%</b>			
<b>Highest</b>	<b>3.19%</b>			
<b>Range</b>	<b>8.65%</b>			

**Table 3: Voting Age Population by Race** \*Race defined using DOJ definitions. Not Hispanic or Latino is abbreviated as NH.

Municipality	District	Total VAP	Hispanic VAP	% Hispanic VAP	NH White VAP	% NH White VAP	NH DOJ Black* VAP	% NH DOJ Black VAP	NH Other Race VAP	% NH Other Race VAP
Cayce	1	3,193	152	4.76%	2,396	75.04%	376	11.78%	269	8.42%
Cayce	2	2,657	108	4.06%	1,326	49.91%	1,099	41.36%	124	4.67%
Cayce	3	2,473	218	8.82%	1,630	65.91%	424	17.15%	201	8.13%
Cayce	4	2,942	78	2.65%	2,191	74.47%	494	16.79%	179	6.08%
	<b>Total</b>	<b>11,265</b>	<b>556</b>	<b>4.94%</b>	<b>7,543</b>	<b>66.96%</b>	<b>2,393</b>	<b>21.24%</b>	<b>773</b>	<b>6.86%</b>

Row Labels	Sum of total	Sum of Hispanic	Sum of NH_WHT	Sum of NH_DOJ_Bl	Sum of NH_OTHER	Sum of VAP_TOTAL	Sum of VAP_HISPAN	Sum of VAP_NH_WH	Sum of VAP_NH_D	Sum of VAP_NH_OTH
1	1124	62	926	75	61	851	36	712	52	51
2	934	31	723	123	57	718	23	559	100	36
3	818	38	707	43	30	672	30	588	31	23
4	490	15	439	18	18	390	9	353	12	16
<b>Grand Total</b>	<b>3366</b>	<b>146</b>	<b>2795</b>	<b>259</b>	<b>166</b>	<b>2631</b>	<b>98</b>	<b>2212</b>	<b>195</b>	<b>126</b>





**ITEM IV. A.**

**STATE OF SOUTH CAROLINA            )**

**RESOLUTION APPROVING THE  
PROCESS FOR 2020  
REDISTRICTING**

**COUNTY OF LEXINGTON                )**

WHEREAS, the data for the 2020 Census pertaining to Cayce, South Carolina has been released for review, assessment, and redistricting of City districts in the City of Cayce; and

WHEREAS, to ensure maximum review and public participation in developing redistricting plans based on the 2020 Census, the City of Cayce Council deems it necessary to publicly adopt criteria for the development of a redistricting plan in accordance with the 1965 Voting Rights Act as amended; and

WHEREAS, the following criteria for developing plans for redistricting 2020 will ensure compliance with the 1965 Voting Rights Act as amended and maximum public participation in the redistricting process:

1. The City will adhere to the court ordered constitutional requirement of “one person, one vote.”
2. The City will adhere to the 1965 Voting Rights Act as amended and by associated controlling court decisions.
3. The City will ensure that districts are drawn contiguously, so that all parts of the district are connected to each other.
4. The City will ensure districts are drawn to minimize the division of voting precincts.
5. The City will keep proposed districts geographically compact to the extent practicable, such that nearby areas of population are not bypassed for a more distant population.
6. The City will ensure the districts are drawn, when feasible, with respect to existing districts and communities of interests, which will require input from Council and citizens.
7. The City will comply with other applicable court decisions and federal and state laws.
8. The City will solicit public comment and input as part of the development, review, and adoption process.
9. The City will adhere to the recommendations of the South Carolina Revenue and Fiscal Affairs Office of adopting a plan with a population variance of five percent (5%) or less; and

WHEREAS, the City of Cayce commits to developing a plan which will not have the purpose nor the effect of diluting any existing minority voting strength as part of its redistricting efforts so long as such commitment does not impact the City’s ability to comply with the constitutional principles outlined above; and

WHEREAS, the City of Cayce expects the next steps to include receipt of a baseline map prepared by the South Carolina Revenue and Fiscal Affairs Office; public review and input of the baseline map; City Council review of baseline map; potential revisions; and Council adoption.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the City of Cayce, in Council, duly assembled, that the above listed criteria for the 2020 Census Redistricting criteria and associated processes are hereby adopted to ensure maximum public participation, transparency, and engagement in the redistricting process.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

**ATTEST:**

\_\_\_\_\_  
Mendy C. Corder, Municipal Clerk

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# Memorandum

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**To:** Mayor and Council

**From:** James Crosland, City Manager  
Michael Conley, Deputy City Manager  
Monique Ocean, Planning & Zoning Administrator

**Date:** February 19, 2025

**Subject:** Second Reading of an Ordinance to rezone property on Dixiana Road  
(Tax Map Number 006899- 01-027) from M-1 to M-2

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**Issue**

Council approval is needed for the Second Reading of an Ordinance to rezone property located on Dixiana Road and further identified as Tax Map Number 006899-01-027 from M-1 (Light Industrial) to M-2 (Heavy Industrial).

**Discussion**

The applicant/owner has requested the rezoning of approximately 82 acres on Dixiana Road (Tax Map Number 006899-01-027) from M-1 to M-2.

The M-2 zoning district supports industrial uses that may not be compatible with more sensitive areas, which is why it is typically located in more isolated or buffered regions.

The requested M-2 zoning is compatible with the City's Comprehensive Plan and Future Land Use Map.

The Planning Commission reviewed the proposed map amendments at its regularly scheduled meeting on December 16, 2024. No public comments were made in favor of or against the proposed changes.

**Recommendation**

The Planning Commission unanimously recommended that Council approve the rezoning of Tax Map Number 006899-01-027 from M-1 to M-2.

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

**ORDINANCE 2025-01**  
**Amending the Zoning Map and**  
**Rezoning Property Located on**  
**Dixiana Road (Tax Map Number**  
**006899-01-027) from M-1 to M-2**

**WHEREAS**, the Owner/Applicant requested that the City of Cayce amend the Zoning Map to re-designate the property comprising and shown on Dixiana Road, with Tax Map Number 006899-01-027, from M-1 (Light Industrial) to M-2 (Heavy Industrial), and

**WHEREAS**, the Planning Commission held a public hearing on this request to receive comments from the public and adjacent property owners, and

**WHEREAS**, the Planning Commission met on December 16, 2024, to receive public comments and vote on whether to recommend the rezoning request, and has decided by a unanimous vote that it does recommend this change to the existing zoning,

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Cayce, in Council, duly assembled, that the property hereinafter listed, and as shown on the attached sketch, is hereby rezoned and reclassified on the Zoning Map of the City of Cayce as M-2 (Heavy Industrial):

Tax Map Number 006899-01-027  
Dixiana Road

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

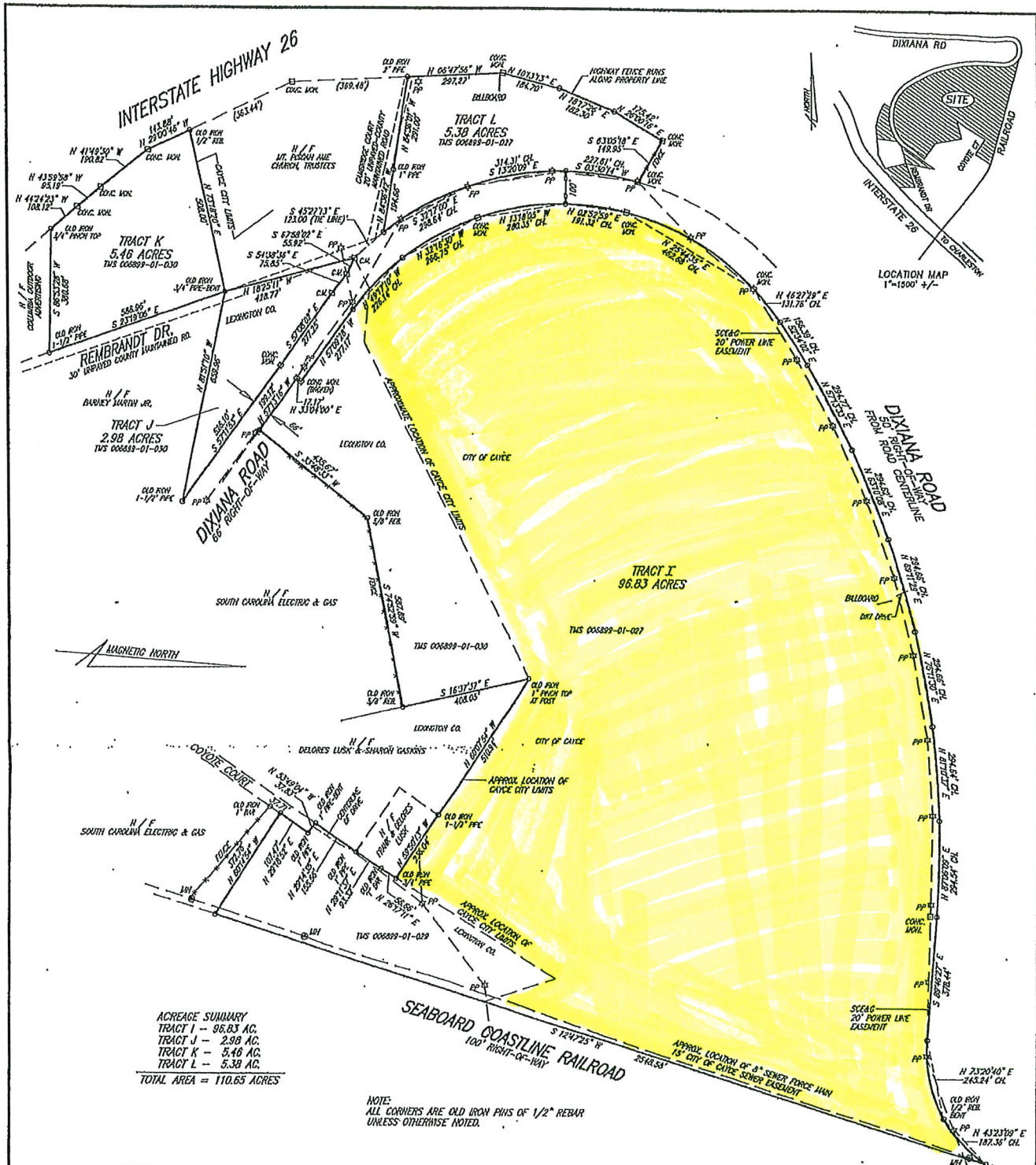
Attest:

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

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

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

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



ACREAGE SUMMARY

TRACT I -	96.83 AC.
TRACT J -	2.98 AC.
TRACT K -	5.46 AC.
TRACT L -	5.38 AC.
<b>TOTAL AREA =</b>	<b>110.65 ACRES</b>

NOTE:  
ALL CORNERS ARE OLD IRON PINS OF 1/2" REBAR  
UNLESS OTHERWISE NOTED.

21282177 FILED, RECORDED, INDEXED  
2012-05-03 10:11:11 AM  
REC. FEE \$10.00 CI. FEE \$10.00  
CO. FEE \$10.00 PLAT #1  
Lexington Darby R.O.D., Debra N. Dauter  
PLAT OVERLIES 141911502192

PLAT PREPARED FOR  
**SOUTH CAROLINA ELECTRIC & GAS CO.**  
SITE LOCATED IN LEXINGTON COUNTY, SOUTH CAROLINA  
SCALE: 1" = 200' DATE: APRIL 13, 2012

REFERENCES:  
1. LEXINGTON COUNTY TAX MAP SHEET 006889, BLOCK 1, LOTS 027, 030.  
2. PLAT PREPARED FOR POLY EASTERN INC. BY ASSOCIATED E & S, INC. DATED MARCH 28, 1995.  
3. PLAT PREPARED FOR SCE&G BY ASSOCIATED E & S, INC. DATED AUG. 11, 1994.

CERTIFICATION:  
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYORS IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS OR OBSTRUCTIONS UNLESS OTHERWISE SHOWN.

*Larry W. Smith*  
LARRY W. SMITH, S.C., P.L.S. NO. 3724



LEXINGTON COUNTY  
PLANNING COMMISSION  
MAY 03 2012

*City of Cayce*

FINAL PLATT APPROVED  
5/14/12 *Shane Gorman*  
DATE CITY OF CAYCE  
PLANNING & DEVELOPMENT

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY DESCRIBED HEREIN IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON COMMUNITY PANEL NO. 450131 (CITY OF CAYCE) AND 450183 (LEX. CO.) MAP NUMBERS 450832 0207 N AND 450830 0291 G, BOTH DATED FEB. 20, 2004.

City of Cayce  
South Carolina  
*Planning Commission Zoning Map Amendment*

Date Filed: 11.7.2024

Request No: Map Amendment

Fee: \$250

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 M-1 to M-2

The justification for this change is as follows;  
Development of industrial facility.

APPLICANT(S) [print]: Rice, Beans, and Potatoes, LLC (c/o Julian Wilson, Manager and Authorized Representative)  
Address: 3850 Fernandina Road, Columbia, SC 29210  
Telephone: 803.606.6970 [Business] \_\_\_\_\_ [Residence]  
Interest: Owner(s):  Agent of owner(s):  Other:

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

PROPERTY ADDRESS: 0 DIXIANA ROAD  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision To be subdivided/combined prior to rezoning approval. See draft plat attached: "Tract 1"  
Tax Map No. 00689901027 Plat Book 15492 Page 92  
Lot Dimensions: \_\_\_\_\_ Area: [sq. ft. or acreage] Existing: 87,450 (to be subdivided/combined)  
Deed restrictions/limitations on property:  
N/a for intended use. See deed exceptions at book/page: 20934-4850 (attached).


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: 11/7/2024



\_\_\_\_\_  
Julian Wilson, Manager and Authorized Representative

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

Official Use Only:

Property posted: 12-2-24 By: JE, MO

Published in Newspaper on: 11-29-24

PLANNING COMMISSION: 12-16-24

RECOMMENDATION: Approval

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

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

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


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

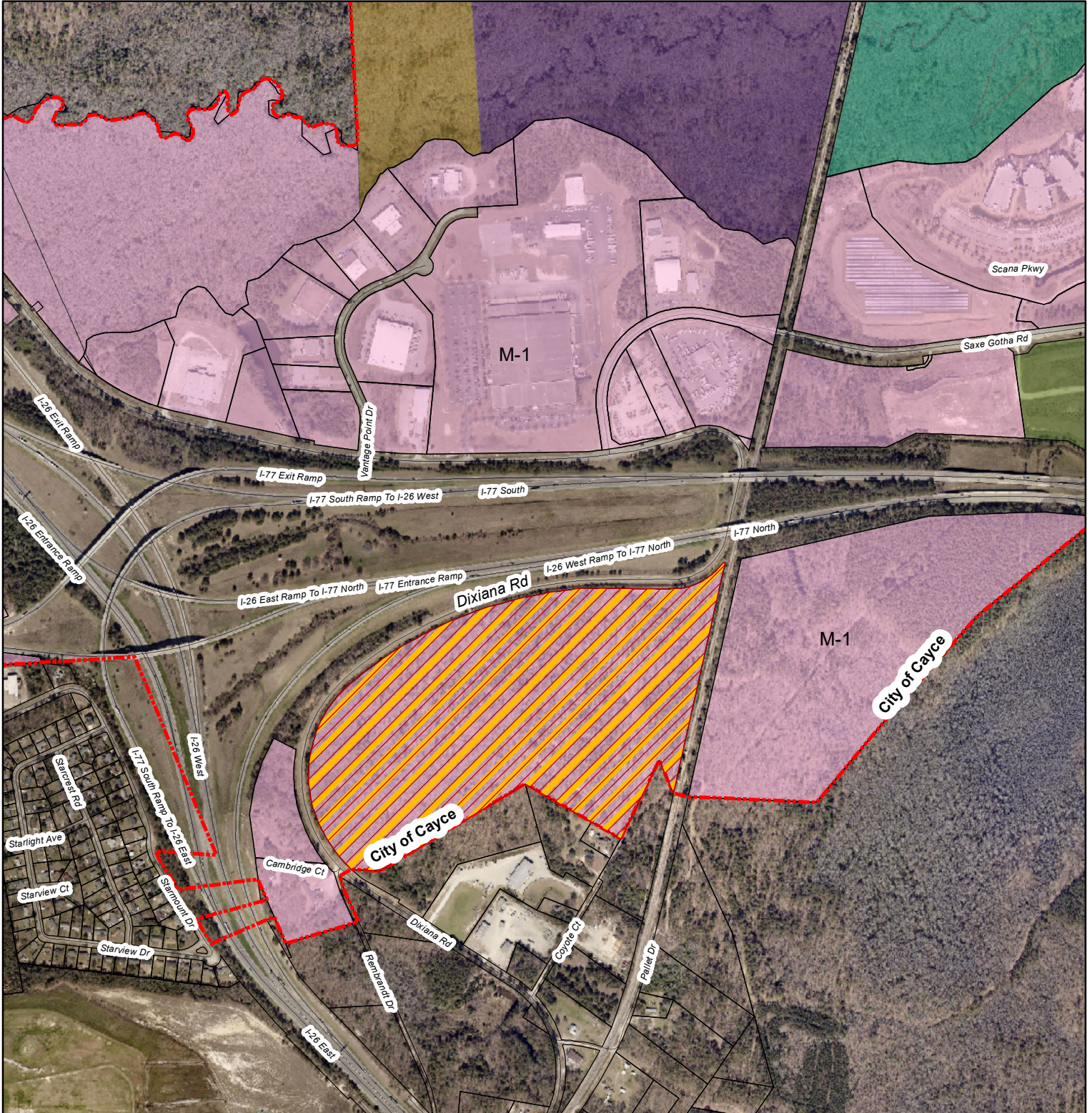
Notice to applicant sent on \_\_\_\_\_ advising of Councils action. If approved a statement to the effect that our zoning maps and records now reflect the new zoning of the property. If disapproved, the reasons for disapproval, a statement that any other request for rezoning on the same piece of property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

REZONING REQUEST  
DIXIANA ROAD  
TMS 006899-01-027

ITEM IV. B.

Legend

 Rezoning Request





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# Memorandum

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**To:** Mayor and Council

**From:** James Crosland, City Manager  
Michael Conley, Deputy City Manager  
Monique Ocean, Planning & Zoning Administrator

**Date:** February 19, 2025

**Subject:** Second Reading of an Ordinance to annex properties located on Dixiana Road (Tax Map Number 006899-01-029 and 006899-01-030), assigning M-2 zoning designations

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## Issue

Council approval is needed for the Second Reading of an Ordinance to annex properties located on Dixiana Road (Tax Map Numbers 006899-01-029 and 006899-01-030) and assign them the M-2 zoning designation.

## Discussion

The applicant/owner has requested the annexation of two parcels on Dixiana Road (Tax Map Numbers 006899-01-029 and 006899-01-030), totaling approximately 14.6 acres. In addition to the annexation, the applicant seeks an M-2 zoning designation for these properties.

The M-2 zoning district is designed to accommodate industrial uses that may not be compatible with certain environments, which is why these districts are typically located in areas geographically separated or buffered from more sensitive zones.

The requested M-2 zoning aligns with the City's Comprehensive Plan and Future Land Use Map.

If approved, these parcels will be incorporated into the applicant's larger 82-acre property on Dixiana Road.

The Planning Commission reviewed the proposed map amendments at its regularly scheduled meeting on December 16, 2024. No public comments were made in favor of or against the proposed changes.

## Recommendation

The Planning Commission unanimously recommends that City Council approve the annexation of Tax Map Numbers 006899-01-029 and 006899-01-030 and assign the M-2 zoning designation.

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

**ORDINANCE 2025-02**  
**Annexing Properties Located on Dixiana Road**  
**(TMS# 006899-01-029 and TMS# 006899-01-**  
**030) 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 properties 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 properties hereinafter described are 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 14.6 acres:

- (1) The parcel of property not currently within the City that is located at the end of Coyote Court, Lexington County, further identified as Lexington County Tax Map Number 006899-01-029, and
- (2) The parcel of property not currently within the City that is located on Dixiana Road, Lexington County, further identified as Lexington County Tax Map Number 006899-01-030.

The properties shall be zoned M-2 (Heavy Industrial), 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. These properties are 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

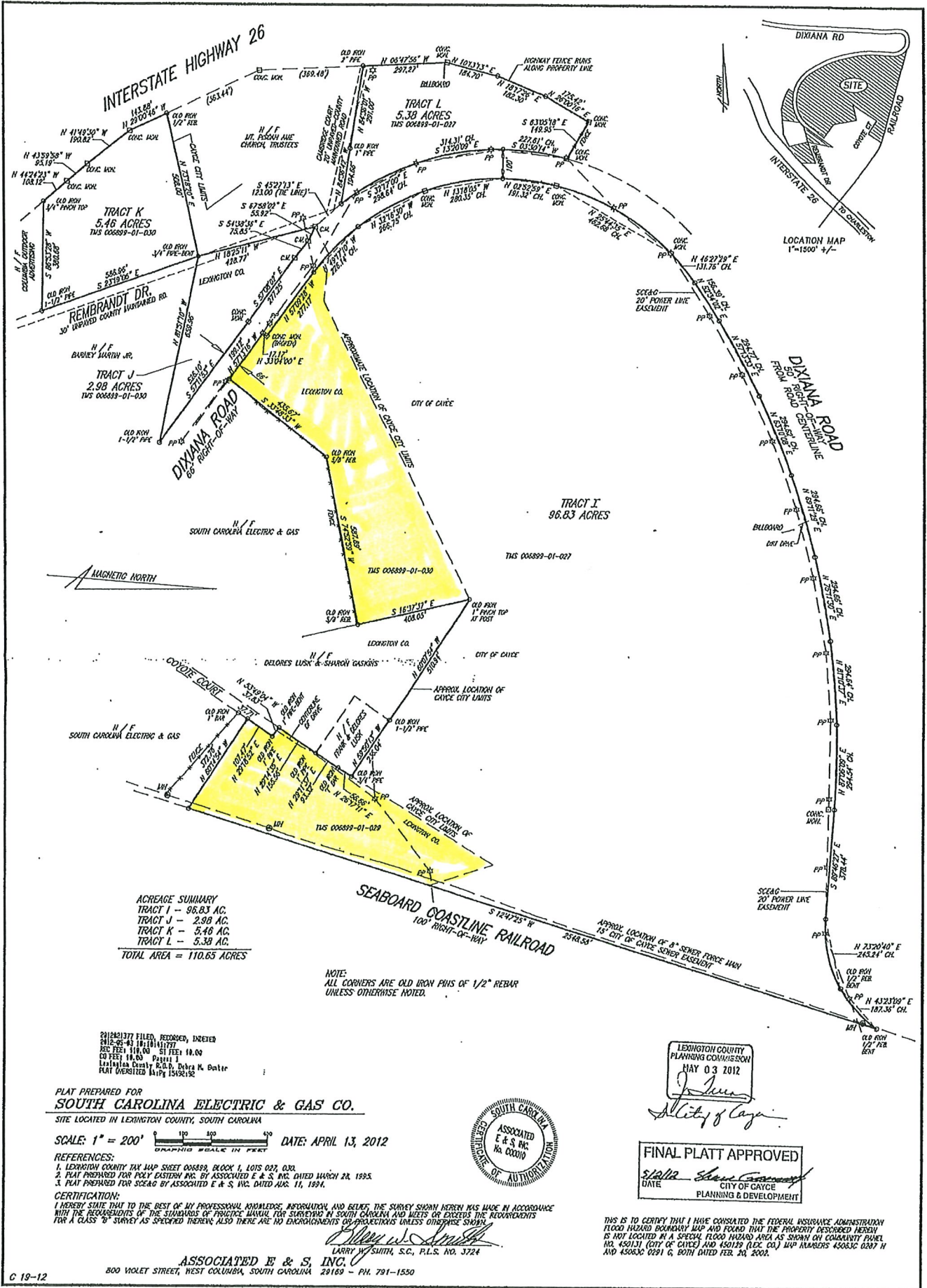
Attest:

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

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

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

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



ACREAGE SUMMARY  
 TRACT I - 96.83 AC.  
 TRACT J - 2.98 AC.  
 TRACT K - 5.46 AC.  
 TRACT L - 5.38 AC.  
 TOTAL AREA = 110.65 ACRES

NOTE:  
 ALL CORNERS ARE OLD IRON PINS OF 1/2" REBAR  
 UNLESS OTHERWISE NOTED.

2012021377 FILED, RECORDED, INDEXED  
 REC. FEB. 23 10:18 AM 2012  
 REC. FEB. 21 11:00 AM 2012  
 LEXINGTON COUNTY REC'D, Debra M. Daltre  
 PLAT OVERSIGHT 11/15/12

PLAT PREPARED FOR  
**SOUTH CAROLINA ELECTRIC & GAS CO.**  
 SITE LOCATED IN LEXINGTON COUNTY, SOUTH CAROLINA

SCALE: 1" = 200' DATE: APRIL 13, 2012

- REFERENCES:
1. LEXINGTON COUNTY TAX MAP SHEET 006889, BLOCK 1, LOTS 027, 030.
  2. PLAT PREPARED FOR POLY EASTON INC. BY ASSOCIATED E & S INC. DATED MARCH 28, 1995.
  3. PLAT PREPARED FOR SCE&G BY ASSOCIATED E & S INC. DATED AUG. 11, 1994.

CERTIFICATION:  
 I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND WEETS OF EXCESS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS UNLESS OTHERWISE SHOWN.

LARRY W. SMITH, S.C., P.L.S. NO. 3724

**ASSOCIATED E & S, INC.**  
 800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 - PH. 791-1550



LEXINGTON COUNTY  
 PLANNING COMMISSION  
 MAY 03 2012

*[Signature]*  
 City of Gayce

FINAL PLATT APPROVED  
 DATE: 5/14/12  
 CITY OF GAYCE  
 PLANNING & DEVELOPMENT

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY DESCRIBED HEREIN IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON COMMUNITY PANEL NO. 450131 (CITY OF GAYCE) AND 450139 (LEX. CO.) MAP NUMBERS 45063C 0287 H AND 45063C 0291 G, BOTH DATED FEB. 28, 2002.

**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:

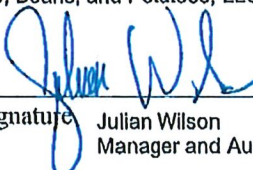
Undeveloped parcels located off Dixiana Road. See attached plat.

The property is designated as follows on the Lexington/Richland County tax maps: 006899-01-030 (to be subdivided)  
006899-01-029

It is requested that the property be zoned as follows: M-2

Existing/proposed use of the property to be annexed: Existing: Undeveloped Proposed: Industrial facility

Rice, Beans, and Potatoes, LLC:

	3850 Fernandina Rd, Columbia, SC 29210	11/7/2024
Signature	Street Address, City	Date
Julian Wilson Manager and Authorized Representative		

**For Municipal Use:**

Petition received by: Monique Ocean, Date: 11-7-24

Description and Ownership verified by: Monique Ocean, Date: 11-7-24



Recommendation: Approval

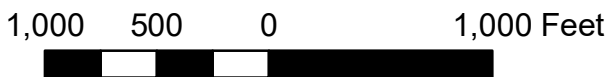
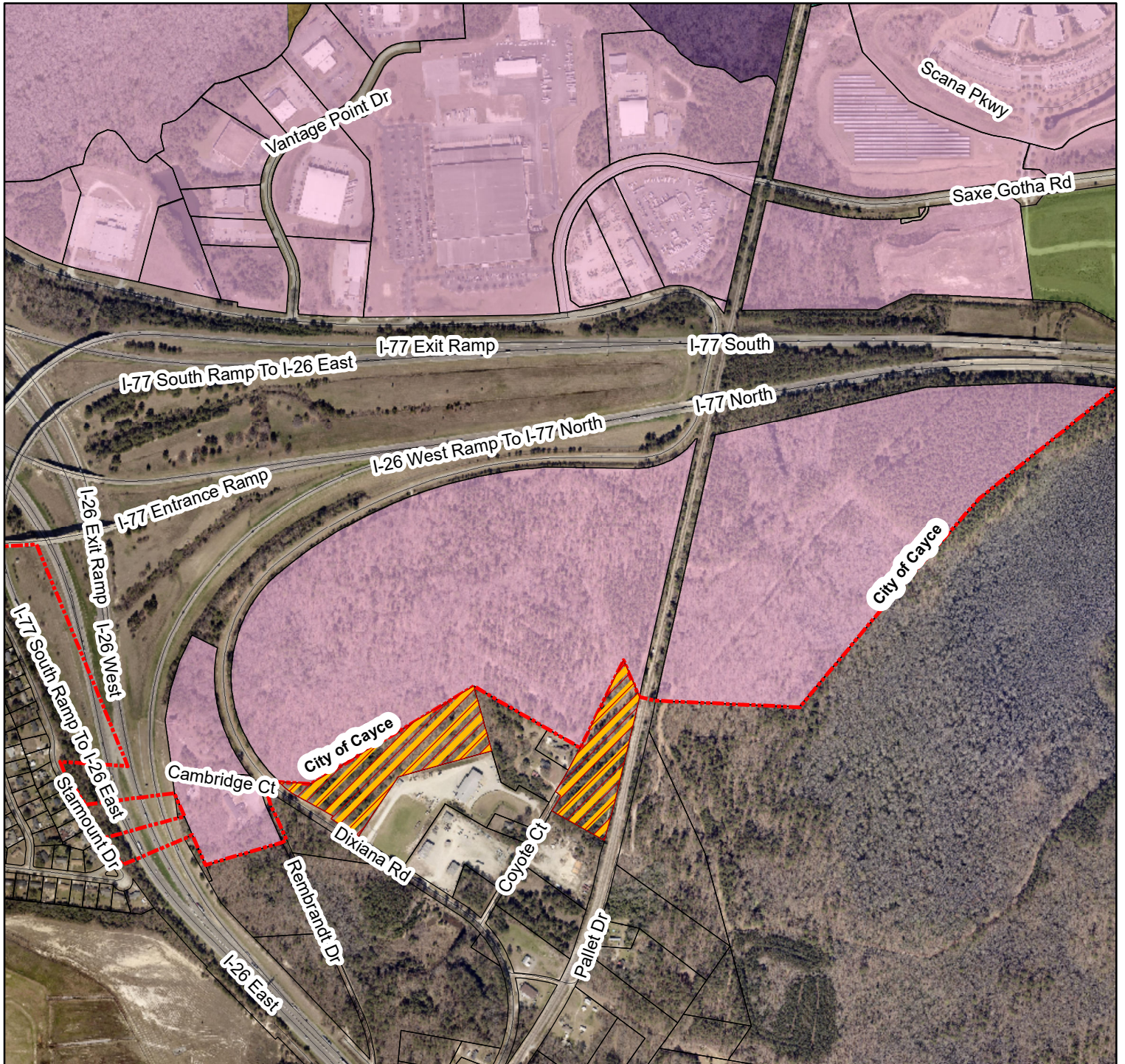
By: Planning Commission, Date: 12-16-24

ANNEXATION REQUEST  
DIXIANA ROAD  
TMS 006899-01-029 AND TMS 006899-01-030

ITEM IV. C.

Legend

-  Annexation Request
-  Cayce City Limits Line



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# Memorandum

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**To:** Mayor and Council

**From:** Michael Conley, Deputy City Manager

**Date:** February 19, 2025

**Subject:** Consideration and Approval of Resolution for Financing of a Fire Truck

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## ISSUE

Council approval is needed approve a lease agreement with PNC Bank for the purchase of a fire truck.

## BACKGROUND

On February 4, 2025, Council approved the purchase of a fire truck. Per Council's action, a lease agreement is currently underway with PNC Bank to finance \$530,940 for a period of seven (7) years and at an interest rate of 5.45%.

In order to begin the lease purchase agreement process with PNC Bank, they require the City to first pass a Resolution authorizing the City Manager to negotiate, enter into, and execute this lease purchase agreement.

## RECOMMENDATION

Staff recommends that Council approve the Resolution authorizing the City Manager to negotiate, enter into, and execute a lease purchase agreement with PNC Bank for the financing of a fire truck. The lease purchase principal amount will not exceed \$530,940 to be financed for seven years (7) at an interest rate of 5.45%.

## ITEM IV. D.

### RESOLUTION AUTHORIZING EXECUTION OF LEASE-PURCHASE AGREEMENT FOR PURCHASE OF FIRE TRUCK

Municipality/Lessee: City of Cayce, South Carolina

Principal Amount Expected To Be Financed: \$530,940

WHEREAS, the Municipality is a political subdivision of the State in which Municipality is located (the "State") and is duly organized and existing pursuant to the Constitution and laws of the State; and,

WHEREAS, pursuant to applicable law, the governing body of the Municipality ("Governing Body") is authorized to acquire, dispose of and encumber real and personal property, including, without limitation, rights and interest in property, leases and easements necessary to the functions or operations of the Municipality; and,

WHEREAS, the Governing Body hereby finds and determines that the execution of one or more Master Lease-Purchase Agreements ("Leases") in the principal amount not exceeding the amount stated above for the purpose of acquiring the property ("Equipment") to be described in the Leases is appropriate and necessary to the functions and operations of the Municipality; and,

WHEREAS, PNC Bank, National Association ("Lessor") shall act as Lessor under said Leases.

NOW, THEREFORE, Be It Resolved by the Governing Body of the Municipality:

Section 1. The City Manager ("Authorized Representative") acting on behalf of the Municipality, is hereby authorized to negotiate, enter into, execute, and deliver one or more Leases in substantially the form set forth in the document presently before the Governing Body, which document is available for public inspection at the office of the Municipality. The Authorized Representative acting on behalf of the Municipality is hereby authorized to negotiate, enter into, execute, and deliver such other documents relating to the Lease as the Authorized Representative deems necessary and appropriate. All other related contracts and agreements necessary and incidental to the Leases are hereby authorized.

Section 2. By a written instrument signed by the Authorized Representative, said Authorized Representative may designate specifically identified officers or employees of the Municipality to execute and deliver agreements and documents relating to the Leases on behalf of the Municipality.

Section 3. The aggregate original principal amount of the Leases shall not exceed the amount stated above and shall bear interest as set forth in the Leases and the Leases shall contain such options to purchase by the Municipality as set forth therein.

Section 4. The Municipality's obligations under the Leases shall be subject to annual appropriation or renewal by the Governing Body as set forth in each Lease and the Municipality's obligations under the Leases shall not constitute general obligations of the Municipality or indebtedness under the Constitution or laws of the State.

Section 5. As to each Lease, the Municipality reasonably anticipates to issue not more than \$10,000,000 of tax-exempt obligations (other than "private activity bonds" which are not "qualified 501(c)(3) bonds") during the current calendar year in which each such Lease is issued and hereby designates each Lease as a qualified tax-exempt obligation for purposes of Section 265(b) of the Internal Revenue Code of 1986, as amended.

Section 6. This resolution shall take effect immediately upon its adoption and approval.

ADOPTED AND APPROVED on this 19<sup>th</sup> day of February, 2025.

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

The undersigned Clerk of the above-named Municipality hereby certifies and attests that the undersigned has access to the official records of the Governing Body of the Municipality, that the foregoing resolutions were duly adopted by said Governing Body of the Municipality at a meeting of said Governing Body and that such resolutions have not been amended or altered and are in full force and effect on the date stated below.

Attest:

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

Approved as to form:

\_\_\_\_\_  
William C. Dillard, Jr., City Attorney



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# Memorandum

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**To:** Mayor and Council

**From:** Mike Conley, Deputy City Manager

**Date:** February 19, 2025

**Subject:** Approval of a Lease for Commercial Office Space and Furnishings

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## Issue

The Cayce Municipal Complex has reached its capacity, and office space is needed for staff.

## Discussion

The Cayce Municipal Complex was built in 1966 and after fifty-nine years, we are completely out of space. Staff has done a wonderful job utilizing every available space for employees at City Hall which includes converting old closets and showers for offices.

Staff searched for alternant off-site commercial space and located approximately 1,400 square feet at a secure location at the Bank of America Building (BOA) located at 440 Knox Abott Drive. This space has four offices, a main meeting space, and a small lobby which will be a perfect option for our Utilities Administration staff. The lease agreement will be for the following:

<u>Term</u>	<u>Monthly Base Rent</u>	<u>Annual Base Rent</u>
March 1, 2025 – April 30, 2025	\$0.00	N/A
May 1, 2025 – February 28, 2026	\$2,206.67	N/A
March 1, 2026 – February 28, 2027	\$2,272.87	\$27,274.40
March 1, 2027 – February 29, 2028	\$2,341.27	\$28,095.28
March 1, 2028 – February 28, 2029	\$2,411.89	\$28,942.64

Staff did locate another option, but BOA was the lowest in monthly costs. BOA has graciously agreed to repaint and replace the carpet at their cost, but the City must provide the office furniture.

## Recommendation

Staff recommends Council authorize the City Manager to enter into a lease agreement with Colliers International South Carolina Inc. for office space at the Bank of America Building and approve a one-time expenditure of up to \$30,000 for office furniture.

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# Memorandum

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**To:** Mayor and Council

**From:** Steven Gaither, Grant Manager

**Date:** February 14, 2025

**Subject:** Review and approval of a Financial Participation Agreement for the FY 25 SC State Victim Assistance Grant

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## Issue

The City of Cayce is applying for a state victim assistance program (SVAP) continuation grant through the South Carolina Attorney General's office to support services of victims of crime. The grant is intended to help fund programs that assist victims in recovery, and ensure their rights are protected.

## Discussion

Staff is requesting approval of a financial commitment to submit a grant application. The grant requires an 80/20 match, and the program is operated through the Cayce Police Department.

Purposed Request (80%)	Required Match (20%)	Total
\$59,487.20 (STATE)	\$14,871.80 (CITY)	\$74,359.00

## Recommendation

Staff recommends that Council authorize the City Manager to submit the grant application, and if approved, accept the grant award with the expenditure of \$14,871.80 from the General Fund's fund balance to pay the required grant match for the Victim Advocate's position.