City of
Tega Cay, South Carolina

Regular City Council Meeting Agenda
Tega Cay Glennon Center - Lower Level
15077 Molokai Drive, Tega Cay, SC

6:00 P.M. Call to Order, Pledge of Allegiance and Moment of Silence

1. Public Comments

2. Approval Of Minutes
   Regular City Council Meeting, March 21, 2016 and Special Council Meeting February 8, 2016, and Special Council Workshop April 5, 2016

   Documents: DRAFT MINUTES 2.8.16.PDF, DRAFT MINUTES 3.21.16.PDF, DRAFT MINUTES 4.5.16.PDF

3. Special Presentations
   A. Upgrades to Internet Service - Comporium Communications
   B. Oaths of Office - BOZA
   C. Citizens Academy Graduation
   D. Recognition of Firefighters
   E. Recognition of Police Officers
   F. Proclamation - Child Abuse Prevention Month
   G. Proclamation - Earth Day

4. Unfinished Business

   4.a. 2nd Reading Of An Ordinance To Annex By 100 Percent Petition Tax Map Numbers 646-00-00-002, 646-00-00-004, 646-00-00-005, 646-00-00-006, 646-00-00-007, 646-00-00-013, 646-00-00-031, 644-01-01-029, And A Portion Of 646-00-00-018 And To Rezone From RUD In The County To PDD In The City (Windhaven)

   Documents: 4A-1 ORD. __ ANNEXATION ORDINANCE - WINDHAVEN.PDF

   4.b. 2nd Reading Of An Ordinance For An Amendment For A PRT Commission

   Documents: 4B-1 ORDINANCE __ TO ESTABLISH PRT.PDF

5. New Business

   5.a. Joint Use Agreement With FMSD For Tega Cay Elementary School Athletic Fields

   Documents: 5A-1 JOINT USE AGREEMENT W TC 3 1 16.PDF

   5.b. Discussion Regarding Fire Station #2 Within The Stonecrest Development

   Documents: 5B-1 FIRE STATION SITE PLAN.PDF, 5B-2 USE OF FUNDS.PDF, 5B-3 FUNDING MODEL FOR FIRE STATION 4.11.16.PDF, 5B-4 TAX IMPACT MODEL WITH FIRE STATION.PDF, 5B-5 2015 CITY ASSESSMENT REPORTS.PDF

6. City Manager's Report

7. Public Comments

8. Council Comments

9. Executive Session
   Legal Advice Pursuant to Contractual Matters regarding Purchase of Property

10. Adjournment

DRAFT MINUTES UNTIL APPROVED BY COUNCIL

City of
TEGA CAY, SOUTH CAROLINA

Special City Council Minutes
City Hall – 7725 Tega Cay Drive, Tega Cay SC
Monday, February 8, 2016
6:00 p.m.

Councilmembers Present: *Mayor George Sheppard, Mayor Pro Tempore David O'Neal, Councilmembers Dottie Hersey, Ryan Richard and Jennifer Stalford. A quorum was present.*
Staff Present: *Charlie Funderburk, City Manager*
The Press was duly notified of the meeting.

Mayor George Sheppard called the meeting to order at 6:00 p.m. and noted it was a Special City Council meeting. He then led the Pledge of Allegiance and a Moment of Silence.

ITEM 1 EXECUTIVE SESSION

A. Discussion incident to Contractual Matters as it relates to Food and Beverage

MOTION

Councilmember Hersey motioned to go into Executive Session for a discussion incident to Contractual Matters related to Food and Beverage, seconded by Councilmember Stalford and passed unanimously.

Council entered into Executive Session at 6:02 p.m. and exited at 7:30 p.m. Mayor Sheppard noted only those items on the agenda were discussed and no votes were taken other than to return to open session.

ITEM 12 ADJOURNMENT

MOTION

There being no further business, Councilmember Richard motioned to adjourn the meeting, seconded by Councilmember Hersey and approved unanimously.

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

[SEAL]

_____
Sylvia Szymanski, Municipal Clerk

APPROVED:

_____
George Sheppard, Mayor

APPROVAL DATE: _ April 18, 2016_

City of
TEGA CAY, SOUTH CAROLINA

Regular City Council Meeting Minutes
Philip T. Glennon Center – Council Chambers
15077 Molokai Drive, Tega Cay, SC
Monday, March 21, 2016
6:00 p.m.

Councilmembers Present: *Mayor George Sheppard, Mayor Pro Tempore David O'Neal, Councilmembers Dottie Hersey, Ryan Richard and Jennifer Stalford. A quorum was present.*
Staff Present: *Charlie Funderburk, City Manager; Sylvia Szymanski, Municipal Clerk; Susan Britt, Planning & Development Manager; and City Attorney Bob McCleave*
The Press was duly notified of the meeting.

Mayor George Sheppard called the meeting to order at 6:03 p.m. and noted it was a Regular City Council meeting. He then led the Pledge of Allegiance and a Moment of Silence.

ITEM 1 EXECUTIVE SESSION
City Manager Funderburk and Mayor Sheppard agreed Council did not need an executive session to discuss Windhaven.

ITEM 2 PUBLIC COMMENTS
MOTION
Mayor Sheppard motioned to move Public Comments to 4d since those who signed up to speak about expansion could do so after the Windhaven presentation, seconded by Councilmember Hersey and approved unanimously.

ITEM 3 APPROVAL OF MINUTES
Mayor Sheppard noted no changes to the minutes of Regular Council Meeting February 16, 2016, Special Council Meetings of February 1, and March 3, 2016 and they were approved.

ITEM 4 SPECIAL PRESENTATION
A. Presentation from new Clubhouse F&B Operator, John Weinbrenner
MOTION
Councilmember Hersey motioned to table Item 4a until such time as Mr. Weinbrenner appears before Council, seconded by Councilmember O'Neal and approved unanimously.

B. Proclamation recognizing Helping Hands
Ms. Betty Worrell received the proclamation on behalf of Helping Hands.

C. Presentation and Council Discussion regarding Proposed Windhaven PDD
Developer Kent Olson from Development Solutions Group presented his proposal on Windhaven. Discussion followed and centered on financial models, traffic impact, density, school district, commercial development, and the park. Matt LeVeque with ESP Associates also addressed traffic patterns and egresses at Windhaven, Hubert Graham Way, Zimmerman, and River Falls.

D. Public Comments
1. Dean Sharits, 1056 Silver Gull, had his questions answered, but still wants to look at numbers.
2. Vincent DesRosiers, 7124 Top Soil Circle, spoke about the tax rate, a city plan and the need for a city center. Mayor Sheppard directed him to view the Comprehensive Plan on the City's website.

3. Frank McCollum, 7004 Tega Cay Drive, mentioned a Clemson study regarding annexation in York, SC and noted 200 people have signed a petition against Windhaven using this same study. Mayor Sheppard asked Mr. McCollum to meet the City's Finance Director to review the costs.
4. John Sherwood, Tepa Place, replied to a comment on Gold Hill Road's appearance and reminded Council of SLED's distinction of the distance of door-to-door as it relates to licensing and liquor.
5. Amy Parham, 2024 Emerald Pines Drive, is in favor of Windhaven, but without the facts, had signed an online petition.
6. Debbie Weatherby, Tuttle Company, noted if the City did not annex, the school deal would be lost.

E. Presentation by John Weinbrenner

As of May 1, Mr. Weinbrenner is the new operator of the clubhouse restaurant. He noted it will be upscale casual and he announced a contest to name the restaurant.

ITEM 5 COMMITTEE APPOINTMENTS

Council cast their ballots, but two run-offs were indicated for Planning Commission and BOZA. Council was instructed to vote on a signed paper to break a 3-way tie for the Planning Commission for Vincent DesRosiers, Dawn VanHine-Carreiro or Tom Weir. The 2-way tie for BOZA had Council vote for Larry Franklin or Dawn VanHine-Carreiro. (Tallied ballots announced during Item 7H.)

ITEM 6 UNFINISHED BUSINESS

A. 2nd Reading of an Ordinance to Rezone TMS#s **646-00-00-016** from B-1 (Neighborhood Business) to GI (Government & Institutional)- *City Hall*, **643-07-01-014** from B-2 (General Business) to GI *(Police Station)*, a Portion of **643-07-01-001** from B-1 to GI *(Glennon Center)*, **644-01-01-345** from B-2 to PARK *(Memorial Gardens)*, **644-01-01-020** from B-2 and PARK to PARK *(Trailhead Park)*, **644-02-01-001** from B-1 to PARK *(Trailhead Park- restroom area next to Shoreline Parking lot)*, **644-02-01-002** from B-1 to PARK *(Shoreline Pkwy Parking lot for Trailhead Park)*, **644-01-01-120** from B-1 to PARK *(gravel lot and pier area adjacent to Beach & Swim Center)*

MOTION

Councilmember Hersey motioned to approve the Ordinance as stated, seconded by Councilmember Stalford and passed unanimously.

B. 2nd Reading of an Ordinance to Rezone Tax Map Numbers **644-02-01-014** and **644-01-01-250** from B-1 to GI *(GH Elementary, GH Middle, TC Elementary Schools)*

MOTION

Mayor Pro Tem O'Neal motioned to approve the Ordinance as stated, seconded by Councilmember Hersey and approved unanimously.

C. TC Connect

City Manager Funderburk noted neighborhood boundaries including using those areas defined by an HOA. Susan Britt will be collecting names of potential liaisons. The City will review the Tega Cay Academy rosters. Two persons from each neighborhood is preferred and the City would start with an initial kickoff meeting in May. If certain areas lack names, the City will advertise for volunteers.

ITEM 7 NEW BUSINESS

A. Resolution authorizing the lease/purchase of Equipment for Golf Course Maintenance

MOTION

Councilmember Hersey motioned to approve the Resolution authorizing the lease/purchase of equipment for golf course maintenance not to exceed $217,000, seconded by Councilmember Stalford and approved unanimously.

City Manager Funderburk announced another two-way tie for the Planning Commission. Councilmembers were instructed to vote for either Vincent DesRosiers or Dawn VanHine-Carreiro on a signed piece of paper.

B. Planning Commission recommendation regarding Windhaven PDD

Tabled until the Planning Commission returned from their meeting.

C. Introduction and 1st Reading of an Ordinance to Annex by 100 Percent Petition Tax Map Numbers 646-00-00-002, 646-00-00-004, 646-00-00-005, 646-00-00-006, 646-00-00-007, 646-00-00-013, 646-00-00-031, 644-01-01-029, and a portion of 646-00-00-018 and to Rezone from RUD in the County to PDD in the City (Windhaven)

Tabled until the Planning Commission returned from their meeting.

D. Approval of Bank Agreement, Performance, Labor and Materials Surety Agreement for Lakeridge Phase 2, Pod E, Map 2

MOTION

Councilmember Richard motioned to approve the Approval of the Bank Agreement, Performance, Labor and Materials Surety Agreement for Lakeridge Phase 2, Pod E, Map2 for $28,910, seconded by Councilmember Hersey and approved unanimously.

(Planning Commission Members Entered Council Chambers)

B. Planning Commission recommendation regarding Windhaven PDD

Susan Britt indicated the Planning Commission unanimously recommended approval of Windhaven PDD Standards Document and Master Plan dated March 17. She noted its consistency with the Master Plan. It had met the goal of the Strategic Planning model. Ms. Britt elaborated on two clarifications – the continuation of Hubert Graham Parkway into Windhaven will maintain current standards and TIA phasing is not due until submission of preliminary plat.

C. Introduction and 1st Reading of an Ordinance to Annex by 100 Percent Petition Tax Map Numbers 646-00-00-002, 646-00-00-004, 646-00-00-005, 646-00-00-006, 646-00-00-007, 646-00-00-013, 646-00-00-031, 644-01-01-029, and a portion of 646-00-00-018 and to Rezone from RUD in the County to PDD in the City (Windhaven)

MOTION

Councilmember Hersey motioned to approve the Introduction and 1st Reading of an Ordinance to Annex by 100 Percent Petition Tax Map Numbers 646-00-00-002, 646-00-00-004, 646-00-00-005, 646-00-00-006, 646-00-00-007, 646-00-00-013, 646-00-00-031, 644-01-01-029, and a portion of 646-00-00-018 and to Rezone from RUD in the County to PDD in the City (Windhaven), seconded by Councilmember Stalford and approved (3-2).

VOTE: AYES (3) Mayor Sheppard, Councilmember Hersey and Councilmember Stalford
NAYS (2) Councilmember O'Neal and Councilmember Richard

E. Appointment to the York County Natural Gas Authority Board

MOTION

Mayor Sheppard motioned to recommend the reappointment of Ellen Weir to the York County Natural Gas Authority Board, seconded by Mayor Pro Tem O'Neal. Mayor Sheppard noted Ms. Weir earns $40 per meeting, there are 12 meetings per year. She also proved helpful with the gas company as it related to the gas line at Hubert Graham Way.

F. Amendment for PRT Commission

City Manager Funderburk indicated this was an amendment to the City's Code, Chapter 2, Article 4, Division 2 which describes the Community Relations Committee. This amends the restructuring of that group from its current existence into a PRT Commission.

MOTION

Mayor Pro Tem O'Neal motioned to approve the Introduction and 1st Reading of an Ordinance to amend Chapter 2, Article 4, Division 2 of the City's Code of Laws to establish the Parks, Recreation and Tourism Commission, seconded by Councilmember Richard and passed unanimously.

G. Resolution in Support of 4-Year Staggered Terms for York County Council

City Manager Funderburk announced that all 7 current York County Councilmembers serve a 2-year term and having staggered 4-year terms should help with future planning. If York County Council receives positive support from municipalities, the question goes to a Referendum vote by York County citizens.

MOTION

Councilmember Stalford motioned to approve the Resolution to endorse 4-year Staggered Terms for York County Council, seconded by Councilmember Hersey and approved unanimously.

H. Approval of Candidates for Volunteer Committees

City Manager Funderburk announced the four members voted to the Planning Commission include Chris Leonard, Stephen Handel, Arnold Mann and Vincent DesRosiers. For BOZA, the members include Michael Cole, Walt Krasinski, Greg Walden and Larry Franklin.. Julia Lentini was voted to Stormwater.

MOTION

Mayor Sheppard motioned to approve the appointments as stated by the City Manager to BOZA, Planning Commission and Stormwater, seconded by Councilmember Hersey and approved unanimously.

ITEM 6 CITY MANAGER'S REPORT

City Manager Funderburk announced a Pennies for Progress presentation on Wednesday at 6pm in Council Chambers and they would like input from the community.

On the sewer line rehab projects, Prism has cleaned and videoed a large portion of lines and will begin repair on the collection system in a few weeks. Harper Construction will repair the wastewater treatment plants starting the middle of next month. The City has only had two draw downs but in May or June, the Manager will update on the budget. Two out of three well houses are down at the road right of way on Marquesas and Point Clear. The Manila Bay well house needs to come down. Landscaping to begin in the next few weeks.

The largest media post by the City with 226 shares , 1300 likes and reached 85,000 views showed Firefighters Stan Hutton and Kyle Dowdall under Lt. Kenny Sallenger completing garden plantings when they were called as back-up to an EMS call of a broken hip by one of the City's residents. The firefighters finished what the resident had started.

Economic interest forms are due March 30 by Noon.

Eddie Z's Concert for Kidneys is Saturday, April 9 at 6pm at Runde Park with food trucks, children's entertainment area and a performance by Charity Case.

City Hall will be closed in observance of Good Friday. Happy Easter to everyone.

Councilmember Stalford asked for an update on sign regulations.

ITEM 7 PUBLIC COMMENTS

1. A. C. Williams of 2021 Emerald Pines introduced himself as the newly appointed Fifth Congressional District Commissioner for South Carolina Human Affairs Commission.

ITEM 8 COUNCIL COMMENTS

Councilmember Richard congratulated Vincent, Stephen, Arnold, and Chris on their appointment to the Planning Commission and thanked Ken, Alejandro and Tom for their service. On BOZA, he congratulated Mike, Larry, Walt and Greg. Enjoy spring break and Happy Easter.

Councilmember Stalford shared Beautification Committee workdays at the Living Memorial Gardens including 9am tomorrow and 8am on April 1 and April 5. The Tega Cay Veterans Association's Annual 5K Memorial Run takes place on Sunday, May 29 at 5pm. Register online at racesonline.com. To become a sponsor, contact Harry Barnes.

Councilmember Hersey thanked the Tega Cay firemen for all their good work and going above and beyond the call of duty. Happy Easter to those who celebrate it and Happy Spring to those who do not.

Mayor Pro Tem O'Neal had no comment.

Mayor Sheppard noted the Lions Club Easter Egg Hunt at Runde Field at 11 am on Saturday and a Pancake Breakfast at the Fire Station starting at 8am. One can buy tickets at the door.

ITEM 9 Executive Session

A. To receive legal advice incident to Fire Station Funding

MOTION

Councilmember Hersey motioned to move into Executive Session to obtain legal advice incident to fire station funding, seconded by Councilmember Richard and approved unanimously.

Council exited Executive Session at 8:20 p.m. and returned to open session. Mayor Sheppard noted only those items on the agenda were discussed and no votes were taken other than to return to open session.

ITEM 12 ADJOURNMENT

MOTION

There being no further business, Councilmember Hersey motioned to adjourn the meeting, seconded by Mayor Pro Tem O'Neal and approved unanimously.

The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

[SEAL]

_____

Sylvia Szymanski, Municipal Clerk

APPROVED:

_____

George Sheppard, Mayor

APPROVAL DATE: _ April 18, 2016 _

DRAFT MINUTES UNTIL APPROVED BY COUNCIL

City of
TEGA CAY, SOUTH CAROLINA

Special City Council Workshop with
Ft. Mill Town Council Minutes
City Hall – 7725 Tega Cay Drive, Tega Cay SC
Tuesday, April 5, 2016
6:30 p.m.

Councilmembers Present: *Mayor George Sheppard, Mayor Pro Tempore David O'Neal, Councilmembers Dottie Hersey, Ryan Richard, Jennifer Stalford, Mayor Guynn Savage, Mayor Pro Tem Larry Huntley, Councilmembers Ronald Helms and Lisa McCarley. A quorum was present.*
Staff Present: *Charlie Funderburk, City Manager; Katie Poulsen, Assistant City Manager; Susan Britt, Planning & Development Manager; Sylvia Szymanski, Municipal Clerk*
The Press was duly notified of the meeting.

Mayor George Sheppard called the meeting to order at 6:30 p.m. and noted it was a Special City Council workshop with Fort Mill's City Council. He then led the Pledge of Allegiance and a Moment of Silence.

ITEM 1 PRESENTATION

A. "The Contribution of Housing Markets on the Local Economy," Dr. Joey Von Nessen

Dr. Von Nessen made his presentation.

ITEM 2 COUNCIL COMMENTS

All members of both Councils made comments and asked questions.

ITEM 3 ADJOURNMENT

MOTION

There being no further business, Mayor Sheppard adjourned the meeting.

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

[SEAL]

_____
Sylvia Szymanski, Municipal Clerk

APPROVED:

_____
George Sheppard, Mayor

APPROVAL DATE: April 18, 2016

STATE OF SOUTH CAROLINA)
COUNTY OF YORK) **ORDINANCE ___**
CITY OF TEGA CAY)

TO ANNEX BY 100 PERCENT PETITION METHOD, AND INCORPORATE WITHIN THE CORPORATE LIMITS OF THE CITY OF TEGA CAY, APPROXIMATELY ± 122.2 ACRES, TAX MAP NUMBERS 646-00-00-002, 646-00-00-004, 646-00-00-005, 646-00-00-006, 646-00-00-007, 646-00-00-013, 646-00-00-031, 644-01-01-029, AND A PORTION OF 646-00-00-018, ADJACENT TO THE BOUNDARY LINE OF THE CITY, AS DESCRIBED ON THE SITE PLAN ATTACHED HERETO AND INCORPORATED BY REFERENCE AND TO REZONE FROM YORK COUNTY B-2 TO CITY OF TEGA CAY PDD

WHEREAS, the owners of the real estate designated as York County Tax Map Numbers 646-00-00-002, 646-00-00-004, 646-00-00-005, 646-00-00-006, 646-00-00-007, 646-00-00-013, 646-00-00-031, 644-01-01-029, and a portion of 646-00-00-018, located on Gold Hill Road and containing ± 122.2 acres, as described on the attached site plan, has petitioned the City Council of the City of Tega Cay to annex to the City of Tega Cay.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Members of City Council of the City of Tega Cay duly assembled:

SECTION I. That the described land on the attached plats and all adjacent rights-of-way, contiguous to the boundary of the City of Tega Cay is hereby annexed to, taken into and made a part of the City of Tega Cay.

SECTION II. That the property above described and hereby annexed shall be Planned Development District (PDD) under the Zoning Ordinance of the City of Tega Cay.

SECTION III. This ordinance shall be effective from and after the date that the Property Owners transfer the above-described property to Development Solutions Group through a deed recorded in the Office of the Register of Deeds, York County, South Carolina. If the property is not transferred within one-hundred and twenty (120) days from the date of adoption, this ordinance shall be of no force or effect.

FIRST READING: **March 21, 2016**
SECOND READING: _____

Enacted this __ day of _____, 2016, by a majority vote of the duly elected City Council of the City of Tega Cay, South Carolina.

SIGNED: **CITY OF TEGA CAY**

_____
George C. Sheppard, Mayor

[SEAL]

_____
David L. O'Neal, Mayor Pro Tempore

_____
Dottie Hersey, Council Member

_____
Ryan Richard, Council Member

_____
Jennifer Stalford, Council Member

ATTEST:

_____
Charlie Funderburk, City Manager

Certificate of Adoption

I hereby certify that the foregoing is a true copy of the ordinance passed at the regular meeting of the City Council of the City of Tega Cay, South Carolina, held on the ____ day of _____, 2016.

Sylvia Szymanski

_____
Municipal Clerk

STATE OF SOUTH CAROLINA)
COUNTY OF YORK) **ORDINANCE ___**
CITY OF TEGA CAY)

AN ORDINANCE TO PROVIDE FOR THE ESTABLISHMENT OF THE PARKS, RECREATION AND TOURISM COMMISSION IN PLACE OF THE COMMUNITY RELATIONS COMMITTEE

WHEREAS, Section 5-13-30 of the South Carolina Code of Laws vest with City Council the power to appoint all Committees, Boards and Commissions relating to the affairs of the municipal government, except as otherwise provided by law; and

WHEREAS, Ordinance 2 provides that the City Council may appoint a special committee to assist in municipal affairs; and

WHEREAS, Tega Cay did adopt Ordinance 393 on December 28, 2009 providing for the creation, membership and authority of the Community Relations Committee; and

WHEREAS, the City of Tega Cay finds it necessary to modify its committees and establish the Parks, Recreation and Tourism Commission in place of the Community Relations Committee; and

THEREFORE BE IT ORDAINED THAT the Mayor and City Council members of the City of Tega Cay, State of South Carolina, duly assembled do hereby approve amendments to the City Code of Laws as contained herein.

DIVISION 2. - PARKS, RECREATION AND TOURISM COMMISSION

Sec. 2-165. - Purpose.

The purpose of the Parks, Recreation and Tourism Commission (PRT Commission) is to:

1) Support the recreation programs and facilities of the City and to market those programs and facilities to encourage tourism throughout the City;
2) Support the vision of city council in regards to parks, recreation programs, tourism and community events;
3) Serve as an advisory commission to the mayor, city council and city manager on a regular basis as requested;
4) Act as a focal group to assist with the coordination and implementation of various types of activities and functions for the enjoyment of the community by residents of the City and the surrounding area. Said duties shall be in cooperation with city goals and objectives and with knowledge and approval of the city council and city manager;
5) Submit any and all financial requests to the city manager or the manager's designee on an annual basis as part of the City’s budgeting process.

Sec. 2-166. - Composition; appointment; compensation.
The PRT Commission shall be composed of five (5) members appointed by city council. Members shall serve without compensation. A member of city staff shall be appointed by the City Manager and shall serve as the Chairperson of the Commission. A city councilmember appointed by the mayor shall serve as liaison (nonvoting); provided, however, such liaison shall not act or speak on behalf of city council in regards to the PRT Commission. Those serving as members of the community relations committee as of the effective date of the ordinance from which this division is derived shall continue to serve until such time city council is able to appoint members of the PRT Commission.

The Commission shall develop advisory committees, in order to better facilitate the various duties of the Commission. Those committees shall include, but not be limited to marketing, fundraising, community events, recreation programs, and facilities.

Sec. 2-167. - Qualifications; term; vacancy.

a) The voting members shall be city residents and hold no other public office or position within the city. Members shall serve a two-year term staggered term. Notwithstanding the foregoing, the Commission and its individual members shall serve at the will and pleasure of city council. Two (2) members shall serve until March 31 of odd years, and three (3) members shall serve until March 31 of even years. Vacancies occurring other than by expiration of term shall be filled by city council for the unexpired term. Members may continue to serve until their successors have been appointed. Members may be reappointed to successive terms without limitations, on the condition they present a written application for the desired term.
b) Voting members shall be at least 18 years of age and residents of the city. Special emphasis shall be given to those applicants whose application exhibits expertise in areas of marketing, fund raising, event planning, facilities management and recreation. No applicant will be considered who represents a conflict of interest as defined in the South Carolina Code of Laws. Voting members shall review and recommend to the city manager any applicants for open committee positions.

Sec. 2-168. - Officers.
The PRT Commission shall elect one of its members as Vice-chairperson. The PRT Commission shall elect one of its members as secretary. No member elected as an officer may hold that office for more than one consecutive year, but are eligible to be elected to a different office the following year.

Four of the members shall also serve as Chairperson for the following advisory committees:

1) Marketing/Fundraising
2) Community Events
3) Recreation
4) Parks & Facilities

The fifth member shall serve in an at-large capacity assisting the Commission as deemed necessary.

Sec. 2-169. - Meetings.
The PRT Commission shall meet at the call of the Chairperson on a regular schedule. Any regular or special meeting or cancellation requires a 24-hour prior public notice. An agenda for the meeting shall be developed in a timely fashion by the Chairperson of the Commission and shall be submitted to the Municipal Clerk in order for it to be disseminated to the public. The Commission shall observe Robert's Rules of Order for the transaction of business. The Commission shall conduct all meetings so as to obtain necessary information and to promote the full and free exchange of ideas. All meetings shall be open to the public and in accordance with the Freedom of Information Act. The Commission shall keep minutes of the meetings. Written copies of all minutes, reports, studies, surveys and recommendations shall be filed with the Municipal Clerk.

Secs. 2-170—2-191. - Reserved.

FIRST READING: **March 21, 2016**
SECOND READING: _____

Enacted this __th day of ____, 2016, by a majority vote of the duly elected City Council of the City of Tega Cay, South Carolina.

SIGNED: **CITY OF TEGA CAY**

_____
George C. Sheppard, Mayor

[SEAL]

_____
David L. O'Neal, Mayor Pro Tempore

_____
Dottie Hersey, Council Member

_____
Ryan Richard, Council Member

_____
Jennifer Stalford, Council Member

ATTEST:

_____
Charlie Funderburk, City Manager

JOINT USE AGREEMENT

BETWEEN

THE FORT MILL SCHOOL DISTRICT

AND

THE CITY OF TEGA CAY

CONCERNING THE ATHLETIC FIELDS AT TEGA CAY ELEMENTARY

Purpose

The Fort Mill School District (hereinafter called "District") recognizes that offering the use of District facilities and grounds to outside organizations such as the City of Tega Cay (hereinafter called "Tega Cay") benefits the youth that participate in Tega Cay Parks and Recreation Programs. The District and Tega Cay have mutual interests in helping young people learn and develop recreation skills. The District works cooperatively through this Joint Use Agreement to provide use of the multipurpose field and baseball field (hereinafter collectively the "Facilities") to the Tega Cay Parks and Recreation Department at the Tega Cay Elementary School, located at 2185 Gold Hill Rd, Fort Mill, SC 29708.

The purpose of the Joint Use Agreement (JUA) is to foster a healthy foundation and relationship between both organizations and that this foundation will be built upon for continual improvement for years to come. As the District continues to experience enrollment growth and simultaneously as Tega Cay experiences an increase in participation of its recreation programs, entering into a Joint Use Agreement is necessary in order to recognize the financial resources needed to cover the increased demand on District athletic fields.

1. General Guidelines for Joint Use

A. The District will make its athletic fields located at Tega Cay Elementary school available for use by Tega Cay on a first priority basis after the scheduling requirements for District programs have been met.

B. Tega Cay will provide to the District Rental Facilitator, detailed schedules for athletic fields on or by January 1st of each year for spring sports and on or by August 1st of each year for fall sports.

C. For scheduling purposes, priority will be given to programs that provide direct benefit to youth.

D. The mutual goal of the District and Tega Cay will be to maintain Parks and Recreation program continuity, giving adequate notification of scheduling changes to allow completion of a Parks and Recreation program cycle.

E. Tega Cay agrees to provide adequate supervision of all of its programs. Supervision will not be provided by the District.

F. The District will operate its athletic fields at Tega Cay Elementary as joint use facilities with Tega Cay. However, a separate District fee schedule will be established and charged to non-district users when fields are deemed available for community use.

G. Tega Cay recognizes that this JUA is only intended for the use of the Facilities located at Tega Cay Elementary and other JUA's may be developed for District facilities or athletic fields.

2. **Joint Use Scheduling Process**
    A. Tega Cay Parks and Recreation Department will initiate providing dates to the District Rental Facilitator by the dates as defined in paragraph I.A. above.
    B. Upon receiving the requested dates the District Rental Facilitator will begin the process of scheduling the dates with the administration of Tega Cay Elementary.
    C. The District Rental Facilitator will provide a written confirmation of approved dates within two weeks to the Tega Cay Parks and Recreation Department. If a delay in confirmation is occurring, the District Rental Facilitator will communicate the delay to Tega Cay.
    D. Upon receiving the confirmation, Tega Cay Parks and Recreation may consider the schedule provided as booked with the District and Tega Cay Elementary.

3. **Resolving Space Availability Conflicts**
    A. Efforts at resolution of space availability issues are first encouraged directly between facility based representatives. The scheduling offices of both organizations will, whenever possible, identify options or ways to accommodate the interest of both organizations.
    B. If an agreement cannot be reached on a scheduling request, the issue will be referred to the Superintendent of Schools and the City Manager.

4. **Procedures of Managing Athletic Facilities**
    A. A key to lockable gates shall be provided by the District to Tega Cay. Issuance of keys to Parks and Recreation personnel for use of District athletic fields is limited to the requirements of the JUA. Tega Cay agrees to not duplicate keys issued.
    B. Tega Cay agrees to maintain the athletic fields for the purpose of Parks and Recreation uses. Maintenance on the baseball field and the soccer field will include cutting of the grass, weeding fence areas, upkeep of the irrigation system,infield upkeep for the baseball field and turf grass management of the Facilities.
    C. The District will not provide storage units for Tega Cay. In the event that storage units are needed by Tega Cay, a detailed plan will be provided to the District for review and approval.

5. **Restitution and Repairs**
    A. As Tega Cay is the entity responsible for maintaining the Facilities at Tega Cay Elementary, it shall also be responsible for the repair of the turf grass during optimal growing times each year. Tega Cay shall not be responsible for any damage that may occur as a result of vandalism when the fields are not in use or any damage as a result of negligence by the Fort Mill School District. If either party discovers damage to either Facility, it should be reported to the proper authorities and to the other party.

B. Tega Cay will make the District aware of any work being performed on the facilities, whether it be due to damage or general turf grass maintenance. An expense sheet detailing the work done and the cost shall be provide by Tega Cay to the District within 30 days of the repairs being completed.

C. The District shall have the right to make immediate emergency repairs to the facilities. If the District determines it is in its best interest to make other repairs to the Facilities, it shall notify Tega Cay no fewer than 10 business days prior to the work commencing.

6. Documentation of Rental Cost

A. The District will provide to Tega Cay an invoice documenting the waived rental cost. The invoices will be provided to show the benefits that the District provides to the Tega Cay Parks and Recreation Programs by providing in-kind space.

B. Tega Cay will provide the District with an annual itemized list of costs associated with maintaining the athletic fields at Tega Cay Elementary. The annual itemized list will be provided to show the cost saving benefits that Tega Cay provides to the District in order to be able to access the fields.

C. Either organization may request a review of the relative benefits received by the other organization.

7. Requests for Services Outside of the Agreement

A. Should Tega Cay and the District decide not to enter into a JUA for other District owned Facilities, Tega Cay will assume the facility rate provided by the Fort Mill School Board Policy K-F. Standard requesting procedures apply to those requests and invoicing will be handled by the District Rental Facilitator.

B. Should the District request space at any City of Tega Cay facility which exceeds an amount determined to be waived by Tega Cay in its sole discretion, the District will be billed and an invoice will be provided to the District Rental Facilitator.

8. Liability

Tega Cay agrees to carry supplemental accident insurance coverage on all participants that it schedules to use the Facilities. Tega Cay further agrees to maintain Workers Compensation on all employees working for Tega Cay while they are working at the Facilities and obtain proof of workers compensation from any contractors it may use to maintain the Facilities. The District agrees to cover the Facilities under its regular property and liability insurance as it would all other District Facilities. The Parties agree to work in a cooperative effort in the event of an accident at the Facilities.

9. Agreement Term

The term of this agreement will be for two (2) years from the date that the JUA is signed by both parties. This JUA may be extended for an additional

two (2) year term, provided however, both Parties must agree to the additional term in writing, no fewer than 90 days prior to the end of the then current term.

Fort Mill School District	City of Tega Cay
By_____	By_____
Dr. James N. "Chuck" Epps, Jr. Superintendent	Charlie Funderburk City Manager
Date_____	Date_____

FLOOR PLAN | SCALE: 1/4" = 1'-0"

adwarchitects
environmentsforlife
architecture planning interiors

101 west worthington avenue, suite 270
charlotte, north carolina 28203
t) 704 379 1919
f) 704 379 1920
www.adwarchitects.com

More Than Bricks & Mortar
RANDOLPH BUILDERS, INC.

City of Tega Cay
Established 1982
Bonae Vitae

FIRE STATION
No. 2

TEGA CAY FIRE DEPARTMENT

TEGA CAY, SC

FLOOR PLAN

DATE March 18, 2016
PROJECT NO 15093

REVISIONS
NO DATE DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, PA. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, PA.

SEAL

SHEET NUMBER A100

Uses of Funds for Fire Station 2

Base Bid	1,183,845
Architect Fees	110,460
Civil Engineering Fees	17,850
Structural Engineering Fees	8,925
subtotal:	1,321,080

ADD:

Building Structure due to Class D Soils	25,300
10"+4"+2" asphalt and 8" Concrete in driveways	98,242
Grading for alt. site plan	18,000
Cut Through island in median for driveway	15,000
Site sign allowance	15,000
Soils Contingency	280,000
Add precast concrete surround at two front overhead doors	14,885
Ext masonry veneer- chage shot blast CMU accent band to precast water table and 4" split face cmu below to stacked stone	36,550
Overhead door change from insulated steel sectional doors with one section of glass to aluminum powder-coated finish with full view 1/8" DSB glass	9,850
"Public Bathroom"	9,890
All LED lighting	9,632
Full Coverage Fire Alarm	2,530
Additional Labor	19,483
subtotal of Adds:	529,062
CONSTRUCTION AND DESIGN SUBTOTAL	1,850,142
10% Contingency	185,014
CONSTRUCTION TOTAL	2,035,156
Testing and Special Inspections For Soils	28,425
Furnishings for Building (beds, kitchen equipment, etc.)	80,000
New Fire Engine	400,000
TOTAL TO FUND	2,515,156
CASH CONTRIBUTION	650,000
COST OF ISSUANCE	60,000
TOTAL TO BORROW	1,925,156

1	2	3	4	5	6	7	8	9	10
Fiscal Year	Value of a Mill	Assumed Growth Rate	Collection Percentage	Collected Value	Revenues Generated from Tax Rate	Proposed Tax Supported Debt Service	Total Net Debt Service Paid From Millage	Required Tax Increase (Mills)	Cost of Debt Service (Mills)
2016	50,442	1.00%	99.00%	49,937	730,313	-	730,313	-	14.62
2017	54,351	7.75%	99.00%	53,807	786,910	57,755	782,597	-	14.54
2018	56,389	3.75%	99.00%	55,825	816,423	57,755	789,827	-	14.15
2019	59,124	4.85%	99.00%	58,533	856,026	57,755	735,366	-	12.56
2020	61,992	4.85%	99.00%	61,371	897,531	193,405	875,695	-	14.27
2021	64,998	4.85%	99.00%	64,348	941,069	193,405	822,773	-	12.79
2022	68,151	4.85%	99.00%	67,469	986,713	193,405	824,960	-	12.23
2023	71,456	4.85%	99.00%	70,741	1,034,565	193,405	771,636	-	10.91
2024	74,922	4.85%	99.00%	74,172	1,084,742	193,405	775,451	-	10.45
2025	78,556	4.85%	99.00%	77,769	1,137,347	193,405	774,975	-	9.97
2026	79,341	1.00%	99.00%	78,547	1,148,725	193,405	778,211	-	9.91
2027	80,134	1.00%	99.00%	79,333	1,160,220	193,405	774,958	-	9.77
2028	80,936	1.00%	99.00%	80,126	1,171,817	193,405	701,455	-	8.75
2029	81,745	1.00%	99.00%	80,927	1,183,532	193,405	697,505	-	8.62
2030	82,563	1.00%	99.00%	81,737	1,195,378	193,405	703,255	-	8.60
2031	83,388	1.00%	99.00%	82,554	1,207,326	193,405	193,405	-	2.34
2032	84,222	1.00%	99.00%	83,379	1,219,391	-	-	-	0.00
2033	85,064	1.00%	99.00%	84,213	1,231,588	-	-	-	-
2034	85,915	1.00%	99.00%	85,055	1,243,902	-	-	-	-
2035	86,774	1.00%	99.00%	85,906	1,256,348	-	-	-	-
2036	87,642	1.00%	99.00%	86,765	1,268,910	-	-	-	-
2037	88,518	1.00%	99.00%	87,633	1,281,605	-	-	-	-
2038	89,404	1.00%	99.00%	88,509	1,294,416	-	-	-	-
2039	90,298	1.00%	99.00%	89,394	1,307,359	-	-	-	-
2040	91,201	1.00%	99.00%	90,288	1,320,433	-	-	-	-
2041	92,113	1.00%	99.00%	91,191	1,333,639	-	-	-	-
2042	93,034	1.00%	99.00%	92,103	1,346,977	-	-	-	-
2043	93,964	1.00%	99.00%	93,024	1,360,446	-	-	-	-
2044	94,904	1.00%	99.00%	93,954	1,374,047	-	-	-	-
2045	95,853	1.00%	99.00%	94,894	1,387,794	-	-	-	-
2046	96,811	1.00%	99.00%	95,843	1,401,673	-	-	-	-
Total						2,494,128	11,732,383	-	

Sources of Funds	
Par Amount of Bonds	$ 1,925,157
City Cash on Hand	650,000
Total Sources of Funds	$ 2,575,157

Uses of Funds	
Catawba Park Project	$ -
Fire Station Project	2,515,157
Costs of Issuance	60,000
Total Uses of Funds	$ 2,575,157

FIRST TRYON ADVISORS

Tax Impact Model with Fire Station

1	2	3	4	5	6	7	8	9	10	11	12	13
Fiscal Year	Value of a Mill	Assumed Growth Rate	Collection %	Collected Value	Revenues Generated from Taxes	General Fund Other Rev.	Total Revenue	Expenditures w/ existing debt	Fire Station	Total Expenditures w/ new debt	Net Revenue	Millage Increase
2016	50,442	1.00%	99.00%	49,937	4,444,393	3,117,984	7,562,377	7,443,724	-	7,443,724	118,653	-
2017	54,351	7.75%	99.00%	53,807	4,788,823	3,149,164	7,937,987	7,538,955	57,755	7,596,710	341,277	-
2018	56,389	3.75%	99.00%	55,825	4,968,425	3,180,655	8,149,080	7,546,185	57,755	7,603,940	545,140	-
2019	59,153	4.90%	99.00%	58,560	5,211,840	3,212,462	8,424,302	7,491,724	57,755	7,549,479	874,823	-
2020	62,021	4.85%	99.00%	61,401	5,464,689	3,244,587	8,709,276	7,496,402	193,405	7,689,807	1,019,468	-
2021	65,029	4.85%	99.00%	64,379	5,729,731	3,277,033	9,006,764	7,443,480	193,405	7,636,885	1,369,878	-
2022	68,183	4.85%	99.00%	67,501	6,007,589	3,309,803	9,317,392	7,445,666	193,405	7,639,071	1,678,321	-
2023	71,490	4.85%	99.00%	70,775	6,298,975	3,342,901	9,641,876	7,392,342	193,405	7,585,747	2,056,129	-
2024	74,958	4.85%	99.00%	74,207	6,604,423	3,376,330	9,980,753	7,396,158	193,405	7,589,563	2,391,190	-
2025	78,593	4.85%	99.00%	77,807	6,924,823	3,410,093	10,334,916	7,395,682	193,405	7,589,087	2,745,829	-
2026	79,379	1.00%	99.00%	78,585	6,994,065	3,444,194	10,438,259	7,398,918	193,405	7,592,323	2,845,936	-
2027	80,173	1.00%	99.00%	79,370	7,063,930	3,478,636	10,542,566	7,395,665	193,405	7,589,070	2,953,496	-
2028	80,974	1.00%	99.00%	80,164	7,134,596	3,513,422	10,648,018	7,322,162	193,405	7,515,567	3,132,451	-
2029	81,784	1.00%	99.00%	80,966	7,205,974	3,548,557	10,754,531	7,318,212	193,405	7,511,617	3,242,913	-
2030	82,602	1.00%	99.00%	81,775	7,277,975	3,584,042	10,862,017	7,323,962	193,405	7,517,367	3,344,650	-
2031	83,428	1.00%	99.00%	82,593	7,350,777	3,619,883	10,970,660	6,814,112	193,405	7,007,517	3,963,142	-
2032	84,262	1.00%	99.00%	83,419	7,424,291	3,656,081	11,080,372	6,916,324	-	6,916,324	4,164,049	-
2033	85,105	1.00%	99.00%	84,253	7,498,517	3,692,642	11,191,159	7,020,069	-	7,020,069	4,171,091	-
2034	85,956	1.00%	99.00%	85,096	7,573,544	3,729,569	11,303,113	7,125,370	-	7,125,370	4,177,743	-
2035	86,816	1.00%	99.00%	85,947	7,649,283	3,766,864	11,416,147	7,232,250	-	7,232,250	4,183,897	-
2036	87,684	1.00%	99.00%	86,806	7,725,734	3,804,533	11,530,267	7,340,734	-	7,340,734	4,189,533	-

ASSUMPTIONS

Windhaven has been approved

YE 2017 based on assessment report from York County for YE 2017

YE 2018 tax revenue from Mr. Putty, The Learning Center and Shoppes at Stonecrest realized

YE 2019 residential tax growth from Windhaven (spread across 7 years)

1% growth for re-assessments is realized in all of column 3 to capture reassessments every 5 yrs by County

1% growth each year in "Other Revenue" column 7

1.5% CPI growth in expenditures each year

Current millage rate at 89 mills

YORK COUNTY
AUDITOR'S OFFICE
March 18, 2016

2016 Projections

Category	Clover	Fort Mill	Hickory Grove	Rock Hill	Sharon	**Tega Cay**	York	Total
Aircraft	0	2,067	0	280,666	0	**29,542**	1,245	313,520
Watercraft	51,457	156,247	1,934	450,236	3,375	**661,052**	40,136	1,364,437
Office Furniture	42,783	260,417	0	3,211,785	0	**10,435**	126,573	3,651,993
Business Personal	764,917	1,272,348	31,530	14,286,035	30,420	**449,694**	1,233,410	18,068,354
Manufacturing	2,017,923	1,159,492	0	11,472,054	0	**0**	3,600,981	18,250,450
Fee-In-Lieu	627,815	1,767,060	0	22,260,310	0	**0**	566,493	25,221,678
Utilities	1,389,064	2,308,053	100,095	6,475,255	56,571	**1,081,882**	2,234,377	13,645,297
TIF	0	0	0	(1,858,918)	0	**0**	0	(1,858,918)
Industrial Abatement	(579,579)	0	0	(3,179,196)	0	**0**	0	(3,758,775)
Multi County Industrial Park	(4,233)	(34,068)	0	(33,240)	0	**0**	(1)	(71,542)
Real Property	11,684,579	58,733,693	744,584	196,758,847	707,680	**44,327,378**	17,374,821	330,331,582
Subtotal	15,994,726	65,625,309	878,143	250,123,834	798,046	**46,559,983**	**25,178,035**	405,158,076
Vehicles (Billed)	2,385,789	9,897,015	221,735	32,842,496	177,181	**7,877,837**	2,536,997	55,939,050
Grand Total	18,380,515	75,522,324	1,099,878	282,966,330	975,227	**54,437,820**	**27,715,032**	461,097,126
Millage Rate	116	86	39	94	33	**89**	117	
Taxes Collected	2,132,140	6,494,920	42,895	26,598,835	32,182	**4,844,966**	3,242,659	
Value of a Mill	18,381	75,522	1,114	284,480	975	**54,438**	27,668	