



City of
TEGA CAY, SOUTH CAROLINA

Regular City Council Meeting Minutes
Philip T. Glennon Center – Council Chambers
15077 Molokai Drive, Tega Cay, SC
Tuesday, February 16, 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 and Development Manager; and City Attorney Bob McCleave
The Press was duly notified of the meeting.

Mayor George Sheppard called the meeting to order at 6:00 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 JOINT PUBLIC HEARING WITH PLANNING COMMISSION

A. Rezoning of TMS# **646-00-00-062** (former Suite property currently owned by City adjacent to City Hall) from BD-1 in the County to GI in the City as a part of a 100 Percent Petition Annexation
No comments to this rezoning.

B. Rezoning of TMS# **644-00-00-030** (Dam Rd.) from RUD in the County to B-2 in the City as a part of a 100 Percent Petition Annexation

Susan Britt, Planning & Development Manager, described rezoning said property to business for commercial purposes as requested by the petitioner who also asked to be annexed. City Manager Funderburk followed up with details should Signature Waste contract for that site.

Public Comments

1. Darryl McDaniel, 2200 Dam Road, opposed an operations center for Signature Waste at this location.
2. John Sherwood, Tega Place, expressed concern with traffic and road conditions at this location.

C. Rezoning of TMS#s **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** from RUD in the County and B-2 in the City of Tega Cay to PDD in the City (Windhaven)

Susan Britt described the parcel followed by Council discussion.

Public Comments

1. Frank Sabato, 1709 Bentgrass Lane, a 3-year resident, shared concerns about growth. Patio homes and town homes reduce quality of life in Tega Cay and they reduce average household income.
2. Frank McCollum, 7004 Tega Cay Drive, presented his analysis regarding taxes, revenues, expenses and profitability. Although pro-growth, his biggest concern is the dilution of his vote, he requested more facts.
3. John Sherwood, 10035 Tega Place, considers himself pro-growth. He disclosed this is advantageous commercially, but a school at this site limits licensing for restaurants which could be attractive to historic Tega Cay. He questioned police/fire service and consideration of a York County Council moratorium.
4. Vincent DesRosiers, 7124 Topsail Circle, commented this is not the City he moved to 3 years ago. Baxter is the only planned community and illustrated need for delay to leverage a plan for this space. He asked Council to put together a plan.

D. Rezoning of 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*)

Susan Britt explained the effort to comply with actual land uses. There was little discussion and no public comment.

E. Rezoning of TMS#s **644-02-01-014** from B-1 to GI (*Gold Hill Elementary & Gold Hill Middle Schools*), **644-01-01-250** from B-1 to GI (*Tega Cay Elementary School*)

Susan Britt explained government institutional zonings. There was no discussion.

1. Jackie Travieso of 29031 Windjammer questioned percentage of open space when acquiring land. Susan Britt followed up with a description of ordinances and use of acreage.

MOTION

Councilmember Hersey motioned for a 5-minute break, seconded by Mayor Pro Tem O'Neal and approved unanimously.

Council entered into a short break at 7:36pm and returned to session at 7:45pm.

MOTION

Councilmember Hersey motioned to table Item 5E to the Special March 3 Council Meeting, seconded by Mayor Pro Tem O'Neal and passed unanimously.

ITEM 2 PUBLIC COMMENTS

1. Rick Walker, 947 Rocky Point Lane, a previous game warden, commented that one of the reasons for moving here was the abundant wildlife and he wants the deer to be left alone.
2. Amy Bennison, 10031 Bora Bora Drive, remarked on SC population growth, its wildlife impact, reliability of spotlight surveys, and stewardship of the environment.
3. John Sherwood of Tega Place, asked for clarification on peddlers in the community and when to call non-emergency or emergency police numbers. City Manager Funderburk spoke to peddlers having business licenses. He encouraged anyone who sees a suspicious person, call the police.
4. Jackie Trevioso, 29031 Windjammer Drive, noted the Tega Cay deer influenced her home purchase and shared her opposition to select killing but rather survival of the fittest and hopes for community input.

ITEM 3 APPROVAL OF MINUTES

Mayor Sheppard noted no changes to the January 19, 2016 minutes and the minutes were approved.

ITEM 4 SPECIAL PRESENTATION

A. SCDNR Deer Study

Jeff Whitt of SCDNR commented on the December 16, 2015 spotlight deer survey covering over eight miles along the golf course. 47 deer were spotted which would equate to 67 deer per square mile or one deer per eleven acres. Councilmember Stalford stated the City does not have a problem here, but rather a social issue.

B. Mr. Putty's Fun Park

Chris Scuderi outlined his plan to build a miniature golf course and adventure park with snack stations behind the Tega Cay Mobil station.

ITEM 5 NEW BUSINESS

A. Award for Fire Department RFP

Chuck Randolph, Randolph and Sons Construction and Architect, Keith Carlan presented their experience and designs. City Manager Funderburk commented that construction could begin by June with an 11-month construction schedule once plans are approved with an open by spring 2017. This station would be located near Walmart.

MOTION

Councilmember Hersey motioned to award the RFP for Fire Station 2 to Randolph and Sons Builders and direct the City Manager to bring back to City Council the necessary contracts and funding solution for consideration prior to a notice to proceed being given, seconded by Councilmember Stalford and approved unanimously.

B. Planning Commission Recommendation

Susan Britt announced for Item 1A: Tax Map 646-00-00-062 (*Suite property*), was to recommend approval. On Item 1B for rezoning of Tax Map #644-00-00-030 (*Dam Road property*) RUD to B2, the recommendation was denial but consideration should be given to Mixed Use District rather than B2. However, this lot does not meet the acreage requirements for Mixed Use which is five acres as this property is less than 5 acres. When asked for clarification, Ms. Britt commented the denial centered on B2 district, county rural residential zoning and GI, as well as the public hearing comments. The Planning Commission tabled any Windhaven PDD recommendation. The recommendation on Item D for rezoning (*City-owned property*) was for approval. For Item 1E (*school-owned property*) rezoning, recommendation was for approval.

- C. Introduction and 1st Reading of an Ordinance to Annex by 100 Percent Petition Tax Map Number 646-00-00-062 and to Rezone from BD-1 in the County to GI in the City

MOTION

Councilmember Stalford motioned to approve the motion as stated, seconded by Councilmember Hersey and approved unanimously.

- D. Introduction and 1st Reading of an Ordinance to Annex 100 Percent Petition Tax Map Number 644-00-00-030 and to Rezone from RUD in the County to B-2 in the City

MOTION

Councilmember Hersey motioned to approve the motion as stated, no second, motion failed.

- E. 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 - TABLED Prior to Item 2

- F. Introduction and 1st Reading of an Ordinance to Rezone Tax Map Numbers 646-00-00-016 from B-1 to GI, 643-07-01-014 from B-2 to GI, a Portion of 643-07-01-001 from B-1 to GI, 644-01-01-345 from B-2 to PARK, 644-01-01-020 from B-2 and PARK to PARK, 644-02-01-001 from B-1 to PARK, 644-02-01-002 from B-1 to PARK, 644-01-01-120 from B-1 to PARK

MOTION

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

- G. Introduction and 1st Reading of an Ordinance to Rezone Tax Map Numbers 644-02-01-014 and 644-01-01-250 from B-1 to GI

MOTION

Councilmember Ryan motioned to approve the motion as stated, seconded by Councilmember Hersey and approved unanimously.

- H. Street Acceptance for entirety of Celandine Way, Bergamot St., Rosebud Ct., Basil Ct., Violet Ct. and Verbena Ct.; for the remaining portions of Angelica Lane, Annatto Way, Rosemary Lane and Gladiola Way; and sections of Cilantro Ct (as shown in Phase 1, Pod C, Map 2) and Coralbell

Lane (as shown in Phase 1, Pod C, Map 1 & Map 2), and Hazel St. (as shown in Phase 1, Pod C, Map 3)

City Manager Funderburk indicated these streets have met or exceeded the minimum buildout of 75% per street, have been inspected and meet City standards.

MOTION

Councilmember Stalford motioned to approve the motion as stated contingent upon the City Attorney's review of the necessary deed and documents, seconded by Councilmember Richard and approved unanimously.

I. Discussion regarding Volunteer Opportunities/Committees

City Manager Funderburk described new opportunities for the community to become engaged in a Parks, Recreation, Tourism Commission with five appointed by Council to include a liaison from Tega Cay Connect, a marketing/fundraising member, a community events member, a recreation member and a park and facilities member. Additional volunteers would create ad hoc groups for specific events. Opportunities would be listed on the City's website and each volunteer would be forwarded to the appropriate commission member. Meetings would take place quarterly and these volunteers would disseminate the information to their neighborhoods. This provides different levels of involvement to specific events. There was some discussion. An amendment will be made to Code for a PRT Commission.

ITEM 6 CITY MANAGER'S REPORT

City Manager Funderburk said the cost to trap coyotes is \$2,850 per week. His recommendation is to do nothing but if residents are confronted, contact the police. Per the workshop, the City has posted a growth map on the City's website. York County incorrectly billed the residents for storm water fees on their taxes, so in March, there will be a one-time charge of \$12 in the utility bill. The City now has a Parks & Rec Facebook page and a Tega Cay Utilities Facebook page. Polar Plunge raised \$11,000 and Chief Parker thanked Chief Szymanski and the Fire Department for their bonfire and lunch. The Police Department's mobile units have been installed and part of the staff will act as trainers and it will be fully operational at the end of the month. Kathy Masters and Doug Burns will spearhead sign regulations review. Eddie Z's Concert for Kidneys has been rescheduled for April 9 at 6pm at Runde Park with bands and food trucks and a kids' amusement area. Chief Parker's son, Alex, turned 17 this weekend. While at Sugar Mountain this weekend, Alex found a 10-year old who had broken his arm so he stayed with him until help arrived. On the way home, an SUV flipped over front end over end and side over side. Chief Parker and Alex broke out the windshield, Alex cleared the remaining glass from the windshield and pulled the driver from the car. He then climbed on top of the vehicle to open the passenger side door and pulled the passenger out to safety. The City is proud of our staff and their families.

ITEM 7 PUBLIC COMMENTS

1. Linda Stevenson, 3024 Point Clear Drive, finds the number of deer the City unacceptable and as they multiply, there will be a real problem.
2. Betty Worrell, Heron Run Drive, mentioned recent deer/car collisions to herself and a neighbor.
3. Bill Hayes asked the City to consider reduplicating the current fire station to reduce costs.

ITEM 8 COUNCIL COMMENTS

Councilmember Ryan was happy with the turnout for this meeting.

Councilmember Stalford asked about recycling. City Manager Funderburk said he has heard nothing new from Signature Waste. The City continues to get pricing for the sidewalk near the fountain. The Beautification Committee is having a meeting on Thursday at 1:15 of the Glennon Center. Their next workday is Wednesday at 9am in the Living Memorial Gardens, but wear gloves and bring tools. There is also a new junior (ages 8-13) Croquet Club. If interested, Terry Hunt at 803-548-0810 can give your more information.

Councilmember Hersey was also happy to see the turnout and based on tonight's discussion, she changed her mind on several items. The City is making progress on food and beverage and hopefully in the next few weeks, there will be a strategy in moving forward. She would still like to see in the City Manager's report, an update on problems with TCUD. Kudos to Alex Parker, the Police Chief's son.

Mayor Pro Tem O'Neal mentioned the next Special Meeting is March 3 in the Glennon Center.

Mayor Sheppard reiterated the numbers for new housing from York County. Total for York County was 3,575, Tega Cay was 1,148, and Fort Mill was 5,164 for a total of 9,887. That does not include the PDD that was approved by the county for maximum 600 residential homes where Knight Stadium used to be. It is ironic for the county to approve that housing, but then decide to go on a housing freeze.

ITEM 9 Executive Session

A. Discussion Incident to Contractual Matters Related to Food and Beverage Services

MOTION

Councilmember Hersey motioned to go into Executive Session for the purpose of having a discussion incident to Contractual Matters related to food and beverage, seconded by Councilmember Stalford and passed unanimously.

Council entered into Executive Session at 9:06 p.m. and exited at 10:10 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.

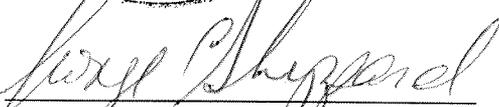
The meeting was adjourned at 10:11 p.m.

Respectfully Submitted,


Sylvia Szymanski, Municipal Clerk



APPROVED:


George Sheppard, Mayor

APPROVAL DATE: March 21, 2016