



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, Tega 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.

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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,


Sylvia Szymanski, Municipal Clerk




George Sheppard, Mayor

APPROVAL DATE: April 18, 2016