



Regular City Council Meeting Minutes
Philip T. Glennon Center – Council Chambers
15077 Molokai Drive, Tega Cay, SC
Monday, July 18, 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.

Planning Commission Present: Chairman Jerry Church, Commissioners Arnold Mann, Vincent DesRosiers, and Chris Leonard

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.

MOTION

Councilmember Hersey motioned to change the agenda and switch Item 1 and Item 2, such that Council goes into Executive Session now for the purposes identified in the agenda which are discussion incident to contractual matters as it pertains to a land swap agreement with Mattamy Homes and legal advice pertaining to sewer service for Cadence Development, seconded by Mayor Pro Tem O’Neal and passed unanimously.

ITEM 1 EXECUTIVE SESSION

A. Discussion Incident to Contractual Matters as it Pertains to a Land Swap Agreement with Mattamy Homes

B. Legal Advice Pertaining to Sewer Service for Cadence Development

Council entered into Executive Session 6:04 pm and exited at 6:30 pm. Mayor Sheppard noted no votes were taken other than to return to open session.

Planning Commissioner Stephen Handel arrived at 6:10 pm.

ITEM 2 JOINT PUBLIC HEARING WITH PLANNING COMMISSION

A. Rezoning of the following tax map numbers 6440000016, 6440000027, 6440000038, 6440000039, 6440000042, from RUD in the County and 6440101030, 6440101031, from B1 in the City and 6440101344 from B2 in the City to PDD in the City

Chairman of the Planning Commission, Jerry Church, acknowledged a quorum. Susan Britt presented the petition and introduced developer, Brad Ceraolo and architect, Michael Brown, who presented the development, followed by discussion by Council and Planning Commission.

PUBLIC COMMENTS

Judy Cole, 669 Reliance Court, asked about the lighting issue and road quality. The developer responded with appropriate low light wash lighting to be installed although no dark skies ordinance exists. They will conduct a traffic impact analysis.

MOTION

Mayor George Sheppard motioned to take a 5-minute break, seconded by Councilmember Hersey and passed unanimously.

Council recessed for five minutes.

MOTION

Mayor Sheppard amended the agenda to include Item 3A before Public Comments, a statement by Charlie Funderburk, seconded by Councilmember Hersey and approved unanimously.

ITEM 3A CITY MANAGER STATEMENT

City Manager Funderburk commented on the York County's alert of a confirmed Zika virus case. SCDHEC issued a statement that the individual lives or has spent time in Tega Cay. Duke will treat Tega Cay for mosquitoes. For the record, Mayor Sheppard indicated the city will not be paying for mosquito spraying.

ITEM 3 PUBLIC COMMENTS

1. John Sherwood, Tega Place, suggested a coming together of public safety staff for a bonding experience in which the public meets those who serve us.

MOTION

Mayor Pro Tem O'Neal motioned to table Items 6a and 7b to a later date, seconded by Councilmember Hersey and approved unanimously.

ITEM 4 APPROVAL OF MINUTES

Mayor Sheppard noted no changes to the June 20, 2016 minutes. The minutes were approved.

ITEM 5 SPECIAL PRESENTATION

- A. Chief Szymanski presented Council with a hands-on demonstration of hand-held TICS (thermal imaging cameras) garnered through grants.
- B. Chief Parker thanked those involved with a very successful Camp Cadet and announced a golf tournament on September 23 which raises funds for the camp.
- C. Land Parade Winner was Lakeshore Christian Fellowship. The Boat Parade Winner was Paul and Denise Sorenson.

ITEM 6 UNFINISHED BUSINESS

- A. 2nd Reading of an Ordinance to Annex and Rezone the following tax map numbers as part of a 100 percent Annexation Petition: 6440000045, 6440000047, 6440000048, 6440000049, 6440000050, 6440000051, 6440000052, and 6440000053 from RUD in the County to PDD in the City – TABLED
- B. Capital Improvements Program recommendation from Planning Commission
Susan Britt announced the Planning Commission's recommendation to approve the CIP.
- C. PRT Commission Appointments
Council submitted ballots, recast ballots for a tie and winners were announced during City Manager's report.

ITEM 7 NEW BUSINESS

- A. Introduction and 1st Reading of an Ordinance to Adopt the City of Tega Cay's 2015-2025 Capital Improvements Program
Kara Drane, Sr. Planner with Catawba Regional Council of Governments, presented the Capital Improvements Program.

MOTION

Councilmember Richard motioned to adopt the City of Tega Cay's 2015-2025 Capital Improvements Program, seconded by Mayor Pro Tem O'Neal, and approved unanimously.

- B. Land Swap Agreement with Mattamy Homes – TABLED
- C. Planning Commission Recommendation Regarding Rezoning (Item 1)

Susan Britt announced Planning Commission's vote to recommend approval of the rezoning of the Tax Map Numbers as listed in the ordinance to be rezoned to PDD within the City.

- D. Introduction and 1st Reading of an Ordinance to Annex and Zone the following tax map numbers: 6440000016, 6440000027, 6440000038, 6440000039, 6440000042 from RUD in the County to PDD in the City (Game On)

MOTION

Councilmember Hersey motioned to approve the introduction and 1st reading of an ordinance to annex and zone the following tax map numbers: 6440000016, 6440000027, 6440000038, 6440000039, 6440000042 from RUD in the County to PDD in the City, seconded by Councilmember Hersey and approved unanimously.

- E. Introduction and 1st Reading of an Ordinance to Rezone the following tax map numbers: 6440101030, 6440101031, and 6440101344 from B1 and B2 in the City to PDD in the City

MOTION

Councilmember Richard motioned to approve the introduction and 1st reading of an ordinance to rezone the following tax map number: 6440101030, 6440101031, and 6440101344 from B1 and B2 in the City to PDD in the City, seconded by Mayor Pro Tem O'Neal and approved unanimously.

ITEM 8 CITY MANAGER'S REPORT

City Manager Funderburk noted the great 4th of July festivities and appreciation for all involved. There will be a special Council budget workshop on Wednesday, July 20 at 6pm in the Council chambers. The Fire Station GO Bond closing is this Thursday at 11:30pm. The City received six bids from different financial institutions which is fantastic. We historically used a 3% model to provide the financials, but due to the City's bond rating and financial health, the lowest bid came from BB&T at 2.01% for 15 years which is phenomenal. It reduced the projected interest payment over the life of the bond by \$208,000, a fantastic savings. Lt. Kenny Sallenger and some of his staff were awarded the Hometown Hero Award for a Lake Ridge family who had a house fire. Their young son was afraid to return to his bedroom where the fire happened. These officers visited the family to befriend the young boy and this family recommended them for the Hometown Hero Award. Chief Parker acknowledged enhanced criminal activity which scam taxpayers by impersonating IRS and Treasury employees through calls and robocalls. Payment is asked through prepaid debit cards, money orders or wire transfers or banks. The IRS will contact individuals via mail and payment will never be asked to be made with a prepaid debit card, money order or wire transfer.

The PRT Commission vote by Council included Thomas Duffy, Trish Snyder, Christina Wilson, Rebecca Wilson, and Ben Ullman for the five positions on PRT Commission.

MOTION

Mayor Sheppard motioned to approve the vote, seconded by Councilmember Hersey and approved unanimously.

ITEM 9 PUBLIC COMMENTS

There were none.

ITEM 10 COUNCIL COMMENTS

Councilmember Hersey indicated the 4th of July was fun and it shows how hard everyone works on it. We appreciate the police, fire and rescue who take good care of us, we've got your back and we know that you have ours. Glad we are not paying for mosquito spraying. We appreciate Hometown Heroes recognizing the Fire Department for going above and beyond to help a little boy return to his bedroom. There is a scam about taking a health benefits survey and receive \$100.

Councilmember Ryan had no comments.

Councilmember Stalford mentioned individual volunteer opportunities are available. Contact Philip Snelling on the Beautification Committee, as well as Michelle McGuire or through the city website.

Mayor Pro Tem O'Neal reiterated Councilmember Hersey's comments about the police. I support them all the way. My blue tape on the back of my car indicates I Support the Police, and everywhere I go, people give me the thumbs up. Great 4th of July celebration. The Grand Marshall, 89-year old Ralph Smith was hospitalized on July 5 after a fall, is in rehab now and should be home soon.

Mayor Sheppard commented on the 4th of July festivities where he saw lots of North Carolina license plates. The volunteers do a phenomenal job. At the swearing in of the police officers, I ask, "Why are you doing this?" The response from each has been the exact response, "To protect and serve this community." Go up and shake their hands for what they do for us.

ITEM 11 EXECUTIVE SESSION
MOTION

Councilmember Hersey motioned to table Item 11 Executive Session for legal advice as it relates to golf carts, seconded by Councilmember Richard and approved unanimously.

ITEM 10 ADJOURNMENT
MOTION

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

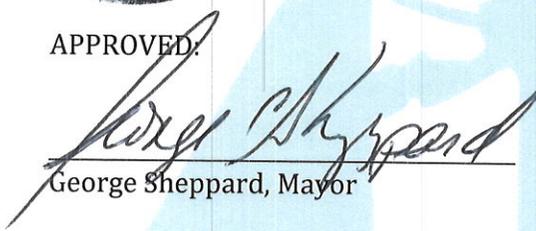
The meeting was adjourned at 7:45 p.m.

Respectfully Submitted,


Sylvia Szymanski, Municipal Clerk



APPROVED:


George Sheppard, Mayor

APPROVAL DATE: August 15, 2016