



**Regular City Council Meeting Minutes**  
*Philip T. Glennon Center – Council Chambers*  
*15077 Molokai Drive, Tega Cay, SC*  
**Monday, September 19, 2016**  
**6:03 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 Commissioners Present:** Jerry Church, President, Commissioners Vincent DesRosiers, Kathy Masters, Chris Leonard, Stephen Handel. Absent: Doug Burns, Arnold Mann

**Staff Present:** Charlie Funderburk, City Manager; Katie Poulsen, Assistant 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.**

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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. He welcomed Fort Mill High School's Government Economics class and Scout Troop PAC 108, Den 12.

**ITEM 1 JOINT PUBLIC HEARING WITH PLANNING COMMISSION**

A. Rezoning of Tax Map #644-00-00-001 as part of a 100 percent Annexation Petition from RUD (Rural Residential) in the County to R-PH (Residential Patio Home) in the City  
Chairman Jerry Church of the Planning Commission opened the Joint Public Hearing. Ms. Britt outlined the details and staff's approval. ESP Associates' Matt Leveque made a short presentation. There was some Council discussion on 2-car garages. The developer agreed to no vinyl siding.

**PUBLIC COMMENTS**

There were none. The Public Hearing was closed.

**ITEM 2 SPECIAL PRESENTATION**

- A. Nate Shive accepted a Proclamation in honor of his Eagle Scout status.
- B. Jerry Church accepted a Proclamation for Lions Club World Sight Day.
- C. Councilmember Stalford accepted a Proclamation commemorating Constitution Week.
- D. Susan Britt and Jerry Church accepted a Proclamation recognizing Community Planning Month.

**ITEM 3 EXECUTIVE SESSION**

- A. Contractual Matters regarding American Tower Consent Agreement

**MOTION**

Councilmember Richard motioned to go into Executive Session to discuss Contractual Matters regarding American Tower Consent Agreement, seconded by Councilmember Hersey and approved unanimously.

*Council entered into Executive Session 6:33 pm and exited at 6:42 pm. Mayor Sheppard noted no votes were taken other than to return to open session.*

**ITEM 4 PUBLIC COMMENTS**

- 1. Bill Morgan, 3012 Point Clear brought up dredging red silt near Point Clear Drive and Kailua Circle. The City Manager will have Operations crews look into the matter and respond via email.

**ITEM 5 APPROVAL OF MINUTES**

Mayor Sheppard noted no changes were made to the minutes of August 15, 2016. The minutes were approved.

**ITEM 6 UNFINISHED BUSINESS**

- A. 2<sup>nd</sup> Reading of an Ordinance for the Receipt of Revenues and the Accounting of Expenditures for Fiscal Year 2016-2017 Budgets

**MOTION**

Mayor Pro Tem O'Neal motioned to approve the 2<sup>nd</sup> Reading of an Ordinance for the Receipt of Revenues and the Accounting of Expenditures for Fiscal Year 2016-2017 Budgets, seconded by Councilmember Richard and approved unanimously. The Mayor thanked staff and Council for getting this process done so quickly.

**ITEM 7 NEW BUSINESS**

- A. Planning Commission Recommendation Regarding Rezoning (Item 1)

Ms. Britt presented the Planning Commission's recommendation to approve the annexation and rezoning with several conditions including no vinyl plus easements for trails and street connections toward GHMS.

- B. Introduction and 1<sup>st</sup> Reading of an Ordinance to Annex and Zone Tax Map #644-00-00-001 from RUD (Rural Residential) in the County to R-PH (Residential Patio Home) in the City

**MOTION**

Councilmember Stalford motioned to approve the Introduction and 1<sup>st</sup> Reading of an Ordinance to Annex and Zone Tax Map #644-00-00-001 from RUD in the County to RPH in the City, seconded by Councilmember Hersey and motion failed 2:3.

VOTE: AYES (2) – Councilmember Hersey and Councilmember Stalford

NAYS (3) – Mayor Sheppard, Mayor Pro Tem O'Neal, Councilmember Richard

- C. Introduction and 1<sup>st</sup> Reading of an Ordinance to Amend Ordinance 489 FY 2015-2016 General Fund Budget

**MOTION**

Councilmember Richard motioned to approve the Introduction and 1<sup>st</sup> Reading of an Ordinance to Amend Ordinance 489 FY 2015-2016 General Fund Budget, seconded by Councilmember Hersey and approved unanimously. Council discussed payoffs of 3 items—Public Works equipment, a firetruck and patrol rifles.

- D. Intergovernmental Agreement to Collect Commercial Storm Water Fees

City Manager Funderburk indicated that with this agreement, the City will no longer invoice the commercial customer; instead, they will be included in the tax rolls.

**MOTION**

Councilmember Hersey motioned to approve the Intergovernmental Agreement to Collect Commercial Storm Water Fees, seconded by Mayor Pro Tem O'Neal and approved unanimously.

- E. Amendment to Municipal Court Attorney Agreement for Indigent Defense

City Manager Funderburk explained several changes to the City of Rock Hill and the Town of Clover's funding levels and the need for minor changes to the agreement in the form of this amendment.

**MOTION**

Councilmember Hersey motioned to approve the Amendment to Municipal Court Attorney Agreement, seconded by Councilmember Stalford and approved unanimously.

- F. TCVFD Fire Services Agreement

**MOTION**

Councilmember Richard motioned to approve the TCVFD Fire Services Agreement, seconded by Councilmember Hersey and approved unanimously.

- G. TCVFD Lease Agreement

City Manager Funderburk reminded Council that the City does not own a fire station, it is owned by the volunteers. This lease provides for paid firefighters to be housed in this building.

**MOTION**

Mayor Pro Tem O'Neal motioned to approve the TCVFD Lease Agreement, seconded by Councilmember Richard and approved unanimously.

H. American Tower Consent Agreement

City Manager Funderburk indicated this agreement pertains to operation of the Verizon-owned cell tower at the Glennon Center.

**MOTION**

Councilmember Hersey motioned to not consent to the assignment of certain rights by Verizon to American Tower Corporation, seconded by Councilmember Stalford and approved unanimously.

**ITEM 8 CITY MANAGER'S REPORT**

City Manager Funderburk thanked Joey Blethen for his work on the Food Truck Rallies. The Fall Festival takes place on October 29 at the Glennon Center. The State of the Community Breakfast was well attended. Sixteen participants have signed up for the Extra Mile. Department heads will create projects for volunteer opportunities. Citizens Academy begins October 20. The fee is \$5. TC Connect had its first quarterly meeting. There will be a Pickleball class this Wednesday from 6-8pm at the Tennis Courts by Trish Snyder. The Camp Cadet Golf Tournament is this Friday. At 6pm this Friday, an expert is coming to teach disc golf. Fire hydrant bids are in and work should be completed by the end of the year. SCDOT is repairing Tega Cay Drive and working on storm drains. Once curb and gutter work is finished, an SCDOT contractor will mill and resurface the entire road to the fire department. A request is in for a pedestrian refuge at Calloway. SCDOT has approved it if we build it. Hubert Graham Way is scheduled to be completed by early 2017. The construction at the Gold Hill/160 intersection should also be completed in early 2017. Lake Ridge trails should be completed prior to Thanksgiving. Construction plans for Fire Station #2 are almost complete and we are hoping for a late October groundbreaking.

**ITEM 9 PUBLIC COMMENTS**

1. Ellie Crain, 7090 Captain's Court, asked about growth and traffic. Mr. Funderburk briefly commented that the City does not seek annexations, but rather land owners come forward mostly for utilities, public safety or zoning. The Planning Commission determines if it is favorable or not.
2. Kathy Masters, 4072 Point Clear, asked about a bicycle path/golf cart lane potentially on inbound since outbound curbs are going in. She also would like to see some conversation prior to voting by Councilmembers. City Manager Funderburk indicated SCDOT conversations could take place.
3. Sue Gulasky, Knob Creek Lane, expressed concern about the curve when leaving Turner Field toward Seven Coves and possibly adding barriers when work begins on inbound TC Drive.
4. Bill Kruysman, Volunteer Fire Department President, thanked the Mayor and City Manager for the seven or eight months of negotiations on the contract and the commitment to the volunteers.

**ITEM 10 COUNCIL COMMENTS**

Councilmember Richard thanked the high school students in attendance.

Councilmember Stalford said the Beautification Committee met last week. A work day is scheduled in Living Memorial Gardens in the morning at 8am, please join if interested. The next meeting is October 3 at 1:15 in the Glennon Center.

Councilmember Hersey enjoys the Tega Cay Rewind. She noted she voted for the Villas at Gardendale because it fits into the Comprehensive Plan, 28 homes would make little impact to traffic and she believes this type of home is something residents want.

Mayor Pro Tem O'Neal wished a happy birthday to Councilmember Hersey on September 17 to which Councilmember Hersey wished a happy birthday to Mayor Pro Tem O'Neal who also celebrated his birthday on September 17.

Mayor Sheppard acknowledged an article in Sports Illustrated about a decision by Joey Blethen on tackle football versus flag football. He had received coyote complaints and asked for a public forum on October 12 by SCDNR.

**MOTION**

Councilmember Hersey motioned to table Item 11, Executive Session to Discuss Personnel Matters, seconded by Councilmember Richard and approved unanimously.

**ITEM 11 EXECUTIVE SESSION**

A. To Discuss Personnel Matters

TABLED

**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.

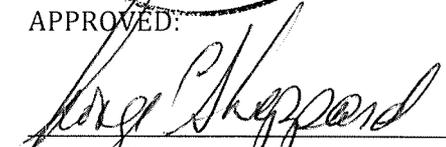


*The meeting was adjourned at 7:30 p.m.*

Respectfully Submitted,

  
Sylvia Szymanski, Municipal Clerk

APPROVED:

  
George Sheppard, Mayor

APPROVAL DATE: October 17, 2016