

City of Tega Cay, South Carolina

Regular City Council Meeting Agenda

*Tega Cay Glennon Center - Lower Level
15077 Molokai Drive, Tega Cay, SC*

7 p.m. Call to Order, Pledge of Allegiance and Moment of Silence

1. Special Presentation

1.a. Recognition Of Fort Mill Elks On Beacon Grant For Water Rescue Craft

2. Public Comments

3. Approval Of Minutes

3.a. January 19, 2021 Regular Meeting

Documents:

[3A DRAFT MINUTES 1.19.21.PDF](#)

4. Committee Reports

4.a. Economic Development Commission

4.b. Planning Commission

5. Unfinished Business

5.a. 2nd Reading Of An Ordinance Amending Chapter 42 Of The Code Of Ordinances, Solid Waste

Documents:

[5A1 ORD TO AMEND CH 42 ARTICLE 1 SECTION 42-26, RECYCLE WASTE.PDF](#)

6. New Business

6.a. Resolution Authorizing The Purchase Of Public Safety, Public Works And Utility Equipment In The Form Of An Equipment Lease/Purchase Agreement Not To Exceed \$263,500

6.b. Amendment To The License Agreement With Shore Club On The Green, LLC

7. City Manager's Report

8. Council Comments

9. Adjournment



Regular City Council Meeting
Tuesday, January 19, 2021
Philip T. Glennon Center – Council Chambers
15077 Molokai Drive, Tega Cay, SC

Councilmembers Present: Mayor David O'Neal, Mayor Pro Tem Gus Matchunis, and Councilmembers Alicia Dasch, Heather Overman and Ryan Richard. A quorum was present.

Councilmembers Absent: None.

Staff Present: Charlie Funderburk, City Manager; Susan Britt, Planning & Development Manager; Joey Blethen, Parks & Rec. Director; Tim Gillette, Operations Director; and Katie Poulsen, Municipal Clerk.

The public and media were duly notified of the date, time and place of the meeting.

Mayor O'Neal called the regular Council meeting to order at 7:00 p.m., led the Pledge of Allegiance and held a moment of silence.

ITEM 1 SPECIAL PRESENTATION

A. Proclamation Recognizing Emily Pilarczyk for Achieving the Rank of Eagle Scout

Mayor O'Neal presented the proclamation to Ms. Pilarczyk and congratulated her on being the first female Eagle Scout in the Palmetto Council.

B. Public Safety Recognition of Ned Chamberlain

Mayor Pro Tem Matchunis presented a certification of recognition to Mr. Chamberlain for his heroic actions to save a drowning person in Lake Wylie.

ITEM 2 PUBLIC COMMENTS

There were no comments.

ITEM 3 APPROVAL OF MINUTES

There were no changes to the Regular Council Meeting minutes of December 21, 2020, and they were approved.

ITEM 4 COMMITTEE REPORTS

A. Economic Development Commission

No report.

B. Planning Commission

Councilmember Dasch noted the Commission met on January 11th. The group adopted the meeting schedule for 2021 and discussed the creation of an appearance review committee. This committee would create a process to evaluate permits and review design criteria to ensure the values of the City are reflected in commercial development. Council discussion ensued on this potential committee and what would be involved as far as membership, duties, and working in conjunction with the Economic Development Committee. Councilmember Dasch noted the Planning Commission discussed their work plan and completed an analysis on the housing products available in the City. Mrs. Dasch also gave the group an overview of Council's Work Plan.

ITEM 5 UNFINISHED BUSINESS

A. 2nd Reading of an Ordinance to Annex and Rezone Tax Map Number 650-00-00-037 from BD-1 in the County to B-1 in the City, Bruster's Real Ice Cream

Mayor O'Neal stated the applicant is the current property owner and proprietor of Bruster's Real Ice Cream and is proposing to annex and rezone the property to a similarly commercial district within the City's boundaries. The property is currently zoned BD-1 in the County. The purpose of the BD-I district

in York County is to provide for small-scale commercial services and convenience uses. The B-1 district in the City is intended to create and protect commercial centers for neighborhood retail and professional services. He reminded Council the staff and Planning Commission recommendation is for approval.

MOTION

Councilmember Overman motioned to approve the 2nd Reading of an Ordinance to Annex and Rezone Tax Map Number 650-00-00-037 from BD-1 in the County to B-1 in the City, seconded by Councilmember Dasch and approved unanimously.

ITEM 6 NEW BUSINESS

A. Introduction and 1st Reading of an Ordinance to Amend Chapter 42, Article I, Sections 42-24 and 42-26 of the Code of Ordinances for the City of Tega Cay as it Relates to Recycle Waste

Mayor O'Neal stated as was discussed with the City Manager during the December Council meeting and has been well documented, the City has an issue with recycling contamination. While the communication and education pieces are helping, it is still nowhere close to where it has to be if the recycling program is going to continue. The amendment to the Code allows for the City to remove recycling carts and discontinue that service for those who repeatedly put non-recyclable materials in their recycle carts. Councilmember Overman asked the City Manager to put together framework involving parameters related to how long the cart would be removed and fee structure. City Manager Funderburk explained the proposed changes and Council discussion ensued on the definition of recyclable, cost for service, consideration of the ability to opt out, a plan to educate the public and concern these changes will not be enough to save the recycling program.

Public Comments

1. Barb Straight, Scullers Run, suggested educating public on the option to purchase additional trash cart service so residents will stop using their recycle cart as an additional trash cart.

MOTION

Councilmember Richard motioned to approve the Introduction and 1st Reading of an Ordinance to Amend Chapter 42, Article I, Sections 42-24 and 42-26 of the Code of Ordinances for the City of Tega Cay as it Relates to Recycle Waste, seconded by Councilmember Overman and approved unanimously.

B. Consideration of Letter of Credit and the Performance, Labor and Materials Surety Agreement for Courtyards at Tega Cay

Mayor O'Neal announced Council previously approved an original Letter of Credit for The Courtyards at Tega Cay for an amount of \$170,841.50. The current request is to reduce the LOC to \$129,685.25 The City Engineer has reviewed the estimate and has found that the reduced amount is appropriate for the completion of the remaining site development work. The City Attorney has reviewed and approved a draft of the amended Performance, Labor, and Materials Surety Agreement to accompany the LOC reduction.

MOTION

Mayor Pro Tem Matchunis motioned to approve the Letter of Credit and the Performance, Labor and Materials Surety Agreement and Bond Reduction for The Courtyards at Tega Cay, contingent upon approval of substance and form by the City Attorney, seconded by Councilmember Richard and unanimously approved.

C. Construction of Pickleball Courts

Mr. Joey Blethen, Parks & Recreation Director, explained the current structure for tennis and pickleball courts and options for additional pickleball courts.

Public Comments

1. Trish Snyder, 1898 Larkspur Way, appeared before Council to represent the users of pickleball courts. She noted the high attendance for the sport and requested additional courts.

Discussion ensued on parking, bathrooms to accommodate the additional users, layout options for more courts and tournaments.

Public Comments

1. Barb Straight, Scullers Run, noted how good it is that the kids are involved, staying out of trouble and have a hobby.
2. Christie Scott, 9073 Tulagi Court, noted she has been teaching pickleball at TCES in PE classes and shared the sport is growing through the kids in the community.

MOTION

Councilmember Richard motioned to approve allocating Hospitality Tax funds necessary to convert one tennis court located at the maintenance facility into four pickleball courts in an amount not to exceed \$20,000, seconded by Councilmember Dasch and unanimously approved.

D. Discussion 2021 Council Workplan

Mayor O'Neal shared Councilmembers Overman and Dasch met over the holidays to develop a list of items they would like to see City Council work through over the course of 2021. Council reviewed the items on the workplan. Mayor O'Neal asked to add to the list the evaluation of a potential skatepark. City Manager Funderburk requested a workshop to discuss and prioritize the plan. He noted he would send possible dates for a workshop in the next few weeks.

ITEM 7 CITY MANAGER'S REPORT

City Manager Funderburk reported on the following: thanked public safety for additional work during COVID response and the Chiefs for their leadership during this time, Spring Registration for sports, Tom Goebel's pending retirement on May 1st, congratulated Susan Britt who will be the new Development Services Director, and capital items for consideration in February. Lastly, he congratulated Emily Pilarczyk as the first female Eagle Scout in the Palmetto Council.

ITEM 8 COUNCIL COMMENTS

Mayor O'Neal congratulated Ms. Pilarczyk on her Eagle Scout, Mr. Tom Goebel on his retirement, and noted his own retirement on December 31st.

Councilmember Dasch shared she is looking forward to the spring soccer season, congratulated Mr. Goebel, Ms. Britt and Mayor O'Neal.

Councilmember Overman had no comments.

Mayor Pro Tem Matchunis thanked Councilmember Dasch and Overman for their efforts on the workplan, and offered congratulations to Mr. Goebel and Ms. Britt. He noted the people are the greatest thing about Tega Cay and encouraged folks to reach out and thank those special people in their life.

Mayor O'Neal noted the importance of recreation to Tega Cay and how glad he is for the pickleball decision and Catawba Park being a top priority for the workplan.

ITEM 9 ADJOURNMENT
MOTION

There being no further business, Mayor O’Neal motioned to adjourn, seconded by Councilmember Richard and it was approved unanimously.

The meeting was adjourned at 8:23 p.m.

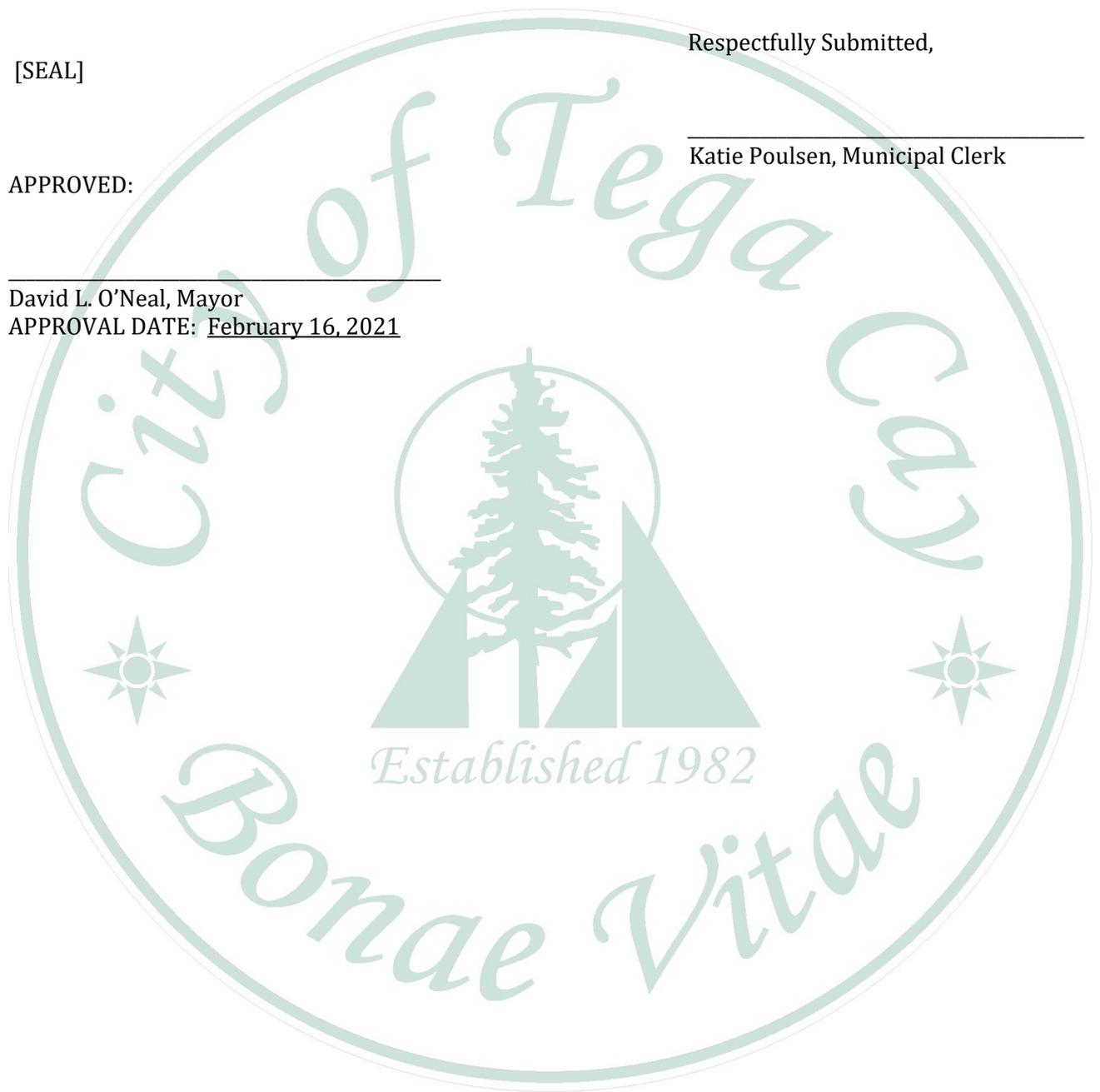
Respectfully Submitted,

[SEAL]

Katie Poulsen, Municipal Clerk

APPROVED:

David L. O’Neal, Mayor
APPROVAL DATE: February 16, 2021



STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)
)
CITY OF TEGA CAY)

ORDINANCE 561

AN ORDINANCE TO AMEND CHAPTER 42, ARTICLE I, SECTIONS 42-24 AND 42-26 OF THE CODE OF ORDINANCES FOR THE CITY OF TEGA CAY AS IT RELATES TO RECYCLE WASTE

WHEREAS, the City of Tega Cay (“City”) is an incorporated municipality within the State of South Carolina and is empowered through Titles 5 and 6 of the Code of Laws of South Carolina; and

WHEREAS, the City provides for the removal of solid waste and recyclable materials from Tega Cay resident households; and

WHEREAS, the Material Recovery Facility utilized to receive the City’s recycle waste has notified the City of repeated contaminated loads of non-recyclable material and the need for measured steps of improvement; and,

WHEREAS, the City Council of the City of Tega Cay, in order to ensure the continuance of the recycle service, finds it to be necessary and prudent to implement measures to ensure the success of the recycle program.

NOW, THEREFORE BE IT ORDAINED that the City Council of the City of Tega Cay, duly and properly assembled does hereby:

Amend Chapter 42, Section 42-24 (Definitions) to delete the following portion:

“Recyclables means:

- (1) Newspapers and their inserts;
- (2) Aluminum beer and soft drink cans;
- (3) HDPE plastic milk and water jugs;
- (4) Steel containers used for food and drinks, aluminum foil, bimetal or tin cans used for food and drinks;
- (5) PET plastic soft drink bottles, aluminum pie plates, clear glass used for food and beverages;
- (6) Brown or amber glass used for food and drinks;
- (7) Green glass used for food and beverages;
- (8) Blue glass used for food and beverages;
- (9) Telephone books;
- (10) Mixed paper goods;
- (11) Magazines;
- (12) Old corrugated cardboard.”

And to amend Chapter 42, Section 42-26 (Recycle Waste) to read:

Sec. 42-26 – Recycle Waste.

The removal of recyclable materials shall be provided by the city or its designee. Materials shall be placed in a container that is provided by the city or designee of the city at the street for collection. Residents on common driveways must place their recyclable goods at the street. Containers may be placed at the street no sooner than 24 hours prior to the scheduled collection and no later than 6:00 a.m. the day of the scheduled collection. Containers must be removed from

the street and returned to an unobtrusive area on the resident's property no later than 24 hours after collection. Residents with disabilities or who are otherwise unable to place their container at the street may request special accommodations by the city. If the city determines there is a special need for that resident, proper collection arrangements will be made. Recyclables shall be collected no less than once every two weeks.

Only those materials permitted for acceptance by the Material Recovery Facility used by the city or it's designee may be placed in the recycling bin for collection. A list of accepted materials will be kept on file at City Hall. Residents who place non-recyclable items in their recycle container may have their container removed by the city or its designee and will no longer be allowed to participate in the curbside recycle collection program.

Enacted this 16th day of February, 2021, by a majority vote of the duly elected City Council of the City of Tega Cay, South Carolina.

FIRST READING: January 19, 2021

SECOND READING: February 16, 2021

SIGNED:

CITY OF TEGA CAY

[SEAL]

David L. O'Neal, Mayor

Gus Matchunis, Mayor Pro Tempore

Alicia Dasch, Council Member

Heather Overman, Council Member

Ryan Richard, 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 16th day of February, 2021.

Katie Poulsen, Municipal Clerk