



Regular City Council Meeting
Monday, March 15, 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.

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. Retail Strategies

Jeff Sommer, Portfolio Director, and Drew Kaufmann, Retail Development Coordinator, for Retail Strategies presented information on the company, the retail recruitment and strategy timeline, the purpose for recruitment, trends, demographics, available real estate, retail changes and activity.

ITEM 2 PUBLIC COMMENTS

There were no comments.

ITEM 3 APPROVAL OF MINUTES

There were no changes to the Special Council Meeting Minutes of February 8, 2021 and Regular Council Meeting minutes of February 16, 2021, and they were approved.

ITEM 4 COMMITTEE APPOINTMENTS

Mayor O'Neal noted the current vacancies for the City's Boards, Committees and Commissions. City Manager Funderburk announced Council's top nominations for appointments as:

- A. Board of Zoning Appeals: Maureen Hurtik
- B. Building Codes of Appeals Board: Todd Baker, Randy Minnich, Michael Long
- C. Economic Development Commission: Malobi Achike, Jeffrey Adams, Sarah Ruffalo, Leroy Denton
- D. Planning Commission: Jason Pitcock, Michelle Nance, Jessica O'Connor
- E. Storm Water Committee: Crystal Goode, Ty Holderbaum, Tina Woodward
- F. Tega Cay Forever Foundation: Lara Sanders, Josephine Bernson, Ben Ulman, Calla Wilcox, Gregory Werner

MOTION

Councilmember Overman motioned to approve the stated nominees for the committee appointments as presented by the City Manager, seconded by Councilmember Dasch and approved unanimously.

ITEM 5 COMMITTEE REPORTS

A. Economic Development Commission

Mayor Pro Tem Matchunis stated the Commission met on February 22nd and Jeremy DeWitt, Model A, presented and spoke about their commitment to the community and ways they are getting involved. He noted their appreciation of City Hall staff as they obtained permits and Business Licensing. The group also discussed holding a food truck rally at Baxter Vet for National Pet Day, Retail Strategies' presentation, a separate online identity for Catawba Park, and their next meeting on March 22. The

Mayor inquired about the commercial phases at Windhaven and City Manager Funderburk explained the anticipated timeline.

B. Planning Commission

Councilmember Dasch noted the Commission met on Monday, March 1st for a Workshop Meeting focused on: 1) Small Area Plans – The group discussed the timeline for the first Small Area Plan for the City Center in the Windhaven development. She noted Staff and the Catawba Regional Council of Governments will continue to update the Planning Commission and Council as that work proceeds. The current planning is to complete the initial plan in late 2021 and moving forward, to complete one Small Area Plan per fiscal year; 2) Stormwater Protections – the Commission has developed a list of potential actions with pros and cons which will get finalized in April; and 3) Prioritized Bike Ped Projects – the Commission has established a comprehensive list of potential projects from the Comprehensive Plan update, the Citizen survey from 2018-19, the Bike Ped Plan that was developed in 2019 and the RFATS Regional Bike Ped Plan developed in 2019. They will work to prioritize projects using the metric. The initial prioritization should be complete in April. She noted the next steps will be for Council and City Staff to consider that list and adjust prioritization as they see fit. She then announced the next regular meeting as Monday, April 5th at 6:30 p.m.

ITEM 6 NEW BUSINESS

A. Consideration of Approval of Utility Funds Necessary to Install a Fire Hydrant on Palmyra Drive

Mayor O'Neal stated it came to staff's attention that an additional fire hydrant needed to be installed on Palmyra Drive in order to provide better fire protection services for the homes in that area.

MOTION

Mayor Pro Tem Matchunis motioned to approve Utility Funds necessary to install a fire hydrant on Palmyra Drive, seconded by Councilmember Richard and approved unanimously.

B. Discussion Regarding Update to Purchasing Ordinance

Councilmember Dasch detailed potential changes and additions to the City's current Procurement Policy. She noted she received data from around the state and county and would be sending this to Council for feedback. Discussion ensued on the ability of the City to choose someone other than the lowest bidder, the number of required bidders, the time requirement for bid advertisement and the approval levels at which purchases are made. City Attorney McCleave gave an overview of the Procurement Ordinance update process thus far. Council requested time to review the proposed changes.

C. Introduction and 1st Reading of an Ordinance to Amend Ordinance 556 as it Relates to the FY2020-2021 Parks & Recreation Fee Schedule

Mayor O'Neal reminded Council that during the budget planning for the current fiscal year, Council determined it was important to have part-time staff monitoring Windjammer Park. To help defray the cost of this new position, a fee was established for the use of the River Access area. Staff is now recommending that we eliminate the user fee at the River Access due primarily to the cost of getting electricity to site for the additional staff to charge the fee. City Manager Funderburk noted previous discussion on charging a per-person fee as requested by Duke Energy. Staff met with York Electric and discovered it would cost \$13,000 for power to the guard shack. Therefore, their recommendation is to remove the fee and staff necessary to collect it at the River Access.

MOTION

Councilmember Richard motioned to approve the Introduction and 1st Reading of an Ordinance to Amend Ordinance 556 as it Relates to the FY2020-2021 Parks & Recreation Fee Schedule, seconded by Councilmember Dasch and approved unanimously.

D. Introduction and 1st Reading of an Ordinance Authorizing the Execution and Delivery of Documents Relating to the Provision of Municipal Facilities; Consenting to and Approving the Issuance of Tega Cay Public Facilities Installment Purchase Revenue Bond, Series 2021 By Tega Cay Public Facilities Corporation to Provide Funding to Finance the Costs of Acquiring, Constructing, Equipping and Installing Municipal Facilities (Catawba Park)

Mayor O'Neal stated this is the first reading of an ordinance for the funding of Phases 1 & 2 of Catawba Park. This is a momentous occasion as it will allow us to break ground on Catawba Park in June of this year and with hopes of opening it to the public by fall of 2022. Mayor O'Neal noted this is due in large part to impact fees and low interest rates.

MOTION

Councilmember Overman motioned to approve the Introduction and 1st Reading of an Ordinance Authorizing the Execution and Delivery of Documents Relating to the Provision of Municipal Facilities; Consenting to and Approving the Issuance of Tega Cay Public Facilities Installment Purchase Revenue Bond, Series 2021 By Tega Cay Public Facilities Corporation to Provide Funding to Finance the Costs of Acquiring, Constructing, Equipping and Installing Municipal Facilities (Catawba Park), seconded by Councilmember Dasch and approved unanimously.

E. Consideration of Road Acceptance, Easements and Infrastructure Detailed in the Title to Real Estate as Presented and Contained in Cameron Creek Phases 5 & 9

Mayor O'Neal announced the developer for Cameron Creek did submit a request to the City to accept the roads, easements and infrastructure contained within Cameron Creek Phases 5 and 9. The roads and infrastructure have been inspected by City staff and engineers and have been found to meet City standards. Our attorney has reviewed and approved the Title to Real Estate and Deed, affidavits and release of liens related to this request.

MOTION

Councilmember Dasch motioned to accept the roads, easements and infrastructure as detailed in the Title to Real Estate and Deed as presented and contained within Cameron Creek Phases 5 and 9, seconded by Councilmember Richard and approved unanimously.

ITEM 7 CITY MANAGER'S REPORT

City Manager Funderburk reported on the following: Sewer charge increase from Rock Hill, American Rescue Plan and funds to be received, process on determining what those funds can be spent on, bids due for Catawba Park, and staff working with SCDOT on CMAQ Grant for multiuse trail from Stratford Run Drive down New Gray Rock to Catawba Park requiring a 20% match.

ITEM 8 COUNCIL COMMENTS

Councilmember Overman congratulated the new committee members and those who are returning. She thanked the volunteers for their service and contributions to the community. She noted Spring Sports have started and she is excited for games to start next weekend. She also noted she is excited about Catawba Park actually happening. She stated she met with Lake Ridge HOA and mentioned CMAQ funds for the potential trail.

Mayor Pro Tem Matchunis congratulated the volunteer appointees and announced the Lions Club will be doing their July 4th Fish Fry this year.

Mayor O'Neal detailed the plan for July 4th which will be throughout the weekend noting fireworks on Sunday, the parade on Saturday and the Ski Show on Friday. He also announced the water tower located at the Glennon Center will be painted to look like golf ball on a tee.

ITEM 9 EXECUTIVE SESSION

MOTION

Mayor O'Neal motioned to go into Executive Session, seconded by Mayor Pro Tem Matchunis and approved unanimously.

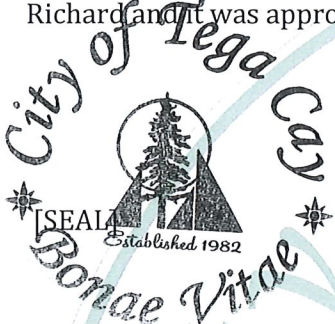
Council entered into Executive Session at 8:22 p.m. and exited at 9:01 p.m.

ITEM 10 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 9:01 p.m.



Respectfully Submitted,

Katie Poulsen, Municipal Clerk

APPROVED:

David L. O'Neal, Mayor
APPROVAL DATE: April 19, 2021

