

State of South Carolina)
County of York)
City of Tega Cay)
**Ordinance Number 286 – Expense
Support for City’s Professional and
Administrative Services Related to
Development Proposals**

WHEREAS, the City of Tega Cay is an incorporated municipality within the State of South Carolina pursuant to Title 5 of the State of South Carolina Code of Laws; and

WHEREAS, the State of South Carolina empowers municipalities to enact and administer codes and ordinances to provide for the orderly, planned development of real property of more than five (5) acres within municipal jurisdictions; and

WHEREAS, the City of Tega Cay has properly adopted a local Comprehensive Plan and related ordinances to provide for the orderly, planned development of real property within its jurisdictional boundaries; and

WHEREAS, the real property development approval process may require significant professional and administrative services to negotiate, draft, implement and ensure the proper execution of terms and conditions stipulated during the permitting and real property development approval process; and

WHEREAS, the City of Tega Cay finds that the “professional and administrative services” costs incurred by the City during the land development process represents an unfair fiscal burden upon the taxpayers of the City of Tega Cay.

THEREFORE BE IT ORDAINED by the City Council of the City of Tega Cay duly assembled that any Development Entity seeking to develop real property of more than five (5) acres either currently within Tega Cay or proposed to be annexed into Tega Cay, must agree to enter into a Professional and Administrative Services Agreement with the City of Tega Cay through which the Development Entity agrees to immediately, upon presentation of invoice, reimburse the City for the cost of the City’s professional and administrative services incurred during the negotiation, drafting, implementation and execution of the real property development. Entry into such a Professional and Administrative Services Agreement shall

be required upon the Development Entity's presentation to the City of Tega Cay of a proposal for real property development. For purposes of this ordinance, "professional and administrative services" shall mean all legal, engineering, financial and planning services provided by the City and its contract service providers during the analysis, evaluation, consideration, implementation and execution of the terms and conditions stipulated during the real property development permitting and approval process. This ordinance does not relieve the Development Entity from any obligation to pay other fees and costs pursuant to other City, State or Federal code.

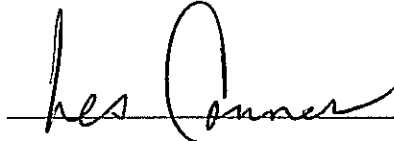
FIRST READING: September 6, 2006
SECOND READING: September 18, 2006

Enacted this 18th day of September, 2006, by a majority vote of the duly elected City Council of the City of Tega Cay.

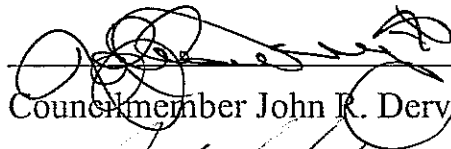
SIGNED:



Mayor Bob Runde



Mayor Pro Tempore Les Conner



Councilmember John R. Dervay, II




Councilmember Larry S. Harper



Councilmember Ron Kirby

ATTEST:


Grant W. Duffield

City Manager, City of Tega Cay