

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 Mr. Josh Brownell, Tega Cay Golf Club

1.b. Proclamation Recognizing Connor Zahn On Achieving The Rank Of Eagle Scout

Documents:

[1B PROCLAMATION - CONNOR ZAHN EAGLE SCOUT.PDF](#)

1.c. Proclamation For Community Planning Month

Documents:

[1C PROCLAMATION FOR COMMUNITY PLANNING MONTH.PDF](#)

1.d. Recognition Of Tega Cay Police Officers

1.e. Year End Department Updates

1.e.i. Law Enforcement

1.e.ii. Parks & Rec

1.e.iii. Development Services

2. Public Comments

3. Approval Of Minutes

3.a. Regular Council Meeting, September 16, 2019

Documents:

[3A MINUTES 9.16.19.PDF](#)

4. Committee Reports

4.a. Tega Cay Forever Foundation

4.b. Economic Development Commission

4.c. Planning Commission

5. New Business

5.a. Consideration Of An Encroachment Agreement At TMS# 641-01-01-169 (1169 Molokai

Dr.)

6. City Manager's Report
7. Council Comments
8. Adjournment

City of
TEGA CAY, SOUTH CAROLINA

**PROCLAMATION
RECOGNIZING EAGLE SCOUT
CONNOR ZAHN**

WHEREAS, Connor Zahn has proven himself to be an outstanding member of the Boy Scouts of America; and

WHEREAS, the Eagle Scout Award is a distinction that will follow him throughout life and will be a beacon to others of the leadership quality and commitment this young man has shown, and

WHEREAS, citizens of the City of Tega Cay appreciate his hard work to construct benches at Windjammer Park.

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor and Council of the City of Tega Cay, duly assembled, do hereby congratulate and recognize Connor Zahn for his achievement in becoming an Eagle Scout. It is our honor to have him as a member of our community.

Signed this 14th day of October, 2019.

David L. O'Neal, Mayor
City of Tega Cay, South Carolina

City of
TEGA CAY, SOUTH CAROLINA

COMMUNITY PLANNING MONTH PROCLAMATION

WHEREAS, change is constant and affects all cities, towns, counties, communities, rural areas, and other places; and

WHEREAS, community planners help manage this change in a way that provides better choices for how people work and live; and

WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States which gives us the opportunity to publicly recognize the participation and dedication of the members of the planning commissions and other citizen planners who have contributed their time and expertise to the improvement of Tega Cay, South Carolina; and

WHEREAS, we recognize the many valuable contributions made by professional community and regional planners of the City of Tega Cay, the County of York, and the State of South Carolina and extend our heartfelt thanks for the continued commitment to public service by these professionals;

NOW, THEREFORE, the Mayor and Council of the City of Tega Cay hereby proclaim Community Planning Month in the City of Tega Cay for the month of October in conjunction with the celebration of National Community Planning Month.

Signed this 14th day of October, 2019.

David L. O'Neal, Mayor
City of Tega Cay, South Carolina



Regular City Council Meeting
Monday, September 16, 2019
Philip T. Glennon Center – Council Chambers
15077 Molokai Drive, Tega Cay, SC

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

Councilmembers Absent: Councilmember Alicia Dasch.

Staff Present: Charlie Funderburk, City Manager; Bob McCleave, City Attorney; Glyn Hasty, Chief of Fire; Tim Gillette, Operations Director; Tom Goebel, Development Services Director; Bob Bartkin, Finance Director; Susan Britt, Planning & Development Manager; Katie Poulsen, Asst. City Manager.

The Press was duly notified 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. He noted the attendance of Council Candidates Tammy Lacher and Carmen Wells.

ITEM 1 SPECIAL PRESENTATION

A. Proclamation for Constitution Week

Mayor O'Neal presented the Proclamation to Lisa Griffin, Nation Ford Chapter of the Daughters of the American Revolution.

B. Proclamation for Lions World Sight Day

Mayor O'Neal presented the Proclamation to members of the Lions Club.

Mayor O'Neal noted Councilmember Dasch is not in attendance due to an illness in the family.

C. Tega Cay Golf Management Budget Presentation

David Taylor, Pinnacle Golf Properties, LLC., presented the operating budget summary, business improvement highlights, golf fees, and upcoming projects for continued success.

ITEM 2 PUBLIC COMMENTS

No public comments were made.

ITEM 3 APPROVAL OF MINUTES

There were no changes to the Regular Council Meeting minutes of August 19, 2019, and they were approved.

ITEM 4 COMMITTEE REPORTS

A. Tega Cay Forever Foundation

Mayor Pro Tem Overman noted the Foundation usually meets the first Monday at City Hall, but due to Labor Day had moved the meeting to the 2nd Monday in September. She shared the main component of the meeting was to break into sub-committees for Catawba Park fundraising: 1) Sponsorships and major donors, 2) Events, and 3) Grants, Endowments and Family Foundations. The Board discussed taking on the Parks & Recreation Community Sponsorship Program in order to expand and build upon the program.

B. Economic Development Commission

Mayor Pro Tem Overman noted the Commission met on August 26th. They heard a Catawba park update and discussed the option of utilizing Design/Build firms for layout options of the park. The Commission reviewed maps for potential development and heard a GameOn update. The Commission also discussed Tega Cay's identity and how this is marketed to potential developers to get the types of businesses the

City wants. They will also be working on a Master Plan for the City. She announced the next meeting as September 23rd at 7pm.

C. Planning Commission

Councilmember Dasch was not in attendance.

ITEM 5 UNFINISHED BUSINESS

A. 2nd Reading of an Ordinance Annexing TMS# 646-00-00-003 and rezoning from RUD in the County to PDD in the City (Windhaven)

This parcel, if approved, will be part of the Windhaven Development. As a reminder, the addition of this parcel to Windhaven is necessary to permit the connection of Thicket Crossing Road to Zimmerman Drive, which is in Palmetto West. This will allow for internal connectivity/traffic flow and prevents Thicket Crossing Road from being constructed as a dead-end street. Thicket Crossing will be a new curb cut off Hwy. 160 just past Palmetto West as you are heading west into Tega Cay.

MOTION

Councilmember Richard motioned to approve the 2nd Reading of an Ordinance Annexing TMS#646-00-00-003 and rezoning from RUD in the County to PDD in the City. Councilmember Matchunis seconded and it passed unanimously (4-0).

B. 2nd Reading of an Ordinance for the Receipt of Revenues and the Accounting of Expenditures for Fiscal Year 2019-2020 Budgets

Mayor O'Neal stated this is the second reading of an Ordinance necessary to set the budgets for fiscal year 2019-2020 that were presented by the City Manager at the August Council meeting. There is no millage increase included in the coming fiscal year. Council discussion ensued on concerns, requirements, and highlights of the budget.

MOTION

Councilmember Matchunis motioned to approve the 2nd Reading of an Ordinance to Provide for the Budgets of the City of Tega Cay for the Fiscal Year Commencing October 1, 2019, and Ending September 30, 2020, to Provide for the Receipt and Expenditure of Funds, and Other Matters Related Hereto. Councilmember Richard seconded the motion and it passed (3-1).

VOTE

AYES (3): Mayor Pro Tem Overman, Councilmembers Matchunis and Councilmember Richard

NOES (1): Mayor O'Neal

Councilmember Dasch was not in attendance.

ITEM 6 NEW BUSINESS

A. H-Tax Fund Allocation for Inclusive Playground

Mayor O'Neal stated the All Play Together Board has raised all funds necessary to construct the inclusive playground at Trailhead Park. The remaining pledged funds will come in over the next two years. The purpose of this agenda item is for Council to consider allocating a portion of our H-Tax reserve funds to cover those pledges in order for the project to begin and be completed by early November. When the remaining pledges come in, they will be put back into the City's H-Tax reserve funds. The amount being requested is not to exceed \$25,000 which will cover the remaining project costs and project contingency. Lori Christison, on the All Play Together Board, shared more information on this project, how it meets a need in the community, and the planning and fundraising that has taken place to make

the park a reality. Mayor Pro Tem Overman shared how she has enjoyed working with the group and is excited for the project to be completed.

MOTION

Mayor Pro Tem Overman motioned to allocate up to \$25,000 from the City's H-Tax fund to go towards construction of the inclusive playground at Trailhead Park and authorize the City Manager to execute all necessary agreements, drafted by the City Attorney, between the City and All Play Together necessary to begin construction of the project. Councilmember Matchunis seconded the motion and it passed unanimously (4:0).

ITEM 7 CITY MANAGER'S REPORT

City Manager Funderburk reported on the following: Ribbon Cutting for the new Police Station, last concert of the year on September 21, York County Chamber Candidates Forum to be scheduled in late October, Camp Cadet Golf Tournament, Community Shred Day on October 12, Fall Festival on October 26, Garbage and Recycle collection schedule changing September 30, and next Council meeting on October 14. He also noted several officers will be recognized at the next Council meeting for going above and beyond in a recent incident concerning a baby.

ITEM 8 COUNCIL COMMENTS

Councilmember Richard had no comments.

Councilmember Matchunis shared his excitement about the playground and All Play Together. He thanked the officers noting how proud he is of our officers and the Police Department. He encouraged folks continue to share the positive and uplifting story on social media as it is evidence of the type of Police Department Chief Parker runs and what we have in our City.

Mayor Pro Tem Overman wished the Mayor a Happy Birthday. She noted the final concert on Saturday and shared her thanks for All Play Together noting her excitement.

Mayor O'Neal shared his gratitude for the Police Officers and the Department.

ITEM 9 ADJOURNMENT

MOTION

There being no further business, Mayor Pro Tem Overman motioned to adjourn, seconded by Councilmember Richard and approved unanimously.

The meeting was adjourned at 7:53 p.m.

Respectfully Submitted,

[SEAL]

Katie Poulsen, Asst. City Manager/
Municipal Clerk

APPROVED:

David L. O'Neal, Mayor

APPROVAL DATE: October 14, 2019