



Regular City Council Meeting
Monday, December 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 Alicia Dasch and Gus Matchunis. A quorum was present.

Councilmembers Absent: Councilmember Ryan Richard.

Staff Present: Charlie Funderburk, City Manager; Bob McCleave, City Attorney; Glyn Hasty, Fire Chief; Susan Britt, Planning & Development Manager; Tim Gillette, Operations Director; and Katie Poulsen, Municipal Clerk.

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. Mayor O’Neal recognized the passing of one of Tega Cay’s founders, Buz Stebbins, who was 94 years old. He noted Mr. Stebbins was a veteran and graduate of West Point.

ITEM 1 JOINT PUBLIC HEARING WITH PLANNING COMMISSION

A. Amendment to the 2015-2025 Comprehensive Plan

Mr. Chris Leonard, Planning Commission Chair, invited Susan Britt, Planning & Development Manager, and Kara Drane, Catawba Regional Council of Governments, to the podium to present information on the amendment to the Comprehensive Plan.

PUBLIC HEARING COMMENTS

No comments were made.

Chairman Leonard thanked Ms. Britt and Ms. Drane for all of their hard work over the year.

B. Rezoning of TMS # 584-09-01-005 (28002 Marina Drive) from R-15 and Marina Overlay District to B-1 and Marina Overlay District

Mr. Chris Leonard, Planning Commission Chair, invited Ms. Britt to the podium who shared information from the Staff Report regarding the rezoning.

PUBLIC HEARING

1. Michael Rasheed, 28003 Marina Drive, shared concerns of the property being rezoned to a commercial use and the impact this will have on his residence. He then presented a packet of information for Council’s review.

Mayor O’Neal asked for clarification on the addresses surrounding the property. Planning Commission member Nick Amico asked if there is a request to rezone the adjacent lot. Chairman Leonard noted the applicant declined to request the rezoning of 28001 at this time.

The Public Hearing was closed at 7:25pm.

ITEM 2 SPECIAL PRESENTATION

A. Recognition of Public Safety Employees

Fire Chief Glyn Hasty recognized Det. Spencer, Lt. Blackwelder and Firefighter Mims for their successful efforts to save a child on November 1st who was unresponsive and not breathing. The child has made a full recovery because of their quick thinking and response. Mayor O’Neal shared the City is fortunate to have these staff members.

ITEM 3 PUBLIC COMMENTS

1. Mr. Karl Collins Mark Conrey, II, Windsong Bay village, shared concerns about the safety of the park on Windsong Bay Lane. He requested the replacement of the fence that serves as a safety barrier at the park.

2. Mr. Michael Becker, 364 Calming Way, shared concerns on erosion at Trinity Pointe and sediment entering the lake despite remediation. Councilmember Matchunis made remarks regarding his knowledge of this issue. Mayor O'Neal then requested City Manager Funderburk give an update on the situation.
3. Chris Parrish, Calming Way, shared concerns of erosion and asked the City to stop development until remediation has taken place.
4. Matthew Stiglebauer, shared concerns related to the information contained in the packet presented to Council earlier in the meeting by Mr. Rasheed. As a result, he had additional concerns regarding the rezoning of the property near the Marina.

ITEM 4 APPROVAL OF MINUTES

There were no changes to the Regular Council Meeting minutes of November 18, 2019, and they were approved.

ITEM 5 COMMITTEE REPORTS

A. Tega Cay Forever Foundation

Mayor Pro Tem Overman noted the Foundation met on December 2nd and welcomed two (2) new members, Caroline Hasty and Pete Chieiriccozzi. The Foundation expects communication from Charlotte Independence and Comporium soon. They are taking over the Parks and Recreation Sponsoship program and will begin outreach by the end of January. They will be requesting updates to the website to include information of donating as well as recognizing sponsors. The group will be reaching out to Atrium and South State Bank next for potential sponsorship options. Finally, Mayor Pro Tem Overman announced the Sweetheart Dance on Saturday February 8th. She noted it is open to all families with proceeds going to Catawba Park.

B. Economic Development Commission

Councilmember Matchunis noted the Commission did not have a quorum. The group discussed GameOn and noted they are looking into back up plans for commercial development within GameOn depending on what they get from developers. The group discussed synergy with Tega Cay Forever on how to support Catawba Park which will be a big economic driver. They also discussed reaching out to Baxter for support given their proximity to the park. He noted they are working on a business schedule and hoping for a quorum for the next meeting.

C. Planning Commission

Councilmember Dasch noted the Commission discussed the recommendation on the amendment to the 2015-2025 Comprehensive Plan, the rezoning of the Marina property, and the Planning Commission's work plan for 2020 which will be presented to Council for approval.

ITEM 6 UNFINISHED BUSINESS

A. 2nd Reading of an Ordinance to Amend Chapter 10, Article I, Section 10-4, of the Code of Ordinances for the City of Tega Cay as it Relates to Buildings and Building Regulations in the City of Tega Cay

Mayor O'Neal stated this is the second reading of an Ordinance to automatically adopt the current International Building Code and all future editions, including the optional administrative first chapters, in alignment with the State directives.

MOTION

Councilmember Dasch motioned to approve the 2nd Reading of an Ordinance to Amend Chapter 10, Article I, Section 10-4, of the Code of Ordinances for the City of Tega Cay as it relates to Buildings and Building Regulations in the City of Tega Cay, seconded by Councilmember Matchunis and passed unanimously (4-0).

ITEM 7 NEW BUSINESS

A. Planning Commission Recommendation on the Amendment to the 2015-2025 Comprehensive Plan

Chairman Leonard noted the Resolution recommending the adoption of the amendment to the Comprehensive Plan was voted on by the Planning Commission at their regular meeting on December 2nd.

B. Planning Commission Recommendation on the Rezoning of TMS # 584-09-01-005 (28002 Marina Drive) from R-15 and Marina Overlay District to B-1 and Marina Overlay District

Chairman Leonard shared the Planning Commission recommended approval of the rezoning request from R-15 to B-1 in the City under the Marina Overlay District.

C. Introduction and 1st Reading of an Ordinance to Adopt and Amend the Tega Cay 2015-2025 Comprehensive Plan as Mandated by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as Amended; and to Provide for the Repeal of All Prior Comprehensive Plans and Ordinances

Mayor O'Neal noted the State requires the local Planning Commission to develop and maintain a planning process that includes the preparation, evaluation and updating of certain planning elements considered critical to guide the development and redevelopment of areas within its jurisdiction. The ten (10) year plan must be updated every five (5) years. The last Tega Cay Comprehensive Plan was adopted in 2014. The Council, Planning Commission, staff and residents of Tega Cay have worked on the update all year and the Planning Commission has made its recommendation of approval.

MOTION

Mayor Pro Tem Overman motioned to approve Introduction and 1st Reading of an Ordinance to Adopt and Amend the Tega Cay 2015-2025 Comprehensive Plan as Mandated by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as Amended; and to Provide for the Repeal of All Prior Comprehensive Plans and Ordinances, seconded by Councilmember Dasch and passed unanimously (4-0).

D. Introduction and 1st Reading of an Ordinance to Rezone TMS # 584-09-01-005 (28002 Marina Drive) from R-15 and Marina Overlay District to B-1 and Marina Overlay District

Councilmember Dasch shared a concern noting the request would change the zoning of a property between two residential parcels. Discussion ensued regarding the rezoning of multiple properties. Councilmember Dasch suggested waiting until the Comprehensive Plan is approved before rezoning.

MOTION

Mayor O'Neal motioned to table item 7d to the January meeting, seconded by Councilmember Dasch and passed unanimously (4-0).

E. Resolution for the Lease/Purchase of Equipment and Vehicles for Fire, Police and Utilities

Mayor O'Neal stated this resolution is necessary to move forward with the purchase of three (3) patrol cars for TCPD to replace an aging fleet, a maintenance/service truck for TCUD and replacement of outdated air-packs for our firefighters. These items were presented to Council during the budget workshop and public hearing presentation. These items will not impact the FY19-20 budgets and will have a minimal impact on the subsequent budgets due to a number of other items being eliminated from the debt schedule during the same time period. The financing was put out for bid and Sun Trust was the

lowest, qualified, responsive bidder. The equipment and vehicles being purchased are all under State Contract pricing. Discussion ensued on the equipment and financing details.

MOTION

Councilmember Matchunis motioned to approve the Resolution approving the lease/purchase of vehicles and equipment for Police, Fire and Utilities not to exceed \$412,000 and authorize the City Manager to execute all necessary documents related to these acquisitions, seconded by Mayor Pro Tem Overman and passed unanimously (4-0).

F. Consideration of Adding Various Roads, Easements and Infrastructure Contained within the Final Plats Phases 1-4 of Cameron Creek

Mayor O'Neal stated the developer for Cameron Creek did submit a request to the City to accept the roads, easements and infrastructure contained within the Final Plats for Phases 1-4. 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 Corrective 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 Corrective Deed as presented and contained within the Final Plats, Phases 1-4 of Cameron Creek, seconded by Mayor Pro Tem Overman and passed unanimously (4-0).

ITEM 8 CITY MANAGER'S REPORT

City Manager Funderburk reported on the following: the annual tree lighting event, Christmas Light Tour, TCPD Accreditation renewal, TCFD Santa Tour, 2019 Employees of the Year and Department Head of the Year, office closure for holidays, and the next City Council meeting in January.

ITEM 9 COUNCIL COMMENTS

Councilmember Dasch thanked Ms. Britt, Ms. Drane, the Planning Commission, Steering Committee and members of the public that participated in the revision of the Comprehensive Plan. She thanked staff working to collect leaves and Carmen Wells for coordinating a Secret Santa for all City employees. She noted she is looking forward to the TCFD Santa Tour and wished everyone a happy holidays.

Councilmember Matchunis thanked everyone who worked on the Comprehensive Plan. He congratulated Dana Overlay and Justin Spencer on being Employees of the Year, and Tim Gillette on being named Department Head of the Year. He noted his passion for the lake issue. He wished a Merry Christmas, happy holidays and asked everyone to remember the reason for the season. He expressed his gratefulness for living in the City due in part to all of the holiday events and lighting.

Mayor Pro Tem Overman noted the really busy year. She thanked all staff for their hard work, noted Santa wrote 115 letters to kids this year, and wished everyone a Merry Christmas and Happy Holidays.

Mayor O'Neal mentioned Toys for Tots went great this year and thanked Holly Lamonica for her coordination. He wished everyone a great Christmas.

ITEM 10 ADJOURNMENT

MOTION

There being no further business, Mayor O'Neal motioned to adjourn, seconded by Mayor Pro Tem Overman and approved unanimously (4-0).

The meeting was adjourned at 8:33 p.m.

[SEAL]

Respectfully Submitted,

Katie Poulsen, Municipal Clerk

APPROVED:

David L. O'Neal, Mayor
APPROVAL DATE: January 27, 2019

