



**Special City Council Meeting  
Monday July 14, 2025**

*Philip T. Glennon Center – Council Chambers 15077  
Molokai Drive, Tega Cay, SC*

**Councilmembers Present:** Mayor Chris Gray, Mayor Pro Tempore Carmen Miller, Councilmember Brian D. Carter, and Councilmember Thomas S. Hyslip. A quorum was present.

**Councilmembers Absent:** Councilmember Scott G. Shirley

**Staff Present:** Charlie Funderburk, City Manager; Joey Blethen, Deputy City Manager; Dustin Overton, Parks and Recreation Director; Chief Joey Crosby, Police Department Chief; Chief Glyn Hasty, Fire Department Chief; Caroline Hasty, Events Manager; Dora Perry, Human Resources Manager; Janet Broome, IT Director; Chaplin Spencer, Municipal Attorney; and Casey O'Brien, Municipal Clerk.

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

Mayor Gray called the Special Council meeting to order at 6:30 P.M., led the Pledge of Allegiance and held a moment of silence.

**MOTION**

Councilmember Hyslip motioned to table item 5B “discussion and consideration of parking of pickleball facilities” and move it under executive session as item 7d for legal advice as it relates to parking for pickleball facilities, seconded by Mayor Pro Tem Miller and approved unanimously.

**ITEM 1 PRESENTATION & REPORTS**

**A. Recognition of the July 4<sup>th</sup> Land & Boat Parade Winners**

The Events Manager, Caroline Hasty, thanked all volunteers and businesses who contributed to the success of the event. Furthermore, Caroline recognized Fenced In LLC for Best Community Spirit, Wolfgang Strobel for Best Golf Cart, Carroll’s Ace Hardware for Most Patriotic, Tega Cay Live for Best in Show, The Glenn Family for Best Overall, and Republican Women received an honorable mention. The Events Manager, Caroline Hasty, congratulated Ryan Richard with Shred It for the most patriotic boat.

**B. City Manager’s Report**

City Manager Funderburk advised that at the January City Council meeting, eligibility requirements were established for small businesses in Tega Cay to receive American Rescue Plan Act (ARPA) funds. To qualify, businesses had to be located within the city limits, have fewer than 100 employees, hold a valid business license in 2020, possess a current license, and not have received any other COVID-related funding. The application period closed on June 30th, with 38 applications submitted. After removing duplicates, 35 applications were reviewed, and only 9 met all eligibility criteria. Of the 26 ineligible businesses, 11 were located outside the city, 7 had received federal COVID aid, 19 lacked a 2020 license, and 13 did not hold a current license. All applicants will be notified of their status prior to distribution of funds. In Development Services, resubmittals have been received for Lakewood, along with a new submittal for a 1-acre commercial parcel in Windhaven. The Economic Development Commission (EDC) is set to host a Business Connect event at Model A on July 30th, featuring keynote speaker Joe Harris. Clearing work is underway on Main Street, with staff planning a groundbreaking ceremony in coordination with developers. Surveying has begun at 1187 Stonecrest, near the fire department, with foundation work starting soon. The Fire Department reported a rise in environmental emergencies this month, primarily due to heat exposure, and encourages residents to stay hydrated and take frequent breaks. In addition, they responded to several water-related emergencies, reminding everyone to exercise caution during outdoor water activities. The Parks & Recreation Department is nearing the close of registration for fall sports, with the

deadline set for August 2nd. That same day, staff will be at Dick's Sporting Goods in Rock Hill offering 20% off coupons for sports gear and back-to-school shopping. Post-July 4th, maintenance crews have shifted focus to fall season prep, including the visually impactful Windjammer Rip-Rap project. Visitors to Windjammer are reminded that parking passes are required and available at City Hall. Parks & Recreation Day will be celebrated on Friday, July 18th, recognizing the department's dedicated staff. The Police Department reported 474 calls for service in the past month, along with 28 incident reports, 493 traffic stops, 76 parking citations, and an average response time of 3 minutes and 37 seconds. The department is currently hosting its 5th Annual Summer Break Scavenger Hunt, running from July 14 to July 27, where participating children can win prizes by collecting stamps from local businesses. The recently updated golf cart ordinance is now in effect, requiring drivers to be at least 16 and hold a valid license. With school starting August 4th, drivers are urged to slow down in school zones. Lastly, the department invites the community to the 11th Annual Camp Cadet Golf Tournament on October 10th, which helps fund the Shop with a Hero and Camp Cadet programs.

### **C. Committee/ Commission Reports**

Planning Commission Liaison Carter advised that the Commission met on July 7<sup>th</sup> and discussed the comprehensive plan updates after approving the May meeting minutes.

Economic Development Commission Chairman, Ashley Rabon, advised that the Commission met on June 23<sup>rd</sup> and discussed the next upcoming business connect meeting on July 30<sup>th</sup> which will be held at Model A Brewing and host Joe Harris as the keynote speaker. Chairman Rabon encouraged all to attend and network within the business community.

Mayor Gray noted that the Steering Committee met and discussed updates to the comprehensive plan including age groupings, park capacity levels, and future ideas of the parks. Additionally, more community involvement was discussed.

Mayor Gray noted that the RFATs Committee met and discussed the long-term transportation plan including on 77, Celanese area, and Carowinds areas.

City Manager Charlie Funderburk noted that the Board met on May 29<sup>th</sup> and June 19<sup>th</sup>. At the May 29<sup>th</sup> meeting there was a variance case for an attached pergola which was denied due to lack of hardship. At the June 19<sup>th</sup> meeting there was a variance case for an addition to their screened in porch which was continued to explore further options. The applicants have since communicated they will be going with a different design with regards to June 19<sup>th</sup>'s meeting. It was noted that both applicants were asking for variances due to their inability to meet rear setback requirements.

### **ITEM 2 PUBLIC COMMENTS**

1. Joanna Depestino commented requesting a police report. It was noted that August 7<sup>th</sup> at Station 2 would be the next public safety meeting.
2. Whitney Macalouso commented expressing concern about the length and safety of walking to the pickleball courts from the Glennon Center parking lot and encouraged Council to come and walk the pathway to find a joint solution for better parking.

### **ITEM 3 APPROVAL OF MINUTES**

#### **A. June 9, 2025, Special City Council Meeting**

#### **MOTION**

Councilmember Carter motioned to approve the Special City Council Meeting minutes for June 9, 2025, seconded by Councilmember Hyslip and approved unanimously.

**B. June 16, 2025, Regular City Council Meeting**

**MOTION**

Councilmember Hyslip motioned to approve the Regular City Council Meeting minutes for June 16, 2025, seconded by Councilmember Carter and approved unanimously.

**C. June 23, 2025, Special City Council Meeting**

**MOTION**

Mayor Pro Tem Miller motioned to approve the Regular City Council Meeting minutes for June 23, 2025, seconded by Councilmember Carter and approved unanimously.

**ITEM 4 UNFINISHED BUSINESS**

**A. Consideration of the 2nd Reading of Ordinance 604 An Ordinance to Repeal, Amend, and or Adopt Various Sections of Chapters 26, 34, and 46 of the City's Code as it relates to Law Enforcement Matters**

Mayor Gray noted that this item is for Council to consider the final reading of an ordinance which makes amendments to align the City's Code with current state and federal laws further allowing for efficient and effective enforcement by our police department.

**MOTION**

Councilmember Carter motioned to approve the 2nd Reading of An Ordinance to Repeal, Amend, and or Adopt Various Sections of Chapters 26, 34, and 46 of the City's Code as it relates to Law Enforcement Matters seconded by Mayor Pro Tem Miller and approved unanimously.

**ITEM 5 NEW BUSINESS**

**A. Consideration of Awarding the Bid for Bluebell Stormwater Repair Project**

Mayor Gray advised that in accordance with the City's Procurement Code, bids were solicited for this project. This item is before Council to consider awarding that bid.

**MOTION**

Councilmember Hyslip motioned to award the bid for Bluebell Stormwater Repair Project to W E Martin Contracting LLC in an amount not to exceed \$72,000 and authorize the City Manager to issue the notice to proceed, seconded by Mayor Pro Tem Miller.

City Manager provided background on the project including piping replacement.

**VOTE**

Approved unanimously.

**ITEM 6 COUNCIL COMMENTS**

Councilmember Carter commented commending the city's involvement in the 4<sup>th</sup> of July festivities and thanked all those who attended and contributed to the event. Councilmember Carter congratulated all winners as well and thanked those who provided public comments. Councilmember Carter encouraged all to ensure safety during water related activities. Councilmember Carter recognized Caroline Hasty for being jumping right into all the activities in the City, coordinating all the City concerts, Best Dam Festival, and 4<sup>th</sup> of July festivities.

Councilmember Hyslip commented recognizing City staff for their hard work to ensure the 4<sup>th</sup> of July festivities came together and making the event a success. Councilmember Hyslip commended the residents for the turn out and congratulated the award winners. Councilmember Hyslip gave a shoutout to the Parks and Recreation staff for the improvements being made to Turner field. Councilmember Hyslip encouraged all to attend the Camp Cadet Golf Tournament. Lastly, Councilmember Hyslip advised that he is providing a recusal statement pertaining to the agenda item this evening for legal advice of contractual matters as it relates to contractual matters for Food & Beverage Services at the Tega Cay Golf Club. In accordance with

Section 8-13-700 of the Ethics Act, which requires recusal from matters where “a business with which you are associated has an economic interest. City Attorney Chaplin Spencer noted that this is in accordance with state law and further explained this recusal will be ongoing for tonight and in the future related to the same matters.

Mayor Pro Tem Miller thanked Caroline Hasty and City staff for their hard work on the July 4<sup>th</sup> events. Additionally, Mayor Pro Tem Miller expressed excitement over the potential upcoming groundbreaking of Main Street and encouraged all to attend the Camp Cadet golf tournament. Mayor Pro Tem further encouraged all to continue being safe on motorbikes, scooters, etc. Mayor Pro Tem Miller congratulated Triveni on their grand opening and wished them the best.

Mayor Gray echoed the 4<sup>th</sup> of July comments and recognized City staff for their hard work this year as well as the citizens for their participation in the events. Mayor Gray thanked veterans for their service and their families for their sacrifices as well. Mayor Gray thanked Caroline Hasty, Tega Cay Fire Department and Police Department for their hard work in ensuring the event was a success and safe. Mayor Gray reiterated that we are still in the 100 deadliest days and encouraged all to assist in preventing tragedy this summer. Mayor Gray encouraged all to pray for those in Texas as a result of the recent devastation.

**ITEM 7 EXECUTIVE SESSION**

**MOTION**

Councilmember Carter motioned to enter into executive session for discussion of personnel matters as it relates to the Tega Cay Police department, for legal advice and discussion of contractual matters for the food and beverage services at the Tega Cay Golf Club and for legal advice as it pertains to litigation matters with Tega Cay Marina LTD. and for legal advice as it relates to parking for pickleball facilities, seconded by Councilmember Hyslip and approved unanimously at 7:18 PM.

- A. Discussion of personnel matters as it relates to the Tega Cay Police department**
- B. Legal Advice and discussion of contractual matters for the Food & Beverage Services at the Tega Cay Golf Club**
- C. Legal Advice as it pertains to litigation matters with Tega Cay Marina LTD**
- D. Legal Advice as it relates to parking for pickleball facilities**

**MOTION**

Councilmember Carter motioned to come out of executive session, seconded by Mayor Pro Tem Miller and approved unanimously at 8:59 PM.

**ITEM 8 ADJOURNMENT**

**MOTION**

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

*The meeting was adjourned at 8:59 P.M*

*Signature Page to Follow*

Respectfully Submitted

[SEAL]

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Casey O'Brien, Municipal Clerk

APPROVED:

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Mayor Christopher T. Gray  
APPROVAL DATE: August 18, 2025

