Regular City Council Meeting  
Monday, January 27, 2020  
Philip T. Glennon Center – Council Chambers  
15077 Molokai Drive, Tega Cay, SC

Councilmembers Present: Mayor David O’Neal, and Councilmembers Alicia Dasch, Gus Matchunis, Heather Overman and Ryan Richard.

Councilmembers Absent: None.

Staff Present: Charlie Funderburk, City Manager; Justin Bice, Chief Municipal Judge; Susan Britt, Planning & Development Manager; Tim Gillette, Operations Director; Joseph Shook, Communications Manager; 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.

ITEM 1  OATHS OF OFFICE
Mayor O’Neal asked Judge Justin Bice to come forward who administered the oaths of office to Councilmembers Gus Matchunis and Ryan Richard.

ITEM 2  ELECTION OF MAYOR PRO TEMPORE
Mayor O’Neal read from the City of Tega Cay Code of Ordinances in regard to the provision of the Mayor Pro Tempore position which describes the election, duties and term of the position.

MOTION
Councilmember Overman motioned to nominate Gus Matchunis as Mayor Pro Tempore with a term starting today and running until January 2022, seconded by Councilmember Richard and passed unanimously.

ITEM 3  PUBLIC COMMENTS
1. Tom Tremblay, 1746 Colville Lane, distributed photographs to Council and shared concerns about a beaver infestation located near Chestnut Hill Drive.

ITEM 4  APPROVAL OF MINUTES
There were no changes to the Regular Council Meeting minutes of December 16, 2019, and they were approved.

ITEM 5  COMMITTEE REPORTS
A. Tega Cay Forever Foundation
Councilmember Overman noted the Foundation met on January 13th. Members of the Sponsorship subcommittee will be meeting with Compörüm, Charlotte Independence and Founders. She noted they have submitted an application to Atrium for funding in the amount of $750,000 for the trails portion of the park. The group is also working to garner Parks & Rec sponsorships for our programs. She announced upcoming events including the February 8th Sweetheart Dance, March 28th Bark for Catawba Park and April 24th Taste of York County.

B. Economic Development Commission
Mayor Pro Tempore Matchunis noted the Commission met January 20th. The group discussed retail consultants and the amount of data that needs to be collected and examined in order to market available areas. Their goal is to find retailers and market directly to them. Once they have more information, they will be sending out an RFP. Chairman Jim Stalford asked if members of the Economic Development Commission would get more involved in other volunteer boards in neighboring communities. He announced they set their regular meetings for the 4th meeting of every month.
C. Planning Commission
Councilmember Dasch noted the Commission met on January 6th to discuss:

- The approval of the Final Plat for Trinity Point Phase 1
- A draft Public Art Policy for the City
- The Planning Commission’s 2020 Work Plan items and priorities
- The current City policy to allow Developers to bond the completion of infrastructure items using a Letter of Credit or Surety Bond that Council approves
- The December development status and new business starts in the City
- Better partnerships between Planning Commissions in our surrounding areas
- Developing a new Zoning Ordinance for Proposed Mixed Use Districts recommended in the Comprehensive Plan Update
- Review Current Overlay Districts (Marina, Arts and Entertainment, etc.) in conjunction with the new Mixed Use Districts
- Continued Liaison Activities as per (Tega Cay Economic Development, Fort Mill School District, York County, etc.)

She announced the next Planning Commission meeting will be February 3rd at 6:30 pm in the Glennon Center Lower Level (Council Chambers).

Mayor O’Neal asked if there were any plans for the former Dixie Pig location and salon. City Manager Funderburk noted he met with the prior owner who stated the salon is staying open, and the new owner is considering upfits for a potential new restaurant in the Dixie Pig location.

ITEM 6 UNFINISHED BUSINESS

A. 2nd 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 at the last meeting, the Planning Commission and City Council held a public hearing on a required Update to the 2015-2025 Comprehensive Plan. Following the hearing, Planning Commission recommended the approval of the update and Council did approve the Introduction and 1st reading of this ordinance and update of the plan.

MOTION
Mayor Pro Tem Matchunis motioned to approve the 2nd 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.

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

Mayor O’Neal stated the owner of the Tega Cay Marina also owns the subject property and the adjacent residential property located at 28001 Marina Drive. The applicant intends to use this property as the administrative offices for the Marina. In order to do so, the base residential zoning must be changed to B-1 to permit this commercial use. Discussion ensued on signage, parking including handicap space, potential uses of the space should a rezoning be granted, and options for tabling the Ordinance.
MOTION
Councilmember Overman motioned to approve the 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, seconded by Councilmember Richard and it passed (4-1).

VOTE
AYES (4): Mayor O’Neal, Mayor Pro Tem Matchunis, Councilmembers Overman and Richard.
NOES (1): Councilmember Dasch

ITEM 7 NEW BUSINESS
A. Consideration for Approval of the Letter of Credit and Performance, Labor and Materials Surety Agreement for Final Plat, For Trinity at Tega Cay, Phase 1
Mayor O’Neal stated at the Monday, January 2nd meeting, the Planning Commission approved the Final Plat for Trinity at Tega Cay Phase 1 contingent upon approval of the Letter of Credit and Performance, Labor, and Materials Surety Agreement. Staff has received a letter from the City Engineer certifying certain improvements have been installed and his letter includes an Opinion of Probable Cost to complete the required infrastructure. The required improvements are to be bonded by a Letter of Credit with a reputable financial institution in the amount of $261,238.81. Mayor Pro Tem Matchunis shared his concerns of the developer following through with what he has already promised the City.

MOTION
Mayor Pro Tem Matchunis motioned to table the issue and give the developer time to help settle some issues and concerns between now and the next council meeting. Councilmember Dasch seconded the motion and it passed unanimously.

ITEM 8 CITY MANAGER’S REPORT
City Manager Funderburk reported on the following: congratulated Mr. Matchunis and Mr. Richard, the upcoming Sweetheart Dance, the February Council meeting on Tuesday, February 18th, and the deadline for Spring Sports registration on February 1st. He announced SCDNR Water Rec funds have been approved by State delegates, shared the Request for Bids has been sent out for Windjammer Pavilion, thanked Mayor Pro Tem Matchunis for his help with Home Depot and the Home Depot Foundation for their donation of the fence for the Inclusive Playground, announced a tentative date for the ribbon cutting on February 7th at 10am, and he reviewed the proposed budget calendar.

ITEM 9 COUNCIL COMMENTS
Councilmember Richard congratulated Mayor Pro Tem Matchunis and noted it is an honor and pleasure to work with Council.

Councilmember Dasch wished a Happy New Year to everyone, congratulated Mayor Pro Tem Matchunis and Councilmember Richard, reminded everyone to get a flu shot and wash their hands, and shared she looks forward to Councilmember Overman’s discussion on a workplan.

Councilmember Overman wished Councilmember Dasch a happy birthday, congratulated Mayor Pro Tem Matchunis and Councilmember Richard, and announced she had met with Councilmember Dasch regarding goals for the upcoming year. She distributed the workplan to Council.

Mayor Pro Tem Matchunis congratulated Councilmember Richard, noted he is humbled and honored to be voted onto Council and does not take the position lightly. He shared his excitement for the All Play Together Inclusive park opening. He thanked the Home Depot Foundation for their generous donation. He noted the Taste of York County proceeds will go towards Catawba Park. He thanked everyone again.
Mayor O'Neal congratulated Mayor Pro Tem Matchunis and Councilmember Richard on their new terms and Councilmember Dasch on her birthday.

ITEM 10  ADJOURNMENT

MOTION
There being no further business, Mayor O'Neal motioned to adjourn, seconded by Mayor Pro Tem Matchunis and approved unanimously.

The meeting was adjourned at 8:03 p.m.

Respectfully Submitted,

Katie Poulsen, Municipal Clerk

David L. O'Neal, Mayor
APPROVAL DATE: February 18, 2020