



Regular City Council Meeting
Monday April 15, 2024
Philip T. Glennon Center – Council Chambers
15077 Molokai Drive, Tega Cay, SC

Councilmembers Present: Mayor Christopher T. Gray, Mayor Pro Tem Carmen Miller, and Councilmembers Brian D. Carter, Scott G. Shirley and Thomas S. Hyslip. A quorum was present.

Staff Present: Charlie Funderburk, City Manager; Joey Blethen, Deputy City Manager; Joey Crosby, Police Chief; Glyn Hasty, Fire Chief; Dustin Overton, Parks and Recreation Director; Nick Cauthen, Development Services Director; Tim Gillette, Operations Director; Janet Broome, IT Director; and Casey O'Brien, Municipal Clerk.

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

Mayor Gray 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 SPECIAL PRESENTATION

A. Proclamation in Support of NAMI Piedmont Tri- County Proclaiming May as Mental Health Awareness Month

Mayor Gray presented the proclamation to Robert White, the Executive Director of NAMI Piedmont Tri-County and recognized May of 2024 as Mental Health Awareness Month in the City of Tega Cay. Additionally, Mayor Gray encouraged all to attend the NAMI Walks Piedmont Tri-County walk held Saturday, October 5, 2024, in Rock Hill and Lancaster to raise awareness for mental health.

B. Proclamation Recognizing Spring Pick Me Up Week, Earth Day, and National Arbor Day of 2024

Mayor Gray recognized April 22nd-27th, 2024, as Spring Pick Me Up Week and encouraged all to join in the efforts of city staff and volunteers to support Spring Pick Me Up Week. Also, to celebrate Earth Day on April 22nd and National Arbor Day on April 26th

C. Proclamation Recognizing the Tega Cay Lions Club for their Service to the City

Mayor Gray recognized the Tega Cay Lions Club for their commitment to serving the City and our community by fostering and supporting the community through programs such as the Abbots Upstate NY Cook Out, the Annual Easter Egg Hunt, 4th of July Fish Fry, Bags for Benches, free eye exams at schools, Senior Citizens Christmas Party, and Fall festival activities.

D. Proclamation Recognizing May 4th as International Firefighters Day

Mayor Gray recognized May 4th as International Firefighters Day and thanked each current and past firefighter, to include those within the Tega Cay Fire Department, for their selflessness and service to the City and members of the community.

E. Proclamation Recognizing May 15th as Peace Officers Memorial Day and the week as Police Week

Mayor Gray recognized May 15, 2024, as Peace Officers' Memorial Day in memory of those law enforcement officers who have made the ultimate sacrifice in service to their community or have become disabled in the performance of their duties, and to honor those law enforcement officers presently serving the community. Additionally, recognize that the week is National Police Week.

F. Proclamation Recognizing the Week of May 19th as National Public Works Week

Mayor Gray recognized the week of May 19th as National Public Works Week. Additionally, Mayor Gray urged all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works

professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all

ITEM 2 PUBLIC COMMENTS

- 1.) Jennifer Bishop commented noting the number of people who should not be at Windjammer who have been over the weekend, however, thanked the City of Tega Cay Police Department for handling the situation there. Additionally, encouraged Council to look at alternatives to address the situation.
- 2.) Patrick commented regarding the anticipation of the park in the Windhaven community however expressed disappointment of the location of the composting facility and encouraged Council to consider a different location.
- 3.) Kiran Patro commented regarding the proposed composting facility location and rather than a park being in the location.
- 4.) Ariin commented expressing concerns regarding the location of the proposed composting facility to include the potential traffic impacts.
- 5.) Bob McCarthy commented requesting that the City and City Council consider permitting the Lions Club a lessened cost for the Glennon Center rental for their annual banquet.
- 6.) Janet Atkinson commented regarding the composting facility to include the designation of the land in Windhaven and expressed that the community should've been consulted and properly notified. Additionally, addressed concerns pertaining to odor and traffic issues.
- 7.) Alicia Formato commented thanking Council for working with experts and encouraged the public to take the City's deer survey. Additionally, Ms. Formato suggested the City utilizing budgeted money to aid in deer repellent options throughout the community.
- 8.) Stephanie commented desiring to recognize City and City Council's efforts and encouraged residents to be involved in the discussion of City related items. Stephanie urged residents to assist at the living memorial gardens in planting and weeding as well as participate in wildlife walks.

ITEM 3 APPROVAL OF MINUTES

A. March 13, 2024, Special Workshop Meeting Minutes

MOTION

Mayor Pro Tem Miller motioned to approve the Special City Council Workshop Meeting minutes for March 13, 2024, as submitted, seconded by Councilmember Carter and approved unanimously.

B. March 18, 2024, Regular City Council Meeting Minutes

MOTION

Councilmember Carter motioned to approve the Regular City Council Workshop Meeting Minutes for March 18, 2024, as submitted, seconded by Councilmember Shirley and approved unanimously.

ITEM 4 COMMITTEE REPORTS

A. Economic Development Committee

Councilmember Shirley presented the EDC report. EDC met on March 25th and discussed the next TC Business Connect meeting to be held on Thursday April 25th in the Council Chambers at 7 PM with the next regularly scheduled EDC meeting being held on Monday, April 22nd at 7 PM in the Council Chambers.

B. Planning Commission

Development Services Director Nick Cauthen noted that the commission met on April 1st and swore in one new member to ensure a quorum. Nick Amico was elected as Chair and Mark Reeher was elected as Vice Chair. Discussion was held regarding the rules of order and the marina overlay district.

C. Parks and Recreation Ad-Hoc Committee

Development Services Director Nick Cauthen presented an updated as to the master plan. The parks and recreation director, Dustin Overton, and Nick Cauthen, provided a rough draft to Council via email with background information having been completed thus far. Council will be updated on the status as progress is made on the development of the master plan.

ITEM 5 NEW BUSINESS

A. Discussion regarding the Planned Composting Facility Near the Windhaven Community

Mayor Gray noted over the last week it has come to the attention of City Council that some members of the Windhaven community are seeking further information pertaining to the composting facility being planned for the former cellulose landfill site. This item is on the agenda for staff to provide the public with more details related to the facility, for Council to openly discuss the facility and also provide staff with direction on how to proceed.

City Manager Charlie Funderburk presented the approved operating and site plans as well as the due diligence report for Windhaven site. Discussion ensued amongst Council and city staff. City Council provided consensus that they do not wish to have the facility in Windhaven. Discussion ensued as Mayor Pro Tem Miller expressed concern over the 5-acre approval and the intended use not being disclosed. It was inquired about the approval process for property use changes and if presentations equate to Council approval. Additionally, Mayor Pro Tem Miller highlighted discrepancies in the location of the proposed facility as communication by the City Manager. It was stressed that there is a need for public information and engagement. City Manager advised that under Ordinance 77 Section 19-135 Paragraph C the permissibility of the proposed land use within the PDD and clarified that a rezoning is not required for the project. Councilmember Shirley expressed concern and emphasized the necessity of presenting land use changes before planning, public hearing, and Council approval processes. Councilmember Carter expressed dissatisfaction with the lack of prior information and transparency and advocated for transparency while recommending against proceeding forward without proper approvals. Councilmember Carter suggested conducting a survey amongst Windhaven residents regarding the proposed facility. Mayor Gray suggested meeting with residents and HOAs in person to discuss alternative options for the property. Councilmember Hyslip acknowledged the rationale behind the site selection however expressed opposition to the proposed use for composting. Councilmember Hyslip urged against replaced votes or approval with presentations and workshops. The displeasure of the Council was shared with the City Manager over the decision appropriate land and file for a DHEC permit without proper communication or approval from the Council or the affected community/citizens. It was agreed upon to prioritize transparency, community engagement, and adhere to ordinance protocols in future decisions regarding land use and development. Actions were proposed to include conducting a survey amongst Windhaven residents for future use options, organizing meetings with residents and HOA representative, and ensuring that presentations and workshops do not replace formal votes, proper communication with Council or approvals for significant changes.

MOTION

Mayor Gray motioned to move the composting facility from Windhaven to the chipping facility on Gardendale, seconded by Mayor Pro Tem Miller and approved unanimously.

B. Consideration of a Resolution to Join the Catawba- Wateree Water Management Group

Mayor Gray noted that this item is being considered to support the Catawba Wateree Water Management Group's mission to identify, fund, and manage projects that will help preserve, extend, and enhance the capabilities of the Catawba-Wateree River Basin to provide water resources for human needs while maintaining the ecological integrity of the waterway.

MOTION

Councilmember Hyslip motioned to approve the resolution and authorize the City of Tega Cay to join the Catawba Wateree Water Management Group and to designate Antonio Maturo as the Member Representative with Sheldon Russell as the Alternate for the City of Tega Cay, seconded by Councilmember Shirley

Discussion ensued pertaining to the annual fee of approximately \$2,500.

VOTE

Approved unanimously.

C. Discussion of Windell Woods Amenity Area

Mayor Gray advised that this item is being considered as a result of the City identifying that the current PDD standards for Windell Woods would need to be amended to allow for the proposed amenities.

Mayor Gray inquired if this is in lieu of the trail to the school that was requested. Development Services Director, Nick Cauthen, advised that a portion of trail will still be constructed however, the developer requested the amendment to the trail due to topography reasons. It was clarified that the original design did not account for the significant slope, a portion of land in between, and in lieu there will be a trail along Gardendale but will not touch the school. Mayor Gray expressed desire to have connectivity for both areas of Tega Cay and request that connectivity also come before Council not just the Planning Commission. It was clarified that this was approved through the preliminary plat at the Planning Commission. Councilmember Shirley agreed with Mayor Gray.

Shea Homes has proposed pickleball courts, a dog park and obstacle course. Development Services Director advised that the proposed amenities are not currently within the PDD standards and if Council desires to permit these amenities the proposed amendment would have to go to Planning Commission, a public hearing and two readings of Council. City Manager clarified that this would not be a public amenity and would be owned and maintained by the HOA. Councilmember Shirley advised that if the community desires those amenities that Council should not restrict the amenities. Councilmember Carter advised that he would not recommend or desire to have a dog park as the City has moved a dog park previously that was too close to neighborhoods. City Manager asked if staff could circle back to Shea to inquire if they desire to build the amenities to further attract homeowners. City attorney suggested that the PDD amendment could include a timeline which amenities must be put in by.

D. Introduction and 1st Reading of an Ordinance Amending the FY23-24 Budgets as it Relates to the Parks and Recreation Fee Schedule

Mayor Gray noted that at Mayor Pro Tem Miller's request Council is considering increasing the fee for non-resident parking decals. At the recommendation of staff, the other proposed change to the fee schedule includes charging a non-York County resident fee for recreation participants as those participants do not pay the York County Recreation Tax like other participants do. This fee would only apply to participants who do not live in York County.

MOTION

Mayor Pro Tem Miller motioned to approve Introduction and 1st Reading of an Ordinance Amending the FY23-24 Budgets as it Relates to the Parks and Recreation Fee Schedule, second by Councilmember Carter.

Discussion ensued as City Manager clarified that the parking decal for non-residents is currently \$100 however, the proposed amendment is that the parking decal for non-residents goes up to \$200. Additionally, the fee for non-York County residents to participate in the recreation programs is solely due to county residents being charged the 1.5 millage tax rate for recreation which non-county residents are not subject to. Councilmember Hyslip discussed a different fee for non-York County residents as the additional \$30 fee may not be as much as County residents are having to pay as County residents are paying the registration fee and 1.5 mills on recreation tax assessed by the County. Councilmember Hyslip recommend that the fee be \$60 as the City's recreation program is subsidizing for surrounding communities.

Councilmember Carter withdrew 2nd on the previous motion, Mayor Pro Tem Miller withdrew motion.

MOTION

Councilmember Hyslip motioned to approve Introduction and 1st Reading of an Ordinance Amending the FY23-24 Budgets as it Relates to the Parks and Recreation Fee Schedule and amending the out of county fee to \$60, seconded by Councilmember Carter and approved unanimously.

E. Consideration of a Resolution Requesting the South Carolina Department of Transportation Review of School Safety

Mayor Gray advised that this item is being considered at his request to advocate for the safety, security, and well-being of not only the students and employees of the school district but also the community as a whole.

MOTION

Mayor Gray motioned to request that the South Carolina Department of Transportation complete a full review of all signage, signals, and any other traffic control or safety measures implemented along state roads that serve all school sites and pedestrian crossings within the city limits of the City of Tega Cay, request that speed limits in school zones be reduced to 25 miles per hour, and install the appropriate, additional safety measures., seconded by Councilmember Carter and approved unanimously.

F. Discussion Of A Resolution To Adopt Local Rules Of Order For City Council Proceedings

Mayor Gray advised that this item is being considered at Councilmember Hyslip's request. Councilmember Hyslip discussed a desire to set council meeting agendas by having two council members agree to add an item to the council meeting agenda to ensure a minority of council wants an item on the agenda that staff is proposing. Furthermore, the discussion of formally adopting how to amend a motion and how to table a motion was held.

ITEM 6 CITY MANAGER'S REPORT

City Manager Funderburk provided his report as:

Development Services currently has 1 opening. The department has completed the tech review for Lakewood last week and issued 39 new home permits, 140 zoning permits, and 328 total permits during quarter 2. It was noted that Main Street is intending to submit for early grading in the next few weeks, Walmart has reached out to discuss a building expansion focused on online grocery pick up and that the current business license year is coming to an end.

The Fire Department currently has 1 opening. The department has published a request for bid for Firefighting breathing air compressor's which are due by April 26th at 2 PM. The department has conducted hydrant flow testing, hose testing, driver/operator training, EMS/HIPAA training, has implemented a lock out/tag out training in accordance with OSHA and is actively conducting tech reviews as well as inspections. It was noted that the OSHA Fire Service checklist has been completed on all Fire Department buildings.

The Police Department currently has 1 conditional offer being made, if accepted the department will be full. Additionally, interviews were conducted for the 2 grant SRO positions. The department has been hosting FBI leadership courses and recently promoted 2 SGTs and 1 Corporal, assigned Officer Cruz the SRO position at Gold Hill Middle School, and established a traffic unit focused on traffic enforcement and collisions. Upcoming events include this Friday at Gold Hill Elementary it is High-Five Friday, April 25th Ralph Norman will be at the police department for a law enforcement appreciation breakfast and May 15th there will be a Law enforcement memorial held in Rock Hill. It was noted that York Electric's annual voting is occurring on May 1st and the department is actively discussing location/roadway/officer availability to minimize traffic impact. Additionally, City Manager Funderburk noted that this past weekend at Windjammer Park PD conducted 11 self-initiated checks, a total of 13 visits to the park, issued 0 tickets and 0 parking violations. However, since January: approximately 246 total checks of park has occurred with 10 tickets issued.

Public Works currently has 1 opening for a team member which is potentially being filled. The department has published a request for proposal for Windward Dr. street patching which are due by May 10th and a request for proposal for repairs and upgrades to the Glennon Center which are due by May 1st. It was noted that Google Fiber is projected to begin in Cadence area on May 6th. The area will receive doorknockers to provide a phone number to contact Google with any questions or concerns. A encroachment permit as issued to Comporium for upgrades for Fiber upgrades down Shoreline Parkway from Tega Cay Drive to Beachwood Cove. Spectrum is also running fiber lines as well on the eastern side of the City.

Utilities currently has 1 opening for a team member. The department has an RFP published for

Preconstruction Services at Wastewater Treatment Plant Number 2 to serve as a Preconstruction Manager in the preliminary engineering, pre-construction alternatives analysis, and cost estimating of the Wastewater Treatment Plant Upgrades due by Tuesday, May 7. The department is currently moving an existing generator from one lift station to another for capacity reasons, working collaboratively with Duke to move one of their meters as we continue to update our lift station electrical panels, is continuing combination truck training to increase its frequented use, two team members are attending backflow training to obtain their certification this week, sewer line cleaning and CCTV efforts in traditional TC are picking back up and the department has replaced a water main in a shared/common driveway on Palmyra Drive.

In Administration, an updated FOIA policy is being drafted with the Municipal Clerk and City Attorney, and the data from the communication survey is being reviewed and categorized. Social Media Specialist introduced the City App. In IT, City Manager advised that there are three new servers in that the It Director is working on getting set up.

Tega Cay Police Chief Joey Crosby presented statistics pertaining to Windjammer Park as well as the mentality he'd like the department to maintain. Discussion ensued amongst Chief Crosby and Council pertaining to enforcement of parking decals.

ITEM 7 COUNCIL COMMENTS

Mayor Gray abstained from making any further comments.

Councilmember Shirley thanked those who volunteered to join a City committee and expressed appreciation for their time. Furthermore, Councilmember Shirley thanked City staff and Councilmembers for their attention focusing on Windjammer Park. Councilmember Shirley requested that the City obtain feedback from residents in Windhaven following landscape designs as well as a discussion be held regarding pickleball. Councilmember Shirley encouraged the public to attend the public safety community meeting hosted by Chief Crosby and Chief Hasty on April 24th at 6 PM and also take the deer survey. Councilmember Shirley expressed appreciation for first responders and thanked them for their service.

Councilmember Carter thanked those still participating at the meeting and those watching from home. Councilmember Carter thanked those who provided public comments this evening and congratulated those who received proclamations. Councilmember Carter encouraged all to wear green in May to promote Mental Health Awareness month, thanked the Tega Cay Police Department, fire Department, and City staff for their hard work to include the city app. Councilmember Carter encouraged all to attend the Best Dam Food Festival.

Councilmember Hyslip thanked the public for their feedback and for Windhaven residents for their public comments. Additionally, thanked police, fire, telecommunicators, and public works and encouraged all to keep families and fallen officers in their thoughts on May 15th. Councilmember Hyslip noted a fellow military member's sacrifice as the first military police officer and first NYPD officer to pass away in Iraq. Furthermore, encouraged the public to take the deer survey.

Mayor Pro Tem Miller thanked the public for still being present and expressed excitement over the improvement in communication and transparency. Mayor Pro Tem Miller thanked City staff for answering all the questions and being open/willing to have conversations around processes, ideas and projects. Mayor Pro Tem Miller noted that April 25th is the next Chat with Council and encouraged all to take the deer survey. Mayor Pro Tem expressed excitement over the bid out for updates to the Glennon Center specifically the exterior.

MOTION

Councilmember Hyslip motioned to enter executive session, seconded by Mayor Pro Tem Miller and approved unanimously at 10:39 PM

ITEM 8 EXECUTIVE SESSION

A. Discussion as it relates to Personnel Matters

MOTION

Councilmember Hyslip motioned to come out of executive session, seconded by Councilmember Shirley and approved unanimously.

ITEM 9 ADJOURNMENT

MOTION

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

The meeting was adjourned at 11:53 P.M.

Signature Page To Follow



Respectfully Submitted,

Casey O'Brien, Municipal Clerk

APPROVED:

Christopher T. Gray

APPROVAL DATE: May 20, 2024

