

**Town of Fort Mill Town Council
Regular Meeting Minutes
July 11, 2016
7:00 pm**

Present: Mayor Savage, Councilman Huntley, Councilman Helms, Councilman Shirey, Councilman Moody, Councilwoman Heemsoth and Councilwoman McCarley, Dennis Pieper, Manager and Virginia Burgess, Town Clerk, were present.

The following press was notified of the meeting by email or fax in accordance of the Freedom of Information Act: The Herald; CN2; WRHI; Fort Mill Times and WBTV. The agenda was also posted on the board outside of the entrance to Town Hall the required length of time and on the Town website.

Mayor Guynn Savage opened the meeting, led the pledge of allegiance and Councilman Helms gave the invocation.

MINUTES

Town Council Meeting Minutes for 6-27-2016

Councilman Shirey made a MOTION to approve the minutes of the June 27, 2016 Town Council Meeting. SECONDED by Councilman Helms. Passed 7-0.

PUBLIC COMMENT

Pursuant to Section 2-46 of the Code of Ordinances for the Town of Fort Mill, any resident may appear before council for the purpose of providing public comments on any municipal matter (except personnel matters). Those who wish to speak must sign the Public Comment sheet prior to the start of the meeting.

The following signed up to speak:

Al Rogat, 1006 Cresthaven, Fort Mill, spoke in regard to adding a time for public comment at the end of all Town Council meetings. He also commented on changes that he thinks that should be made to the agreement in New Business item #4 and the need for upgrades to the PA system located at the bandstand. He

also said that he would like for the town to purchase the complex for use of the residents.

PRESENTATIONS

Presentation #1

June Financial Statements – Chantay Bouler, Finance Director

Chantay Bouler, Finance Director, presented the financial overview for the General Fund, Gross Revenue Fund, Capital Projects Fund and the Stormwater Fund financial statements for June 2016.

OLD BUSINESS

Old Business Item #1

An ordinance authorizing the execution, delivery, and performance of a lease-purchase agreement and other documents relating to the lease-purchase financing of certain vehicles and equipment in an aggregate principal amount of not exceeding \$512,000, and other matters relating thereto.

Councilman Helms made a MOTION to approve the lease-purchase agreement in the amount of \$512,000 for the financing of certain vehicles and equipment. SECONDED by Councilwoman McCarley. Passed 7-0.

NEW BUSINESS

New Business Item #1

First Reading: An ordinance annexing York County Tax Map Number 738-00-00-045, containing approximately 13.5 +/- acres located on Haire Road.

Joe Cronin, Planning Director, explained that the town has received an annexation application from Bonnie H. Blanton, the owner. The applicant has requested a zoning designation of MXU Mixed Use. The MXU district allows any mixture of permitted uses proposed by the applicant and approved by the town council. The subject parcel is currently zoned RD-II per York County, which is primarily residential. The Concept Plan and Development Conditions are explained in New Business Item #2.

Councilman Huntley made a MOTION to approve New Business Item #1. SECONDED by Councilwoman Heemsoth. Passed 7-0.

New Business Item #2

First Reading: An ordinance adopting a Mixed Use Concept Plan & Development Conditions for the Haire Village MXU Project.

Mr. Cronin explained that the applicant is requesting approval to develop an age restricted (55+) continuing care retirement facility with up to 200 dwelling units. A minimum of 10,000, and a maximum of 36,000, square feet of retail, office and/or municipal uses would also be permitted. The development conditions would also allow for the inclusion of common open space and neighborhood amenities.

Councilman Helms made a MOTION to approve New Business Item #2. SECONDED by Mayor Savage. Passed 7-0.

New Business Item #3

First Reading: An ordinance annexing York County Tax Map Numbers 736-00-00-028, 736-00-00-032 and the portion of 736-00-00-031 lying west of the Fort Mill Parkway right-of-way, containing approximately 28.6 +/- acres located on Tom Hall Street and Fort Mill Parkway.

Joe Cronin explained that the town has received an annexation application from Michael W. Chase, the owner. The applicant has requested a zoning designation of HC Highway Commercial. The subject parcel is currently zoned RD-I per York County GIS. The applicant, Charlotte-Mecklenburg Hospital Authority (CMHA), is currently under contract to purchase these parcels, as well as the neighboring property, which is owned by Supper 17 LLC. The Supper 17 LLC parcels are currently in the town limits with a zoning designation of HC. If approved, the applicant intends to build a medical office building and associated commercial uses on the property. CMHA is also requesting consideration of a proposed development agreement for the Michael Chase and Supper 17 LLC properties. The draft development agreement is included as New Business Item #4 on this agenda.

Mr. Cronin also stated that a traffic impact analysis (TIA) shall be required prior to the approval of any site specific development plans. The property will include frontage on Tom Hall Street, as well as Phase 2 of the Fort Mill Southern Bypass. Specific traffic impacts will not be known until the specific types and square footages of commercial development have been identified.

Mayor Savage made a MOTION to approve New Business Item #3. SECONDED by Councilwoman McCarley. Passed 7-0.

New Business Item #4

First Reading: An ordinance authorizing the entry by the Town of Fort Mill into a Development Agreement with the Charlotte-Mecklenburg Hospital Authority d/b/a Carolinas HealthCare System, for property located at York County Tax Map Numbers 020-08-01-004, 020-08-01-005, 736-00-00-028, 736-00-00-032, and the portion of 736-00-00-031 lying west of the future Fort Mill Parkway right-of-way, such parcels containing approximately 38.6 +/- acres located on or near Tom Hall Street and the future Fort Mill Parkway; authorizing the execution and delivery of such Development Agreement; and other matters relating thereto.

Joe Cronin explained that three of the five parcels contained within the proposed development agreement, which are currently owned by Michael W. Chase, are pending annexation with a requested zoning designation of HC Highway Commercial. The remaining parcels, which are currently owned by Supper 17 LLC, are already located inside the town limits, with a zoning designation of HC.

All parcels are currently under contract for sale to CMHA. Pending approval of the annexation and development agreement ordinance, the applicant intends to build a medical office building and associated commercial buildings on the property

Mr. Cronin stated that staff believes that the annexation request, as well as the proposed development agreement, are consistent with the town's comprehensive plan. Therefore, staff recommends in favor of approval.

Councilwoman McCarley made a MOTION to approve New Business Item #4. SECONDED by Councilman Helms. Passed 7-0.

New Business Item #5

Town of Fort Mill Waste Water Treatment Plant Interim Improvements Project – The Town's Engineering Department requests Council approval to award this project to State Utility Contractors, Inc., the lowest bidder, in the amount of \$8,179,000.

Dennis Pieper, Town Manager, explained to Council that the Town took bids and State Utility Contractors, Inc. was the lowest bidder. He also said that this is phase one of the wastewater treatment plan and that Council has already approved financing and it is already in the budget.

Mayor Savage made a MOTION to approve New Business Item #5. SECONDED by Councilwoman McCarley. Passed 7-0.

New Business Item #6

Town of Fort Mill Waste Water Treatment Plant – Engineering Design Phase 2 – Plant Expansion to 6.0 MGD.

Councilman Shirey made a MOTION to approve New Business Item #6. SECONDED by Councilman Helms. Passed 7-0.

COMMITTEE REPORTS

There were no Committee reports.

INFORMATION/DISCUSSION ITEMS

Information/Discussion Item #1

Review and discussion of road priorities for the July 20th presentation to the York County Pennies for Progress Commission.

Joe Cronin explained to Council that the County is looking for the Town to prioritize the projects in order. He asked each of the Council Members to write down the six (6) projects in their order of priority. When the information was tallied, the following projects were listed in the following order of priority:

1. Fort Mill Parkway
2. Highway 21
3. Springfield Parkway
4. N. White Street
5. N. Dobys Bridge Road
6. Sutton Road/Spratt Street

EXECUTIVE SESSION ITEMS

There are no Executive Session items.

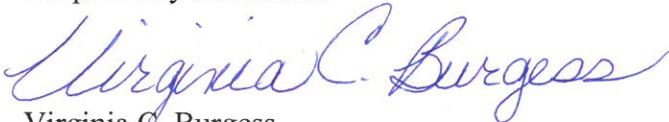
ADJOURN

Councilwoman McCarley made a MOTION to adjourn. SECONDED by Councilman Moody. Passed 7-0.

The meeting adjourned at 9:07p.m.

The following press was notified of the meeting by email or fax in accordance of the Freedom of Information Act: The Herald; CN2; WRHI; Fort Mill Times and WBTV. The agenda was also posted on the board outside of the entrance to Town Hall the required length of time and on the Town website.

Respectfully Submitted:



Virginia C. Burgess
Town Clerk

Date approved by Council: 6-27-2016