



**Town of Fort Mill Town Council
Regular Meeting Minutes
July 25, 2016
7:00 am**

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 gave the invocation.

MINUTES

Town Council Meeting Minutes for 7-11-16

Councilwoman McCarley made a MOTION to approve the minutes of the 7-11-2016 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.

PRESENTATIONS

There were no presentations.

PUBLIC HEARINGS

Public Hearing #1

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

Mayor Savage opened the floor for Public Hearing #1. The following person came forth to speak:

Mr. Greg Meran, 1952 Haire Road, spoke for land owners of 1952 Haire Road, with questions regarding the development plans. Mayor Savage stated that the developer could get in contact with the land owner so that they could answer their questions or concerns.

Public Hearing #2

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

Mayor Savage opened the floor for Public Hearing Item #2 and no one came forth to speak.

Public Hearing #3

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.

Mayor Savage opened the floor for Public Hearing Item #3 and the following person came forth to speak:

Ben Johnson, 306 College Avenue, Rock Hill, SC, representative for Carolina's Medical Center. He went over the development plans for this property.

Public Hearing #4

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.

Mayor Savage opened the floor to Public Hearing #4 and the following citizens came forth to speak:

Ben Johnson and Michael Chase, confirmed that this will contain a medical office building and general offices. They were available to answer Council's questions regarding this development Agreement.

Mr. Joe Cronin, Planning Director, announced that this was the first of two required public hearings for this development agreement. The second Public Hearing will be held on August 8, 2016 at 7:00pm.

OLD BUSINESS

Old Business Item #1

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

Councilwoman McCarley made a MOTION to approve the Second Reading of this Ordinance. SECONDED by Councilman Helms. Passed 7-0.

Old Business Item #2

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

Councilman Helms made a MOTION to approve the Second Reading of this Ordinance. SECONDED by Councilman Shirey. Passed 7-0.

NEW BUSINESS

New Business Item #1

Paradise CDBG Bid Award to Corbett & Son Construction in the amount of \$569,359.25, pending South Carolina Department of Commerce Grants Administration and additional York County C-Funds approval.

Dennis Pieper, Town Manager, explained to Council that this is a Community Revitalization Grant to improve sidewalks, infrastructure and having two homes demolished. The bids were higher than anticipated so the town has asked the county to contribute more C-funds. He has received a verbal agreement from the County on those additional funds.

Councilwoman McCarley made a MOTION to approve the Paradise CDBG Award to Corbett & Son Construction in the amount of \$569,359.25, pending SC Department of Commerce Grants Administration and additional York County C-Funds approval. SECONDED by Councilman Shirey. Passed 7-0.

New Business Item #2

Agreement between the Town of Fort Mill and Level 3 Communications for the placement of a fiber optic cable on the utility bridge spanning the Catawba River between Fort Mill and Rock Hill.

Councilwoman McCarley made a MOTION to approve the agreement between the Town of Fort Mill and Level 3 Communication for the placement of a fiber optic cabled on the utility bridge with a change on the current contract to a term on five (5) years instead of the stated twenty (20) years. SECONDED by Councilman Shirey. Passed 7-0.

New Business Item #3

Fort Mill Southern Bypass Water System Improvements – Phase 1 recommendations to Award Construction Contract.

Councilwoman McCarley made a MOTION to approve Phase 1 recommendations to award construction contract. SECONDED by Councilman Shirey. Passed 7-0.

COMMITTEE REPORTS

There were no Committee reports.

INFORMATION/DISCUSSION ITEMS

Information/Discussion Item #1

Discussion on Fire Station #2 - William Griffin, Deputy Fire Chief

Mr. William Griffin, Deputy Fire Chief, presented the Fire Department’s recommendation for their second Fire Station. It is their recommendation to have the existing house removed and replace it with a new building on the existing site. He stated that this is the most strategic site location for the new Fire Station.

There was much discussion between the council members and staff regarding this site as well as other potential locations.

Information/Discussion Item #2

Discussion of Draft Unified Development Ordinance (UDO)

Mr. Cronin went over information regarding the final version of the Unified Development Ordinance and the pending upcoming schedule of dates for final meetings and approval.

Councilman Helms left the meeting at 8:35 am.

Information/Discussion Item #3

Discussion of Draft Zoning Map for the Town of Fort Mill.

Mr. Cronin went over the draft zoning map for the Town of Fort Mill.

Councilman Moody left the meeting at 8:55 am.

Councilwoman McCarley left the meeting at 8:57 am.

EXECUTIVE SESSION ITEMS

There were no Executive Session items.

ADJOURN

Mayor Savage made a MOTION to adjourn. SECONDED by Councilwoman Heemsoth.
Passed 4-0.

The meeting adjourned at 9:10 am.

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Respectfully Submitted:



Virginia C. Burgess
Town Clerk

Date approved by Council: 7-11-2016