



Fort Mill
SOUTH CAROLINA

Councilmembers Present: Mayor Guynn Savage, Councilman Ronnie Helms, Councilwoman Lisa Cook, Councilman Ben Hudgins, Councilman Chris Wolfe, Councilman Chris Moody and Councilman Allen Garrison.

Councilmembers Absent: None

Fort Mill
Town Council Workshop
Monday, February 9, 2026
6:00 p.m.

Council Chambers
205 N. White Street Fort Mill, SC 29715

Mayor Savage called the meeting to order, held the pledge of allegiance and invocation at 5:58 PM.

ITEM 1 Approval of Minutes

- A. December 15, 2026, Regular Council Meeting
- B. January 12, 2026, Council Workshop
- C. January 22, 2026, Emergency Council Meeting
- D. January 29, 2026, Regular Council Meeting

MOTION

Councilmember Wolfe motioned to approve the four sets of minutes as submitted, seconded by Councilmember Garrison and approved unanimously.

ITEM 2 Public Comments

**Pursuant to Section 2-46 of the Code of Ordinances for the Town of Fort Mill, any citizen of the Town 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 in outside of the Council Chambers prior to the start of the meeting. Citizens will be given 3 minutes each to speak.*

1. Scott Couchenour - 122 W. Oak St, commented congratulating the Town on the dedication and renovation of the new Town Hall and commended the Springs family as well as Town Council. Scott advised that with regards to Pennies for Progress projects Bank St. will be repaved by SCDOT, & Pennies 5 is being redesigned around Harris St and Fort Mill High School including sidewalks and handicaps. Additionally, Bank St. and Holbrook Rd is being redesigned as well.

ITEM 3 Presentations

A. Downtown Co-Op Update

Kelly Lucarelli advised that the co-op is a partnership of over 30 local business owners and community members with a mission to enhance the relationship between the Historic Downtown Neighborhood and the Town while representing the community. It was highlighted that thus far the Co-Op has applied for their 501(c)(6) status to formalize their structure, partnered with SC Arts Commission towards a cultural district designation, the co-op has become an official member of Main Street America and continues to strengthen their membership, as well as their partnership with Fort Mill Economic Partners, Visit York County, Olde English District Tourism Commission and Arts Council of York County. To enhance the partnership between the Co-Op and the Town, Mrs. Lucarelli proposed a primary town liaison for the downtown Co-Op be determined to assist in communications and coordination, regular check-ins be held to align initiatives, timelines, and upcoming plans with the Town, and coordinate promotion and

shared messaging to support the Co-Op and local business as well as the Town's initiatives as well as resources for incoming new businesses in downtown Fort Mill.

ITEM 4 Executive Session

**Council may take action on Executive Session Items listed on the agenda when they come back into Public Session*

A. Discussion of Proposed Contractual Matters as it relates to Fort Mill School District

MOTION

Councilmember Cook motioned to enter into executive session to discuss proposed contractual matters as it relates to Fort Mill School District, seconded by Councilmember Hudgins and approved unanimously at 6:16 PM.

MOTION

Councilmember Wolfe motioned to come out of executive session and return to open session, seconded by Councilmember Hudgins and approved unanimously at 6:40 PM.

ITEM 5 Old Business

A. Consideration of the 2nd Reading of An Ordinance Authorizing the Town Manager to Execute a Perpetual Easement Across Town Property Identified as York County Tax Map #020-08-01-021

Assistant Town Manager, Chris Pettit noted that approval of this ordinance would authorize the Town Manager to execute the proposed easement which would provide access off of the Town's Recreation Complex/YMCA entrance opposite Kimbrell Road to a future school site. It was advised that the only update since 1st reading is that the easement has undergone legal review and update by the Town Attorney.

MOTION

Councilmember Moody motioned to approve old business item #5, seconded by Councilmember Wolfe and approved unanimously.

ITEM 6 New Business

A. Consideration of the 1st Reading of An Ordinance Providing for the 1st Amendment to the Development Agreement between the Town of Fort Mill and Kanawha Land, LLC (Ord. 2016-17), so as to remove a 1.153 +/- acre piece of Property From the Terms of the Development Agreement

Assistant Town Manager, Chris Pettit advised that purpose of this ordinance is to remove a +/- 1.153 acre parcel from the terms of the Kanawha Land, LLC Development Agreement, which Town Council entered into via Ordinance 2016-17. The parcel, currently/formerly known as York County Tax Map # 020-06-01-068 and Spratt Property which is located near the intersection of Kanawha Street and S. White Street. The parcel was originally sold to York County and subsequently resold to Kessler Equipment Sales Co Inc. who intends to develop it as parking alongside their 103 Kanawha Street property. It was noted that the removal of the parcel does not provide any major impact to the intent or terms of the Development Agreement, but it does benefit the current property owner as it would allow development of the property. Additionally, it was highlighted that keeping the property subject to the terms of the Development Agreement would make it very difficult for the property owner to make any use of the property.

Mayor Savage recused herself from the matter as she was involved in the sale of the property.

Discussion ensued regarding the owner of Kanawha Land and the zoning designation.

MOTION

Councilmember Hudgins motioned to accept new business item #1, seconded by Councilmember Wolfe and

approved unanimously.

ITEM 7 Information/ Discussion

A. Discussion of the Compensation Study

Town Manager, Cary Vargo, advised that over the past year, Management Advisory Group International Inc. has conducted a comprehensive Classification and Compensation study for all Town positions. It was identified that this is solely for presentation purposes to discuss the results to the study and the proposed fiscal impact. It was noted that the purpose of this study was to ensure internal equity across classifications and department, assess the Town's competitiveness in the regional labor market, address known issues of salary compression and recruitment/retention challenges, and establish a sustainable compensation framework aligned with best practices and fiscal capacity. Town Manager Vargo highlighted key findings, a pay range structure and salary adjustment scopes/costs which are equity and market-driven and not performance-based incentives. Leave accruals were noted as well as parental leave benefits. Town Manager Vargo noted that his memo recommends that Town Council accept the classification and compensation study and authorize staff to proceed with the associated policy and benefit changes described within.

Discussion ensued regarding PTO accrual rather than a separation of Sick and Vacation, payout being capped at 240 hours or lessened, longevity pay program, educational reimbursement and accreditation verbiage as well as applicable certifications which are related to the position, PD #s of utilization of current educational incentive program, bereavement leave definitions, number of employees & number of openings, structuring a compensation time program, as well as any contractual obligation impacts as a result of the compensation study. Mayor Savage requested that Council receive any policies 2 weeks prior to any policy being put on the agenda.

B. Capital Improvements Planning Update

Town Manager, Cary Vargo, and Assistant Town Manager/Chief Financial Officer, Eric Davis, advised that several major projects are in design or construction, including Town Hall renovations specific to the Council Chambers, the Community Center, Fire Station #3, and the Operations Center, all of which remain priorities. It was recommended to re-evaluate the YMCA Facility Improvements specific to the structural steel replacement, window replacement, and re-roofing.

Discussion ensued related to prior conversations held with regard to budgetary impact and potential expenditure. Mayor Savage and Councilmember Wolfe as well as Councilmember Moody discussed concerns regarding lead times to bidding out the project and possible phases of the projects. Councilmember Wolfe discussed storefront, air conditioning, and items which may need to be revisited, and it's requested that Council be presented with options. Project Manager, Brett Manvilla, advised that he would approximate a timeframe of 9-12 months from beginning to end of the project and further noted that such timeframe would be dependent upon weather and long lead materials (storefront windows, metal roofing, etc.) availability. It was noted that the Town has the construction drawings however, Brett will obtain further specifications to ensure competitive fair contractor bidding and ease of completion with the intent to meet desired timeframes.

MOTION

Councilmember Wolfe motioned to instruct staff to expediently move forward on the YMCA Facility Improvements. Discussion ensued

AMENDED MOTION

Councilmember Cook amended Councilmember Wolfe's motion to include providing Council monthly updates as to where the project is at, seconded by Councilmember Hudgins and approved unanimously.

It was further noted that staff intends to develop a comprehensive capital project prioritization plan with Council following the adoption of the Comprehensive Plan, the Downtown Master Plan, and the Parks & Recreation

Master Plan at a future workshop to align capital priorities and ensure strategic, coordinated investment.

It was requested that policies relating to renting spaces in Town Hall, Fort Mill Community Center, the use of Town Parks, & the YMCA be developed. An additional request was to develop a policy relating to the use of flags / banners on Town light poles in downtown.

C. Discussion of Transportation Engineer Services

Town Manager, Cary Vargo, noted that currently, developers must use the Town's designated traffic engineer, with the Town managing the consultant while developers cover the costs, a model that centralizes control but limits applicant flexibility. It was noted that the proposed, which is the staff-preferred alternative would allow developers to hire their own qualified traffic engineers, with the Town's traffic engineer reviewing all studies for compliance with Town standards, guidelines, and Council priorities. Town Manager Vargo highlighted that review costs would be recovered through fees, and this approach aligns with common practices in other growing municipalities. It was noted that an RFQ is going to be issued and brought back to Council with regard to transportation engineer services and various models.

Discussion ensued with concerns regarding the County being able to disregard the Town's Corridor Overlay District requirements for Fort Mill Parkway, and the general design of streets in developments like Elizabeth and the White Plant redevelopment. It was discussed to re-visit former ordinances however, it was noted that the requirements were structured within former development agreements rather than ordinances established by Council.

It was discussed to have a workshop or meeting for Council's prioritization of ordinance changes being brought forth to Council related to TIA and development agreements. It was requested that portions of the draft Unified Development Ordinance be reviewed and potentially proposed for code adoption.

ITEM 8 Executive Session

**Council may take action on Executive Session Items listed on the agenda when they come back into Public Session*

A. Discussion of Personnel Matter as it relates to the Town Manager's Annual Review

MOTION

Councilmember Moody motioned to table the executive session until the next meeting, seconded by Councilmember Garrison.

ITEM 9 Adjourn

MOTION

Councilmember Wolfe motioned to adjourn, seconded by Councilmember Moody and approved unanimously.

The meeting was adjourned at 8:43 P.M.

Respectfully Submitted,

APPROVED:



Mayor Gwynn Savage

Approval Date: February 23, 2026

RECUSAL STATEMENT

Member Name: Mayor Guynn Savage

Meeting Date: February 9, 2020

Agenda Item: 4 Section A Number: _____

Topic: Consideration & 1st reading of an ordinance providing for 1st

amendment to the development agreement b/w town & Kanawha Land LLC. (Ord. 14-17) to remove 1.153 +/- acres of property from development agree.

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

_____ Professionally employed by or under contract with principal

_____ Owns or has vested interest in principal or property

_____ Other: _____

Date: 02/11/2020 Guynn Savage
Member

Approved by Parliamentarian: _____