
City Council Meeting June 6, 2023

DATE AND TIME: Tuesday, June 6, 2023, 6:00 PM

Members Present:

Mayor Mike Fuesser
Mayor Pro Tem Ed Brown
Councilmember Matthew Hickey
Councilmember Marion Ramsey

Councilmember Stephanie Jarrett
Councilmember Charles Brewer
Councilmember Kellie Harrold

Staff Present:

City Manager Dalton Pierce
Municipal Clerk Amy Craig
Finance Director Jeff Wilkins
Fire Chief Mike Regal
Police Chief Brian Trail

Human Resources Director Sarah Ramirez
Community Events Director Becky Mestas
Zoning Administrator Amanda Blackston
YPD Admin. Asst./NREMT Kristi Ramsey

Participants:

Andrew Coleman
Robert McNally
Mac Brice

Others Present:

(See Sign-in Sheet)

1. WELCOME AND CALL TO ORDER

Mayor Mike Fuesser

- Mayor called the meeting to order at 6:00 pm

2. PRAYER

Mayor Pro Tem Ed Brown

3. PLEDGE OF ALLEGIANCE

Mayor Mike Fuesser

4. PRESENTATIONS

4.1. New Employee

Chief Brian Trail introduced Officer Trevor Parker as York Police Department's newest officer.

4.2. FY2021-2022 City of York Audit, Greene Finney Cauley, LLP

Andrew Coleman from Greene Finney Cauley, LLP, presented the audit report for Fiscal Year 2021-2022 to Council. He explained that the audit consists of opinions and spell out what each party has to do. He further explained that the City must maintain effective internal controls to include risk of fraud, which has limitations. The City is also responsible for financial statements, accuracy, completeness, balances, amounts, and disclosures. The auditors give reasonable assurance that the financial statements are materially correct.

The following are highlights from Mr. Coleman's presentation:

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- The General Fund increased, and an adjustment had to be made due to the city taking credit for that were for the next year. All the money is there, but it was in the wrong year. The adjustment corrected the account. The auditors contacted the county to ensure the numbers were correct.
- A recommendation made by the auditors is that the City needs to develop a transfer policy and maintain an adequate fund balance. When inflation occurs, there will be higher costs across the board.
- A deficit shows in the Unrestricted Net Position in the Utility Fund, but that is due to the City's requirement to report the State Pension Liability.
- With operating costs increasing, the City should consider raising the rates.
- The Accounting Principles have changed for the GASB 96 Subscription-Based Information Technology Arrangements, which means the City is required to list subscriptions in which the City pays for, such as Microsoft Word.
- There were two findings, which were the property taxes in the prior period and the amount of balance sheets and closing entries
- A single audit was not required this year due to the Federal awards being under \$750,000 this year. Next year, the City is expected to have a single audit.
- There were two findings, which were the property taxes in the prior period and the amount of balance sheet and closing entries.
- Recommendations made by the auditor are for the City to produce a formalized document for a fraud risk management policy, purchase and utilize capital software instead of using excel spreadsheets, and to continue to look at the interfund activity between the General Fund and the Utility Fund.

The auditors issued an unmodified opinion, which is the best opinion you can receive.

4.3. City of York Fire Services Study

Robert McNally with BEACON GIS presented the Fire Station Study for the City of York. The study provides information for the fire department in responding better to the community as the community grows. Mr. McNally presented a map that demonstrated how the demand for services has increased considerably since 2004. With the number of homes coming in will only cause the demand to further increase. One solution could be to add more lanes to the roadways, but the traffic will increase accidents, and will only add to the demand of the fire department's services. Response time is currently beyond the standard in the rural and suburban areas. The time for a family to get out of their burning home is significantly less than in previous years due to the materials inside the home.

The study resulted in a recommendation for another fire station in the area, an apparatus, and staff, which requires a lot of money. He also recommends a fund mechanism with the county be established to share the costs, so staffing and coverage can be improved.

5. PUBLIC HEARINGS

5.1 Second Reading Ordinance 23-689, Amendment B-1 Central Business District Revisions

No public comments

5.2 First Reading Ordinance 23-694, Minor Subdivisions

Tony Smith spoke about how he purchased the property at Georgia Avenue and it only made sense to build more than one home. He came up with a plan to build homes with a shared driveway that contains a 50ft turnaround for emergency services.

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5.3 First Reading Ordinance 23-695, Rezoning Oklahoma Street

Lee Broome spoke about the property on Oklahoma Street that he had purchased. All he plans to do with the property is make a parking lot. He needs more parking spaces. He would like Mix Use zoning for the property.

6. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS

Jim Bradford spoke about the Pennies 5 Commission – C-Fund. He has concerns about some of the projects because they do not meet the needs of the City of York. York's share of the Pennies fund should provide for bigger projects.

William McClain spoke on behalf of his mother's property, 404 Hickory Lane, in the Valley. The roads are poor, and his mother has almost fallen. He spoke to Chester, and they stated the roads would be repaired by July of last year. The people stated they do not have the money to repair the roads. Mr. McClain state they need help with the road.

7. CITY MANAGER'S REPORT

7.1. FY23-24 SC State Budget Appropriation Requests Update

City Manager Dalton Pierce gave a brief update on the SC State Budget Appropriation Requests. He stated that the legislatures are at an impasse currently and that they still have the City's \$4.8million project request. The City should receive a response soon.

7.2. Moratorium Extension Ordinance 23-687 Update

City Manager Dalton Pierce stated that Steve Allen delivered a final report. The Planning Commission meeting resulted in a few changes, but nothing significant to change the overall final report. City Manager Pierce stated that the Planning Commission and Steve Allen have done a great job pushing through the Moratorium to provide a comprehensive report and worked hard to develop a policy for when the Moratorium is lifted. More will be discussed at the June 19, 2023, Work Session.

7.3. Lake Caldwell Update

City Manager Dalton Pierce stated that a Prebid meeting was held for the Lake Caldwell bid on May 22, 2023, and a Bid Opening will be held on June 16, 2023, at City Hall. Depending upon the bids, Council may want to call a special meeting to look to award the bid during the Work Session on June 19, 2023.

7.4. City Park Phase II Update

City Manager Dalton Pierce stated a Prebid meeting occurred on June 1, 2023. Two contractors attended, along with Keck & Wood to field any questions and provide the scope of work. The bids should be completed for an award during the Work Session on June 19, 2023.

7.5. WTP Environmental Review & Remediation

City Manager Dalton Pierce stated that bids were received, and staff recommends Davis & Floyd to be awarded based on what was stated on the Memorandum that was provided. The bids are as follows:

Davis & Floyd \$27, 930

Geo Hydro Engineers \$48,543

Weston & Sampson \$57,800

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These costs are a preliminary cost estimate due to geotechnical samples and the findings that come from the tests, along with comprehensive remediation might be needed. For that reason, City Manager Pierce stated that he recommends going with staff's recommendation for Davis & Floyd, as they were the lowest and most responsive.

Councilmember Jarrett made a Motion to award the bid to Davis & Floyd, which was Seconded Mayor Pro Tem Brown. During discussion, Council asked why the cost for Davis & Floyd is half the cost of the others was. It was confirmed that the cost difference was due to the others providing sampling three times the amount than what is required. Also, it was confirmed that Shield Engineering is the engineering firm for Lake Caldwell and Davis & Floyd is the engineer of record for the Wastewater Treatment Plant improvement project. The City has \$700,000 in grants for Lake Caldwell. Council wanted to verify that the costs are not to exceed. The bids are based on the professional observations during the Prebid meeting. With no other Discussion, the Motion was adopted unanimously.

8. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

8.1. Work Session, May 15, 2023

8.2 Special Called May 15, 2023

Mayor Pro Tem Brown made a Motion to accept the Minutes as provided, which was Seconded by Councilmember Ramsey. With no Discussion, the Motion passed unanimously.

9. MONTHLY FINANCIAL REPORT

Finance Director Jeff Wilkins discussed the finances for the end of May. Currently, the General Fund is outpacing the expenditures. Next week, the City should receive \$1.2million from the state for Insurance Brokerage Tax. Expenditures and capacity fees are low due to the number only making up two transfers. Capacity fees have a limited time in which they can be used. That money has been targeted towards specific projects. A transfer will occur that will clear up the low figures. The finances look extremely good for the year.

10. OLD BUSINESS

10.1. ORDINANCE(S):

Second Reading Ordinance 23-689, Amendment B-1 Central Business District Revisions

Councilmember Hickey made a Motion to approve the Second Reading of Ordinance 23-689, Amendment B-1 Central Business District Revisions, which was Seconded by Councilmember Jarrett. With no Discussion, the Motion was adopted unanimously.

11. NEW BUSINESS

11.1 ORDINANCE(S):

- First Reading Ordinance 23-694, Amending Minor Subdivisions

Councilmember Hickey made a Motion to approve First Reading Ordinance 23-694, Amending Minor Subdivisions, which was Seconded by Mayor Pro Tem Brown. In Discussion, Council was concerned that making a project viable for only one project would open the doors for others without review. Council wanted to know if a variance can be done instead. City Attorney Mac Brice stated that there are only about three instances in which this would apply. With no other Discussion, the Motion passed 6-1, with Councilmember Brewer voting in opposition.

- First Reading Ordinance 23-695, Rezoning Oklahoma Street

Councilmember Ramsey made a Motion to approve First Reading Ordinance 23-695, Rezoning Oklahoma Street, which was Seconded by Mayor Pro Tem Brown. In Discussion, Council suggested that in order to protect the citizens, a mechanism needed to be put in place for future use.

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It was agreed to amend the covenant to include a restriction for the property to be only a parking lot. With no other Discussion, the Motion was adopted unanimously.

11.2 SPECIAL EVENT APPLICATIONS:

Community Engagement Director Becky Mestas stated that Yorkville Marketplace has two applications for special events, which are Yorkville Night Market and Cougar Fest. Both are to bring the community together.

Mayor Fuessler made a Motion to approve the special events applications on the condition the Business License is renewed, which was Seconded by Mayor Pro Tem Brown. In Discussion, a question was raised if Yorkville Marketplace had a Business License, which Ms. Mestas responded that they did not. Council stated they could approve the applications without a Business License. Council wanted to know how they were allowed to remain open without a Business License. Ms. Mestas stated that she contacted them about obtaining a Business License because theirs expired April 30, 2023. With no other Discussion, the Motion was adopted unanimously.

11.3 DISCUSSION(S):

- Pennies 5 Commission – C-Fund

June 1, 2023, Mr. Hendrix and Mr. Hamilton on behalf of the Pennies and C-Fund met with the City Manager Dalton Pierce. Utilities and Public Works Directors are working together to produce a list from their evaluations of the City. The list will be dispersed to Council around June 12th or 13th in preparation for the June 19, 2023, Work Session. This will solidify the presentation to the Pennies Commission on June 21, 2023.

11.4 RESOLUTION(S):

- Resolution 23-04 July Council Meeting Date Change

Council addressed which date would work best for the July Council meeting due to the Fourth of July holiday.

Councilmember Hickey made a Motion to move the Council meeting from Tuesday, July 4th to Tuesday July 11th, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

12. MAYOR'S REPORT

Mayor Fuessler reminded the community of the Summer Concert Series, which will be held on Thursday, June 8, 2023. Also, Mayor Fuessler shared that on June 15, 2023, York County Regional Chamber of Commerce is hosting a State of the Community: Building a Better Tomorrow in Fort Mill. Breakfast is at 7:45am and the program begins at 8:20am. Mayor Fuessler read a proclamation for Immigrant Heritage Month.

13. EXECUTIVE SESSION

13.1 To Discuss Contractual Arrangements Regarding the City of York's Health Insurance

13.2 To Discuss Personnel Matters Related to a Municipal Judge

Councilmember Hickey made a Motion to go into Executive Session to Discuss Contractual Arrangements Regarding the City of York's Health Insurance and To Discuss Personnel Matters Related to a Municipal Judge, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

Councilmember Hickey made a Motion to exit Executive Session, which was Seconded by Mayor Pro Tem Brown. The Motion was adopted unanimously.

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14. UPON RETURNING TO OPEN SESSION, COUNCIL MAY TAKE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION

Councilmember Matt Hickey made a Motion to accept RCHs proposal for insurance, which was Seconded by Mayor Pro Tem Ed Brown. With no Discussion, the Motion was adopted unanimously.

15. ADJOURN

Councilmember Ramsey made a Motion to Adjourn, which was Seconded by Councilmember Jarrett. The Motion was adopted unanimously. The meeting Adjourned at 8:06pm.

Respectfully Submitted,



Amy Craig
Municipal Clerk