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# City Council Meeting July 11, 2023

**DATE AND TIME:** Tuesday, July 11, 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  
Police Chief Brian Trail  
Planning Director David Breakfield

Utilities Director Ben Wright  
Human Resources Director Sarah Ramirez  
Community Events Director Becky Mestas  
Utilities Crew Seth Cagle  
Community Events Coordinator Chloe Jones

## **Participants:**

Grazier Rhea

## **Others Present:**

(See Sign-in Sheet)

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### **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**

Utilities Director Ben Wright introduced Seth Cagle as City of York's new employee for the Utilities Maintenance Crew.

#### **4.2. New Employee**

Community Engagement Director Becky Mestas introduced Chloe Jones as City of York's Community Events Coordinator.

#### **4.3. New Employees**

Chief Brian Trail introduced Officers Zackery Hudson and Johnny Arcila as York Police Department's newest officers.

### **5. PUBLIC HEARINGS**

#### **5.1 Needs Assessment – CDBG**

Grazier Rhea from the Catawba Regional County of Governments summarized the various Needs Assessments that Council has discussed previously. She provided the details for the application process for the CDBG requirements, in addition to the uses and regulations for the grant.

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Jim Bradford stated that since Pennies For Progress is not wanting to pave the smaller streets, he would like Council to consider adding smaller, connector streets to the Needs Assessment list, so Pennies For Progress would see that these items are pending and a priority for the City of York. The needs that Mr. Bradford requested consideration for are California Street, Pinckney Street, and Galilean Street. They all connect to busier streets and have surface runoff, need additional sidewalks, and/or potentially have infrastructure issues.

Vera Bay stated that she is mainly concerned about social activities for the underprivileged children and would like them to be considered in the Needs Assessment. She grew up in the Pinckney Street area, so it is an area that she would like to see the funding go towards. One item that has been discussed throughout the community is a swimming pool for the financially compromised citizens in the Pinckney Street area. Ms. Bay inquired about the amount of signatures necessary to petition Council to consider these activities for the children in the Pinckney Street area to be able to enjoy the same activities that other children do. She stated that children are no longer seen playing in the community as in years' past and wishes these children could have the same opportunities that other children do, which will help them stay out of trouble and jail, which incurs fines that their parents cannot afford to pay.

## **6. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS**

Jan Ramsey spoke on behalf of the York Historical Society. She stated that on November 4, 2023, 1:00pm-4:00pm, the York Historical Society will host a special event at the Rose Hill Cemetery. Extensive research is done so scripts can be written on selected people each year that have been interred at the cemetery. Costumes are worn by and the stories are told of the people that used to live in York many years ago, that helped build the City. This year, the script will relate to the circus that was in York during the 1930s and 1940s. This is an educational event, and the cost is \$5.00 per person. Accommodations will be made for the disabled, so everyone can enjoy the program.

Tony Smith spoke about the Second Reading Ordinance 23-697, Rezoning Railroad Avenue. He stated the Railroad Avenue property that is zoned for GI has been on the market a long time. He believes the best use of the property is for him to build two residential homes since it will be difficult to build anything industrial on the property there. He would like the property to go from GI to R7 for that purpose.

## **7. CITY MANAGER'S REPORT**

### **7.1. City Park Phase II Update**

City Manager Dalton Pierce stated that he has been in communication with the COG, Keck & Wood, and staff members about the best approach to the City Park Phase II based on the one bid received last month. Keck & Wood's architect will perform value engineering for the stage without sacrificing aesthetics, in addition to decreasing costs for the restrooms. The City will incur costs of approximately \$15,000-\$16,000 to get the project out to bid. The LWCF will match dollar for dollar, so the City is looking at that for a possibility again.

### **7.2. FY23-24 State Budget Appropriation Requests**

City Manager Dalton Pierce stated that projects have been submitted and the City has been awarded \$4.77million, while total project estimates are at \$5.2million.

### **7.3. Railroad Avenue Sidewalk Alignment Alternatives**

City Manager Dalton Pierce stated that Campco is the engineer of record for the Railroad Avenue Sidewalk Alignment Alternatives project. They provided two alternatives, with a difference of approximately \$109,000 between them. City Manager Pierce requested feedback from Council regarding the two alternatives. The project is budgeted for \$502,000, and after deducting the

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contract of \$75,000 for engineering, the amount remaining is approximately \$425,000 to complete the project.

Councilmember Brewer made a Motion to approve Alternative 2 for construction, which was Seconded by Councilmember Hickey.

In Discussion, locations were verified where the sidewalk would be for each Alternative. A connector of some type, such as a traffic circle or traffic device was discussed for the 4-way stop intersection at Jefferson and Railroad. Council's main concern was safety due to Alternative 1 placing the sidewalk across the street, in which a crosswalk would have to be installed for pedestrians to cross the street. The concern was children crossing the street to get to the sidewalk. Council raised a question in reference to Pennies For Progress installing a connector for the 4-way stop sign, and having enough leeway between them so the new sidewalk would not have to be touched. City Manager Dalton Pierce stated that if Pennies For Progress tears up the sidewalk to make the connection, then he is glad to have spent \$50,000 to keep people from being killed, which is ultimate goal. Although it may not be seen as a great fiscal steward of funds, he does not want anyone else getting killed. Realignment and right-of-way acquisition will have a minimal impact with a roundabout, which is what City Manager Pierce stated would be best. Council stated that Alternative 2 would be best for the overall safety of the residents, although it would cost more. Council verified that this is a starting phase for the construction of the sidewalk. With no other Discussion, the Motion was passed unanimously.

## 8. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

8.1. Work Session, June 19, 2023

8.2 Special Called June 19, 2023

Councilmember Ramsey made a Motion to place both sets of Minutes into Record, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Minutes were approved unanimously.

## 9. MONTHLY FINANCIAL REPORT

Finance Director Jeff Wilkins summarized the finances for Quarter 3. He stated the vast majority of revenues are well above or on target. Captain Gary Messer has collected approximately \$400,000 in grant money for the School Resource Officers. Incurring growth has caused everything else to exceed, such as water receipts and base charge growth. Tourism will exceed its 100% mark after this month. Expenditures are on target within each department.

## 10. OLD BUSINESS

10.1. ORDINANCES:

Second Reading Ordinance 23-694, Amending Minor Subdivisions

Councilmember Hickey made a Motion to approve Second Reading Ordinance 23-694, Amending Minor Subdivisions, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted 6-1, with Councilmember Brewer voting in opposition.

Second Reading Ordinance 23-695, Rezoning Oklahoma Street

Councilmember Ramsey made a Motion to pass Second Reading 23-695, Rezoning Oklahoma Street, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

10.2 Webpage Host

City Manager Dalton Pierce summarized the benefits of having CivicPlus as the City's new webpage host.

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Councilmember Hickey made a Motion to approve CivicPlus as the City's new webpage host, which was Seconded by Councilmember Ramsey. With no Discussion, the Motion was adopted unanimously.

## 11. NEW BUSINESS

### 11.1 ORDINANCES:

- First Reading Ordinance 23-697, Rezoning Railroad Avenue  
City Manager Dalton Pierce stated that the property currently zoned as GI, General Industrial, will be rezoned as R7 for residential homes. For the property to be used, it is recommended that the property be rezoned.  
Councilmember Brewer made a Motion to approve on First Reading Ordinance 23-697, Rezoning Railroad Avenue, which was Seconded by Councilmember Ramsey. With no Discussion, the Motion was approved unanimously.
- First Reading Ordinance 23-698, Amending Appendix a RV Storage  
City Manager Dalton Pierce stated that amending Appendix A will allow for boat and RV storage by special exception in the highway commercial zoning district.  
Councilmember Jarrett made a Motion to approve First Reading Ordinance 23-698, Amending Appendix A RV Storage, which was Seconded by Councilmember Harrold. In Discussion, Council questioned the motivation behind the amendment to the ordinance. Planning Director David Breakfield explained that someone presented an application for rezoned property to allow this type of use. Planning Commission stated that the property was not appropriate, so it was recommended to have it amended as special exception. With no other Discussion, the Motion was adopted unanimously.

### 11.2 SPECIAL EVENT APPLICATIONS:

- Summer Concert Series  
Community Engagement Director Becky Mestas stated that the last concert on June 22nd had to be postponed due to the weather and she wishes to have the concerts extended to September 28<sup>th</sup>.
- Christmas in July Bar Crawl  
Community Engagement Director Becky Mestas stated that Towne Tavern is hosting an event to encourage citizens to dress up in Christmas outfits and have a drink at Towne Tavern, then walk to SoCo Grill, Wing King, Rosita's, and walk back to Towne Tavern to have a Christmas in July party. Everyone understands that no one cannot take drinks from place to place, and staff will manage that. The event will take place July 29<sup>th</sup>, 2-7pm.
- Stories of the Stones  
Community Engagement Director Becky Mestas stated that the York Historical Society will hold an educational event, Stories of the Stones, on November 4<sup>th</sup> 1-4pm. People will walk through the cemetery and learn about the history of the circus in our area. The only road closure will be Cemetery Street.  
Councilmember Jarrett made a Motion to approve the three special events as presented, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

### 11.3 DISCUSSION(S):

- Moratorium Update

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City Manager Dalton Pierce stated that the Moratorium was presented to the Planning Commission May 30<sup>th</sup> and revisions were made. At the June 6<sup>th</sup> Work Session, Planning Director David Breakfield provided highlights of the changes made. With the August 1<sup>st</sup> deadline coming up, a First Reading will be proposed on July 17<sup>th</sup> during a Special Called Meeting. July 24<sup>th</sup> is the latest date that it could be done due to the amount of time in between First and Second Readings. Council wanted to verify if the Moratorium could be a Discussion item at the Work Session during the Special Called meeting. City Manager Pierce confirmed that it could. Also, Council pointed out several items in the Moratorium Ordinance that could be revised.

- **FY23-24 Budget Work Session #2**

City Manager Dalton Pierce presented an overview of the FY23-24 budget, in which he stated final budget discussions with department heads will take place next week. The budget accomplishes a great deal for the public and The Strategic Plan.

## **12. MAYOR'S REPORT**

Mayor Fuesser stated he would like to commend all the staff for having a successful Fourth of July event at York Middle School. Also, Forest Hills subdivision had their quarterly pick up on Railroad Avenue and Johnson Road and collected many bags of trash. On October 14, 2023, a citywide litter pickup will be held beginning at 7:30am-8:00am. He encouraged every Councilmember to pick somewhere in their district and gather volunteers to participate. The cleanup will be held in the morning and will take about 2 hours.

## **13. EXECUTIVE SESSION**

13.1 Discussion of Proposed Sale or Purchase of Property

13.2 Discussion of Receipt of Legal Advice Related to Pending, Threatened, or Potential Claim

13.3 Discussion of Matters Related to Municipal Judges

13.4 Discussion of Appointments to Boards & Commissions

Councilmember Hickey made a Motion to go into Executive Session, 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.

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

Councilmember Matt Hickey made a Motion to appoint Jordan Dorsey to the Planning Commission to fill the slot for the term that expired December 31, 2022, which was Seconded by Councilmember Brewer. With no Discussion, the Motion was adopted unanimously.

Councilmember Hickey made a Motion to reappoint Laura Korn to fill the term that expired December 31, 2022, that was extended to this month, which was Seconded by Councilmember Brewer. With no Discussion, the Motion was adopted unanimously.

Councilmember Jarrett made a Motion to appoint Jessica Koon to fill the unexpired vacancy that expires December 31, 2023, which was Seconded by Councilmember Hickey. With no Discussion, the Motion was adopted unanimously.

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Mayor Pro Tem Brown made a Motion to appoint Antoinette Barnett to the Planning Commission for the term that expired December 31, 2022, which was Seconded by Councilmember Hickey. With no Discussion, the Motion was adopted unanimously.

Councilmember Hickey made a Motion to appoint Neil McWhorter to the Board of Zoning Appeals to fill the vacancy, which was Seconded by Councilmember Brewer. With no Discussion, the Motion was adopted unanimously.

### 15. ADJOURN

Mayor Pro Tem Brown made a Motion to Adjourn, which was Seconded by Councilmember Hickey. The Motion was adopted unanimously. The meeting Adjourned at 8:37pm.

Respectfully Submitted,



Amy Craig  
Municipal Clerk