
City Council Meeting April 4, 2023

DATE AND TIME: Tuesday, April 4, 2023, 06:00 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
Planning Director David Breakfield

Fire Chief Mike Regal
Parks & Recreation Director Chris White
Human Resources Director Sarah Ramirez
Community Events Assistant Danielle Carilli

Participants:

Mac Brice
Dr. John Ruoff

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 – Danielle Carilli

Danielle Carilli was introduced as the new Community Events Assistant.

4.2. New Employee - Judge Lynne Benfield

Judge Lynne Benfield was introduced as the new Municipal Court Judge.

5. PUBLIC HEARINGS

- Ordinance 23-693, Redistricting

Council has been working diligently with Dr. John Ruoff to reapportion the election districts and preserve the communities of interest. Together, Council and Dr. Ruoff has resolved the malapportioned districts and provided a solution for redistricting that would greatly benefit those communities of interest through the reapportionment designated in the attachments.

Melissa McKnight Rouse, speaking on behalf of the Western York County Branch NAACP, stated that the members accept the proposed redistricting as written.

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Jim Bradford thanked Council for a very thorough process and active involvement to get the redistricting done correctly. Mr. Bradford recognized Dr. Ruoff for assisting in providing a good resolution and covering all legalities. Also, Mr. Bradford recognized a group of people in support of the redistricting plan.

- Ordinance 23-689, Amendment B-1 Central Business District Revisions
Councilmember Hickey made a Motion to defer the Public Hearing of Ordinance 23-689, until the completion of the finalized draft to make the ordinance available for comprehensive public review, which was Seconded by Councilmember Jarrett. During Discussion, Council agreed the Ordinance needed to be in complete form before taking action and having a Public Hearing. Mayor Fuessler stated that the Second Reading of the Ordinance will be rescheduled. With no other Discussion, the Motion was approved unanimously.
- Ordinance 23-690, Rezoning Ratliff Heights
Eastwood Homes has presented Council with a development to be located in the Kings Mountain Street and Carroll Avenue area. On February 20th, Council made a Motion to adopt Ordinance 23-690 upon the developer installing sidewalks into the downtown area or to provide the funding for the installation of sidewalks. Eastwood Homes has gone before the BZA and comes before Council with a proposal once more requesting approval.
Gretchen Coody stated that she is generally opposed to the many different developments and the crowding they cause. Her concerns are the resources the City has to support the new residential homes, which includes schools, physicians, and stores. She stated that the proposed development on Kings Mountain Street will lead to a lot of traffic and put a strain on the local community that the City is not prepared to handle. She stated that the development will impend upon the character of the historical aesthetic.

Mike Kemp with Eastwood Homes stated that the area where the development will take place is not in the historic district. Also, the property is adjacent to an industrial area with vacant buildings. Eastwood Homes believes the development will be a good transition between the buildings leading to the historic district and they have enhanced property by keeping the trees. With the many subdivisions that have already been approved, the traffic study is exceedingly good. SCDOT does not consider traffic to be a problem with the grading received.

6. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS

Ronnie Taylor stated that his concern is number 11 on the Agenda, where it states, “Memorial Day Family Festival.” He stated that Memorial day is a solemn day for anyone that is a veteran. It is the day we remember the 249 names that is on the stone in the park. To label something a “festival” or “celebration” is wrong. He wishes Council to make the person responsible to change the name of it, as this is not a festival.

7. CITY MANAGER’S REPORT

7.1. Finance Policy

The Finance Policy was presented to Council during a Work Session on March 20, 2023. The policy entails cash management, debt management, fund balance, and procurement that reflected the new threshold amounts. The new amount is \$500,000 from \$1,000,000 for notifying Council. Also, the City Manager will sign off on timesheets when a supervisor is not available. Councilmember Hickey made a Motion to approve the Finance Policy as presented, which was Seconded by Councilmember Brewer. The Motion was approved unanimously.

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7.2. FY21-22 Audit Update

The City has provided all the necessary information to the auditors for FY21-22. The City is waiting for the final report after clarifying a few disbursements with the County. A preliminary draft should be received soon to accompany the budget season for FY22-23.

7.3. City Park Phase II Update

The City has received ninety percent of the civil and landscaping plans for City Park Phase II for review from Keck & Wood. Parks and Recreation Director went before the Board of Architectural Review, which went well. The City is ready to receive electrical submittals and all procurement documents from Keck & Wood to hopefully be approved by the COG. The goal is to get the project bids out by the end of April or beginning of May.

8. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- Council Work Session March 20, 2023, and Special Called Meeting March 20, 2023
Councilmember Jarrett made a Motion to approve the Minutes of Council Work Session from March 20, 2023, and Special Called Meeting March 20, 2023, into record, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion passed unanimously.

9. MONTHLY FINANCIAL REPORT

Finance Director Jeff Wilkins stated that the majority of property taxes have been received. Once the County reimburses for the Homestead and Manufacturer's Inventory, the line item will be in excess. Business licenses and broker's insurance will bring in another \$1.1 million in June or July. Building permits have already exceeded the line item. All other areas are exceptionally growing. Earned interest in the General and Utility Funds are doing well. LGIP accounts are already reflecting returns. The LGIP will potentially bring in \$250,000, which does not include the City's regular money market accounts and checking accounts. In May, a CD will mature, which will be moved to the money market account for the General and Utility Funds.

10. OLD BUSINESS

10.1. ORDINANCES:

- First Reading Ordinance 23-693, Redistricting
Councilmember Hickey made a motion to adopt the First Reading Ordinance 23-693, Redistricting, which was Seconded by Councilmember Ramsey. During Discussion, Council wanted clarification if this was the First or Second Reading. It was confirmed that this is the First Reading. With no other Discussion, the Motion passed unanimously.
- First Reading Ordinance 23-689, Amendment B-1 Central Business District Revisions
Mayor Fuesser stated that this Ordinance was Tabled at the March meeting and will remain Tabled until council has further discussions.
- First Reading Ordinance 23-690, Rezoning Ratliff Heights
Councilmember Brewer made a Motion to adopt Second Reading 23-690, Rezoning Ratliff Heights contingent upon the developer providing the City the amount of \$150,000 for the installation of sidewalks and funds not used would be returned to the developer or the developer has the option to install the sidewalk themselves, which was Seconded by Councilmember Hickey. During Discussion, Council questioned if this was the First or Second Reading. It is the Second Reading. With no other Discussion, by a show of hands, the Motion was approved 5-2, with Mayor Tem Brown and Councilmember Ramsey voting in opposition.

10.2. DISCUSSIONS:

- Boards & Commissions Applications

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Council summarized the reappointments of Gene Gaulin and Gary Stewart to the BAR, and James Caldwell to the CBAA. It was confirmed that there is one opening and three potential reappointments. Council decided to have another discussion pertaining to the vacancies for the Boards and Commissions Applications during a Special Called meeting on April 17, 2023, at 5:00pm. The reason for the delay is that terms are approaching a year and the ones appointed will not be able to serve a full term.

- Derelict Structures Update – 5 and 9 Springdale Drive
Council gave a summary of the past meetings involving the derelict structures located at 5 and 9 Springdale Drive and the property owner's plans to demolish the properties. Council questioned if property owner, Martin Foster, has applied for any demolition permits, which was confirmed that he has not. City Attorney Mac Brice plans to follow up with Mr. Foster to determine his plans for the structures.

11. NEW BUSINESS

11.1. EVENT APPLICATIONS:

- Memorial Day Family Festival
Councilmember Hickey made a Motion to Table the application until a new application is submitted with a different name, which was Seconded by Councilmember Ramsey. During Discussion, Council agreed that Memorial Day is not a festival, and the name should be changed. With no other Discussion, the Motion was approved unanimously.
- Memorial Day Service
This annual event will take place on May 28th at 5:00pm. American Legion is hosting the event at 320 W. Liberty Street.
Councilmember Hickey made a Motion to approve the Memorial Day Service, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was approved unanimously.
- Juneteenth Celebration
This event was previously organized by Mike Feagin of Good Leaf Cigar Shop. The City will be hosting the event at the old baseball fields at the York Recreation Complex, 21 White Rose Lane. Juneteenth is a federal holiday commemorating the emancipation of slaves. The event Guest Speaker is Horace and will take place on June 17th.
Councilmember Ramsey made a Motion to approve the Juneteenth Celebration Day, which was Seconded by Councilmember Hickey. With no Discussion, the Motion was approved unanimously.
- York County Employee Appreciation Luncheon
The employee luncheon will be held at 13 N. Congress Street on May 2nd, with two food trucks on the premises from 8am-3pm.
Councilmember Hickey made a Motion to approve the York County Employee Appreciation Luncheon, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was approved unanimously.

11.2. ORDINANCES:

- First Reading Ordinance 23-692, Local Revenue Services
Act 176 for Standardizing Business Licenses resulted in Local Revenue Services rebranding and adopting Business License Ordinances, providing standard ordinance template and

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agreement. The City will still collect the money. The Ordinance is mandated to be adopted all across the state before May 28th.

Councilmember Ramsey made a Motion to approve the First Reading of Ordinance 23-692, Local Revenue Services, which was Seconded by Mayor Pro Tem Brown. During Discussion, it was clarified that it is required by the state for this to be approved. With no other Discussion, the Motion was approved unanimously.

12. MAYOR'S REPORT

Mayor Fuessler wanted to remind everyone of Silver in the City that will take place on April 21st-23rd. April 15th is cleanup day. The Mayor's goal is to get litter picked up throughout the City. If you would like to participate, please contact the Mayor via email or phone. He would like adults to assist on Highway 321.

13. EXECUTIVE SESSION

13.1 To Discuss Personal Matters Related to all the City of York Employees

Councilmember Ramsey made a Motion to enter into Executive Session, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was approved unanimously.

Councilmember Ramsey made a Motion to exit Executive Session, which was Seconded by Councilmember Jarrett. With no Discussion, the Motion was approved unanimously.

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

No action was taken

15. ADJOURN

Councilmember Hickey made a Motion to Adjourn, which was Seconded by Mayor Pro Tem Brown. The Motion was adopted unanimously. The meeting Adjourned at 7:19 pm.

Respectfully Submitted,



Amy Craig
Municipal Clerk