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# City Council Meeting December 5, 2023

**DATE AND TIME:** Tuesday, December 5, 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  
Police Chief Brian Trail  
Planning Director David Breakfield  
Utilities Director Ben Wright  
Fire Chief Mike Regal  
Assistant Fire Chief Brian Rose  
Fire Lieutenant Scott Shillinglaw  
Accounts Receivable Clerk Yvonne Truesdale

Human Resources Director Sarah Ramirez  
Community Events Coordinator Chloe Jones  
Finance Director Jeff Wilkins  
Utility Projects Inspector Chris Mathewson  
Utility Projects Inspector David Bryant  
Firefighter Jacob Crosby  
Firefighter Zach Meek  
Program Director Dale Percival  
Program Coordinator Priscilla Cook  
Program Assistant Jeremy Bodenarain

## **Participants:**

## **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. Julie's Fancy Feet Dance Academy**

Mayor Fuesser recognized 5 dancers from Julie's Fancy Feet Dance Academy for representing the dance studio at the 2023 Macy's Thanksgiving Parade in New York. The 5 dancers are Kaylee Brown, Brooklyn Grace Bowers, Teagan Connelly, and Angelina Gentry. These young ladies were chosen to dance with Spirit of America Dance Stars, one of only three organizations with a standing yearly spot in the parade. The City of York is extremely proud of these dancers.

#### **4.2. New Employee – Jeremy Bodenarain**

Program Director Dale Percival introduced Jeremy Bodenarain as the new Program Assistant for the Parks & Recreation Department.

#### **4.3. Promotion – Priscilla Cook**

Program Director Dale Percival introduced Priscilla Cook as being promoted to Program Coordinator for the Parks & Recreation Department.

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## 4.4. New Employee – David Bryant

Utilities Director Ben Wright introduced David Bryant as the new Utility Projects Manager for the Utilities Department.

## 4.5. Promotion – Chris Mathewson

Utilities Director Ben Wright introduced David Bryant as the new Utility Projects Manager for the Utilities Department.

## 4.6. EMT Certification – Jacob Crosby

Fire Chief Mike Regal introduced Firefighter Jacob Crosby as completing required courses and tests to become EMT Certified.

## 4.7. Service Awards

Human Resources Director Sarah Ramirez provided pins, crystal plaques, and gifts for all employees that have had 5, 10 15, 20, 25, and 30 years of service for the City of York.

## 5. PUBLIC HEARING

### 5.1 Second Reading Ordinance 23-705, Amending Highway Commercial for Miniwarehouses

*\*\*No public comments were made.\*\**

### 5.2 Second Reading Ordinance 23-706, Annexing 1176 Chester Highway with HC Zoning

*\*\*No public comments were made.\*\**

## 6. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS

*\*\*No public comments were made.\*\**

## 7. CITY MANAGER'S REPORT

### 7.1 SC Rural Infrastructure Planning Grant Award

City Manager Dalton Pierce stated that he and Utilities Director Ben Wright submitted a grant to complete a comprehensive infrastructure inventory and preliminary assessment of the City's water and sewer system. The goal is to put the data into a GIS system that will have multi-faceted opportunities for the City. The grant amount is \$187,500 from RIA and the local match is \$72,500 for a total of \$260,000. A kickoff meeting with the COG will take place and Bids will be solicited soon.

### 7.2 City of York FY23-24 Capital Projects Update

City Manager Dalton Pierce and Utilities Director Ben Wright provided a summary of all the City's current and upcoming capital projects for this fiscal year and the next fiscal year. A list of the projects are located in the Agenda Packet. Also, a Community Meeting will be held on December 18, 2023, at 6:30pm, regarding the Railroad Avenue Sidewalk Project.

## 8. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

### 8.1. Council Meeting November 7, 2023

### 8.2 Council Work Session November 20, 2023

Councilmember Hickey made a Motion to approve the Minutes for the Council meeting on November 7, 2023, and Council Work Session on November 20, 2023, which was Seconded by Councilmember Ramsey. With no Discussion, the Minutes were approved unanimously.

## 9. MONTHLY FINANCIAL REPORT

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Finance Director Jeff Wilkins presented an overview of the investments made and why those investments were made. Investing has made the best use of the taxpayers money by moving it in a healthy way. Over the last 12 months (calendar year), \$680,000 in interest has been earned through various accounts. This money goes back into the projects, which benefits the community. By reinvesting the money from last year's CDs after maturity, almost \$13,000 more will be earned this year. The City will continue to invest wisely by diversifying the portfolio.

The majority of expenses are currently related to salaries, debt service, and capital outlay. The expenses (\$1.85million) are greater than the revenues (\$950,000) because of where we are in the Fiscal Year. This will correct itself through property taxes, business licenses, franchise fees, and state shared revenue.

Quarter 1 will be reviewed at the January Council meeting.

## 10. OLD BUSINESS

### 10.1. ORDINANCES:

- Second Reading Ordinance 23-705, Amending Highway Commercial for Miniwarehouses  
At its September 25, 2023, meeting, the Planning Commission considered an application to annex property located at 1176 Chester Highway and rezone from York County RMX – 20 Zoning to City of York General Industrial Zoning. The Planning Commission recommended that the property be annexed with a Highway Commercial zoning designation and that the HC requirements be amended to allow miniwarehouse storage facilities by special exception subject to all conditions specified for such uses in the GI district  
Councilmember Brewer made a Motion to approve Second Reading Ordinance 23-705, Amending Highway Commercial for Miniwarehouses, which was Seconded by Councilmember Jarrett. With no Discussion, the Motion was adopted unanimously.
- Second Reading Ordinance 23-706, Annexing 1176 Chester Highway with HC Zoning  
Councilmember Brewer made a Motion to adopt Second Reading Ordinance 23-706, Annexing 1176 Chester Highway with HC Zoning, which was Seconded by Councilmember Jarrett. With no Discussion, the Motion was adopted unanimously.

### 10.2. DISCUSSION:

- Updated Handbook Approval  
Human Resources Director Sarah Ramirez stated in order to make the Employee Handbook official, the Employee Handbook from 2018 must be revoked and the Employee Handbook for 2023 must be approved.  
Councilmember Jarrett made a Motion to revoke and remove the previous Handbook and replace it with the updated Handbook, which was Seconded by Councilmember Ramsey. With no Discussion, the Motion was adopted unanimously.

## 11. NEW BUSINESS

### 11.1 BIDS & SOLICITATIONS:

- York Recreation Complex Batting Cage RFP  
City Manager Dalton Pierce stated that on December 1, 2023, staff held a public Bid opening for Batting Cages RFP. Six bids were received, and Parks & Rec Director Chris White reviewed them and contacted references. Mr. White's recommendation is Contract Building Systems for \$79,629.  
Councilmember Brewer made a Motion to approve the contract with Contract Building Systems for \$79,629 to construct the Batting Cages at the Recreation Complex, which was Seconded by Councilmember Hickey. In Discussion, Council inquired if the Batting Cages would be automatic or self-pitch, in which City Manager Pierce confirmed that they would be self-pitch. The budget

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allows for additional pitching screens. The goal is to have the Batting Cages completed before the spring baseball season. Also, the location was specified as being at the Rec Center off to the left of the walkway with access to the fields. A gate could be placed later. With no other Discussion, the Motion was adopted unanimously.

## 11.2 SPECIAL EVENT APPLICATIONS:

- **MLK Parade**  
Community Events Coordinator Chloe Jones stated that the Western York County NAACP will be hosting the annual MLK parade in January. The parade is to be held on Saturday January 13, 2024, at 1:00pm and will require some road closures in the downtown area.  
Councilmember Jarrett made a Motion to approve the MLK parade on Saturday, January 13, 2024, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.
- **Carriage Rides**  
Community Events Coordinator Chloe Jones stated that Dream Carriage will be at City Market on December 22<sup>nd</sup> and 23<sup>rd</sup>, 5:00-9:00pm, in which there will be no road closures and it is open to the public. Although a vote was not necessary for this special event, Councilmember Jarrett made a Motion to approve the carriage rides for December 22 and 23, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

## 11.3 ORDINANCES:

- **First Reading Ordinance 23-707 Business License State Mandated Revisions**  
City Manager Dalton Pierce explained that this Ordinance was mandated by the state and that all municipalities were required to enact it. This Ordinance reflects minor changes for the beginning of 2024. The Pending Ordinance Doctrine is in effect due to the revisions being due to the state by 12/31/2023.  
Councilmember Hickey made a Motion to adopt First Reading Ordinance 23-707 Business License State Mandated Revisions, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.
- **First Reading Ordinance 23-708 EDIP Ordinance Raines Co.**  
City Manager Dalton Pierce stated that the City's 2017 Economic Development Program, adopting an Ordinance is required for incentives outlined in the Ordinance. This Ordinance will cover the administrative side between the City of York and the Raines Co. Economic Development Incentive Agreement.  
Councilmember Jarrett made a Motion to approve First Reading Ordinance 23-708 EDIP Ordinance Raines Co., which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.
- **First Reading Ordinance 23-709 Sale of Property**  
City Manager Dalton Pierce stated that if approved, 2 parcels located at Lake Caldwell will be exchanged without any exchange of funds, as one parcel has a pumphouse. An easement will have to be executed, which Attorney Mac Brice will handle.  
Councilmember Brewer made a Motion to adopt First Reading Ordinance 23-709 Sale of Property, which was Seconded by Mayor Pro Tem Brown. In Discussion, the pump was specified as being placed back on City property. With no other Discussion, the Motion was adopted unanimously.
- **First Reading Ordinance 23-710 Purchase of Property**  
Councilmember Brewer made a Motion to adopt First Reading Ordinance 23-710 Purchase of Property, which was Seconded by Councilmember Hickey. With no Discussion, the Motion was adopted unanimously.
- **First Reading Ordinance 23-711 Surety Specification Requirements**

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Historically, the developments are built in phases, and they have to be bonded. Towards the end of build-out, instead of asking for 100% bonded, the City will ask for 25% on sewer, stormwater, and water, and 40% on roadways.

Councilmember Jarrett made a Motion to approve First Reading Ordinance 23-711 Surety Specification Requirements, which was Seconded by Councilmember Ramsey. With no Discussion, the Motion was adopted unanimously.

## 12. MAYOR'S REPORT

Mayor Fuesser reminded everyone of the Christmas Tree Lighting this Thursday, December 7<sup>th</sup>, at 6:00pm. Also, there will be a reception for the Grand Marshal of the Christmas Parade, Mrs. Josie Guthrie, on December 8<sup>th</sup> at 4:30pm, with the Christmas Parade to follow at 6:00pm. Mrs. Guthrie turned 103 years old in November and the City is honored to have her as the Grand Marshall for this year's parade.

Mayor Fuesser reminded everyone that a Work Session will not be held for the month of December. For the January 2<sup>nd</sup> Council meeting, there will be a reception for the elected officials and a swearing-in at 5:45pm. The Council meeting will begin at its regular time, which is 6:00pm.

On Saturday, December 9<sup>th</sup> and Sunday, December 10<sup>th</sup>, the Holiday Home Tour will take place from 2:00pm-6:00pm.

## 13. EXECUTIVE SESSION

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 Ramsey made a Motion to exit Executive Session and enter back into Regular 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 Brewer made a Motion to approve all of the BZA reappointments for another term, the BAR reappointments for another term, Planning Commission reappointments for another term, Tree Commission reappointments for another term, and Construction Board of Appeals reappointments for another term, which was Seconded by Councilmember Jarrett. With no Discussion, the Motion was adopted unanimously.

## 15. ADJOURN

Councilmember Hickey made a Motion to Adjourn, which was Seconded by Councilmember Jarrett. With no Discussion, the Motion was adopted unanimously. The Meeting Adjourned at 7:07pm.

Respectfully Submitted,



Amy Craig  
Municipal Clerk