

---

# City Council Meeting January 2, 2024

**DATE AND TIME:** Tuesday, January 2, 2024, 6:00 PM

**Members Present:**

Mayor Mike Fuesser  
Mayor Pro Tem Ed Brown  
Councilmember Matthew Hickey

Councilmember Stephanie Jarrett  
Councilmember Kellie Harrold  
Councilmember Marion Ramsey

**Members Absent:**

Councilmember Charles Brewer

**Staff Present:**

City Manager Dalton Pierce  
Municipal Clerk Amy Craig  
Police Chief Brian Trail  
Utilities Director Ben Wright  
Fire Chief Mike Regal

Human Resources Director Sarah Ramirez  
Community Engagement Director Becky Mestas  
Finance Director Jeff Wilkins

**Participants:**

**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 – Larry Neely

Police Chief Brian Trail introduced Larry Neely as the new police officer for York Police Department.

4.2. New Employee – Steve Henderson

Police Chief introduced Steve Henderson as the new dispatcher for the York Police Department.

**5. PUBLIC HEARING**

5.1 Second Reading Ordinance 23-711, Surety Specification Requirements

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

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

Bryce Cook, a resident and representative for other residents of Railroad Avenue, shared thoughts, opinions, and concerns regarding the sidewalk Alternative chosen by Council. Council chose Alternative 2, but the residents feel it is best to choose Alternative 1 due to the foot traffic origin, safety, driveway, property and environmental impact, costs, utility impact, and resident preference. Overall, the Railroad Avenue residents would like Council to reject the current plans and reconsider Alternative

---

# City Council Meeting January 2, 2024

1. Mr. Cook provided a copy of the email he sent out and 14 signatures from residents of Railroad Avenue.

Tony Smith, a residential home builder, stated that he now owns property on Railroad Avenue across from the area previously mentioned. He stated that he stood before Council and received approval for rezoning from commercial to residential. He stated that Alternative 1 comes to his side of the road and the strangely shaped lots will make him lose frontage property and he will not have room to build houses. Mr. Smith proposed keeping Alternative 2 going to Southbrook Drive and adding a crosswalk there. His purpose for proposing to keep Alternative 2 is that it would not affect anyone.

## 7. CITY MANAGER'S REPORT

### 7.1 Liberty Street Water Line Update

City Manager Dalton Pierce stated that the City is continuing to work with Keck & Wood on the water lines, in addition to addressing issues with Georgia Avenue. Adding N. Roosevelt Street may cause a longer delay, so it may not be achievable. The City should have bids out around the end of February or middle of March. The City is still ahead of schedule as far as requirements through the SCIP and RIA grants.

### 7.2 WWTP Update

City Manager Dalton Pierce provided an update for the Waste Water Treatment Plant and stated that a pre-bid meeting was held on December 13, 2023, and a Bid opening will be held on January 16, 2024, at 2:00pm. The City hopes to capture several bidders as 6-7 contractors attended the pre-bid meeting. There has been an increase in activity since the Batting Cage and City Park Phase II bids.

## 8. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

### 8.1. Council Meeting December 5, 2023

Councilmember Ramsey made a Motion to accept the Minutes into the record as they are, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was approved unanimously.

## 9. MONTHLY FINANCIAL REPORT

Finance Director Jeff Wilkins presented an overview of the Quarter 1 Budget. Currently, there is approximately \$1million in debt service, but next year, the debt service will be paid off. The 1<sup>st</sup> quarter always reflects expenses higher than the revenues. Once the property taxes, SRO reimbursements, and Business License fees begin to come in, this will progressively change. Franchise fees will begin to show revenue in January, which will help offset the expenditures over revenues.

## 10. OLD BUSINESS

### 10.1. ORDINANCES:

- Second Reading Ordinance 23-707, Business License State Mandated Revisions  
The State is requiring additional mandates and relatively minor changes to the City's Business License Ordinance. The revisions mostly pertain to the fee schedule and related issues.  
Councilmember Jarrett made a Motion to approve Second 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.
- Second Reading Ordinance 23-708, EDIP Ordinance Raines Co.  
City Council approved a comprehensive Economic Development Agreement between the City of York and Raines Co. on November 7, 2023. Staff requests the approval of the Second Reading to referencing the recently approved EDA and outlining incentives to the incentive recipient Raines Co. per Ordinance 17-390 Section 2-430.

---

# City Council Meeting January 2, 2024

Councilmember Ramsey made a Motion to approve Second Reading Ordinance 23-708, EDIP Ordinance Raines Co., which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

- Second Reading Ordinance 23-709, Sale of Property

Property at Lake Caldwell needs to be sold due to the pumphouse for the City being located on private property. The terms with Woodie Farms, LLC is to swap real property land for real property land for mutual benefit for the City and the private developer.

Councilmember Hickey made a Motion to pass Second Reading Ordinance 23-709, Sale of Property Lake Caldwell, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

- Second Reading Ordinance 23-710, Purchase of Property

Property at Lake Caldwell needs to be purchased due to the pumphouse for the City being located on private property. The terms with Woodie Farms, LLC is to swap real property land for real property land for mutual benefit for the City and the private developer.

Councilmember Ramsey made a Motion to approve Second Reading Ordinance 23-710, Purchase of Property Lake Caldwell, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

- Second Reading Ordinance 23-711, Surety Specification Requirements

The City Manager, City Attorney, Planning and Development Director, and Public Utilities Director have met several times to draft an updated ordinance for Appendix B Subdivision Regulations Article VI – Improvements required. The updates provide stronger language and requirements for the surety program, both performance and maintenance bonds, for future and current development. This proposed ordinance update went before the Planning Commission on October 23, 2023, with the commission recommending the approval of the updates proposed in the ordinance, which was also presented to the City Council at the November 20, 2023 workshop.

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

## 10.2. DISCUSSION:

- Railroad Avenue Sidewalk Project

City Manager Dalton Pierce stated that this project is coming back before Council due to a community meeting that was held on December 18, 2023, There was a fair amount of participation, which was needed and appreciated. On July 11, 2023, Alternative 1 and Alternative 2 options were provided, with a recommendation from the engineering firm for Alternative 1. After careful evaluation, Council chose Alternative 2. City Manager Pierce stated that he spoke with the engineering firm about possible issues that could arise from the sidewalk being on the other side of the street. Also, he stated that if Council desired to choose Alternative 1, then now is the time. There will be approximately \$108,000 difference, but design and surveying will more than likely cause it to be equivalent. City Manager Pierce inquired of Council's thoughts due to him needing to get back to the appraiser rather quickly.

Councilmember Ramsey made a Motion to go with Alternate 1, which was Seconded by Councilmember Harrold. In Discussion, Council inquired how far down the sidewalk would go, which was verified from East Jefferson Street to the apartments located at Settlemyre Place. Council's main concern is the safety of the children in the area having to go into the street to avoid cars that would be parked on the sidewalk. Council asked if they could take additional time to discuss more options. Not meeting again until February will further delay the project, so City Manager Pierce recommended moving forward. With no other Discussion, Council voted by a show of hands and the Motion failed due to lack of majority vote in favor, with Councilmembers Fuesser, Hickey, and Jarret voting in opposition.

---

# City Council Meeting January 2, 2024

## 11. NEW BUSINESS

### 11.1 DISCUSSION:

- Mayor Pro Tem Nominations

Mayor Fuesser stated that every two years after the election, nominations for the Mayor Pro Tem position are taken by Council and provided a list of duties fulfilled by the Mayor Pro Tem. Councilmember Ramsey made a Motion to nominate Councilmember Ed Brown, which was Seconded by Councilmember Jarrett. With no Discussion, the Motion was adopted unanimously.

### 11.2 ORDINANCES:

- First Reading Ordinance 24-712, Purchase of Property - PATH

City Manager Dalton Pierce stated that the EDA with Raines Co. for the hotel project has 3 parcels of land and the developer has been working with PATH and Kenny Jones. State allocated appropriation funds are being used to purchase these properties and they should be closed soon. Councilmember Jarrett made a Motion to approve First Reading Ordinance 24-712, Purchase of Property – PATH, which was Seconded by Councilmember Ramsey. With no Discussion, the Motion was adopted unanimously.

- First Reading Ordinance 24-713, Purchase of Property - Jones

Councilmember Ramsey made a Motion to approve First Reading Ordinance 24-713, Purchase of Property – Jones, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

### 11.3 BIDS & SOLICITATIONS:

- City Park Phase II

City Manager Dalton Pierce stated that a recent bid opening was held for City Park Phase II. Seven contractors submitted bids for the project. The recommendation is for RNF Construction to be awarded the bid for being the lowest and most responsive bidder. The bid has exceeded the budgeted amount for this project, but the City is working with Catawba Regional Council of Governments for an amendment and submitted a Letter of Commitment to the Land and Water Conservation Fund. City Manager Pierce will continue to keep Council updated on the grant. He also wanted to note that these bids are good for 60 days, so this could come back to Council.

Councilmember Jarrett made a Motion to move forward with the Bids & Solicitations project to RNF, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

### 11.4 RESOLUTIONS:

- Resolution 24-01, February Council Meeting Date Change

Council will be attending HLAD on February 6-7, 2024, in Columbia, so the meeting date for February will change for this reason.

Councilmember Hickey made a Motion to approve Resolution 24-01, February Council Meeting Date Change from February 6<sup>th</sup> to February 5<sup>th</sup>, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

- Resolution 24-02, Risk Management

The Resolution for Risk Management states that the City has the responsibility to provide a safe work environment for its employees and will follow policy to continue safe practices.

Councilmember Ramsey made a Motion to approve Resolution 24-02, Risk Management, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

### 11.5 COUNCIL SCHEDULE:

- Annual 2024 Council Meeting Schedule

---

# City Council Meeting January 2, 2024

A Council meeting schedule has been provided for the 2024 calendar year. Adopting a calendar each year is a best practice suggestion from MASC.

Councilmember Ramsey made a Motion to adopt Annual 2024 Council meetings, which was Seconded by Councilmember Hickey. With no Discussion, the Motion was adopted unanimously.

## 12. MAYOR'S REPORT

- Western York County NAACP MLK Breakfast  
Mayor Fuesser reminded everyone that tickets are still available for the MLK breakfast on Friday, January 12, 2024, at 8:00am. The guest speaker is the City's own, Sergeant Pierre King from York Police Department. The breakfast will be held at Liberty Church in York.
- Western York County NAACP MLK Parade  
Mayor Fuesser reminded everyone that the MLK parade will be held on January 13, 2024, at 1:00pm. Staging will be held at Madison and Roosevelt. The parade will follow the same route as does annually which is Madison down to Jefferson Field.

## 13. EXECUTIVE SESSION

### 13.1 Discussion of Negotiations Incident to Proposed Contractual Arrangements

Councilmember Ramsey made a Motion to leave Regular Session and 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 Councilmember Hickey. The Motion was adopted unanimously.

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

*\*\*No action taken\*\**

## 15. ADJOURN

Councilmember Hickey made a Motion to Adjourn, which was Seconded by Councilmember Ramsey. With no Discussion, the Motion was adopted unanimously. The Meeting Adjourned at 7:28pm.

Respectfully Submitted,



Amy Craig  
Municipal Clerk