
City Council Work Session March 18, 2024

DATE AND TIME: Monday, March 18, 2024, 5:00 PM

Members Present:

Mayor Mike Fuesser
Mayor Pro Tem Ed Brown
Councilmember Matthew Hickey
Councilmember Kellie Harrold

Councilmember Stephanie Jarrett
Councilmember Charles Brewer
Councilmember Marion Ramsey

Members Absent:

Staff Present:

City Manager Dalton Pierce
Municipal Clerk Amy Craig
Finance Director Jeff Wilkins
Parks & Rec Director Chris White

Human Resources Director Sarah Ramirez
Community Engagement Director Becky Mestas
Community Events Coordinator Chloe Jones

Participants:

Others Present:

(See Sign-in Sheet)

1. WELCOME AND CALL TO ORDER

Mayor Mike Fuesser

- Mayor called the meeting to order at 5:00 pm

2. PRAYER

Mayor Pro Tem Ed Brown

3. PLEDGE OF ALLEGIANCE

Mayor Mike Fuesser

4. PRESENTATIONS

4.1. Retail Strategies

Lacey Bacchus with Retail Strategies provided a presentation detailing how they are a real estate company that provides consulting for community economic development. Retail will add tax value to the community, quality of life amenities, enhance experiences for residents, and attract and retain a workforce. The challenges to obtain the right retail are resources, time, and network, which Retail Strategies can provide. Retail Strategies assists in uncovering the opportunity for commercial real estate in the community. If Council decides to sign a contract with Retail Strategies, the contract is an annual agreement. The results sometimes take approximately 18 months due to commercial businesses getting their lease terms and other criteria together.

5. DISCUSSIONS

5.1 Green Street Park Conceptual

City Manager Dalton Pierce provided a presentation of the Green Street Park Conceptual based on feedback from Council in the last meeting. A few of the improvements and upgrades include a basketball court, parking spaces, a fence, swings, a picnic table, and playground structure. There will not be much land disturbance. Council asked about the property next to it, in which City

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Manager Pierce stated that it could be looked into at a later time. Council had no other feedback to provide regarding this updated conceptual plan for Green Street Park.

5.2 Special Events, H-Tax Grants, and Façade Grants

Community Engagement Director Becky Mestas provided revisions that she and the reestablished Events Committee recommends to the H-Tax Grants. Last year \$75,000 was requested and Ms. Mestas would like to see an increase in the budget for the next fiscal year. Also, there is a recommendation to limit an organization to 3 years of requesting certain funds, such as marketing, advertising, printing, and entertainment categories. This allows for the events to become self-sustaining and new events will have opportunities to receive funding. The City still plans to grant funding for in-kind items. Council inquired if the 3 years limit would be effective immediately rather than going back through former applications. City Manager Peirce stated that the time begins now rather than going back to prior events.

Community Engagement Director Becky Mestas stated that the Façade Grants are currently in the budget for \$20,000, but she would like to see an increase to \$100,000 in the coming fiscal year. Currently, awnings and canopies are the items available for grant approval at this time, but the recommendation is to have signage, building restorations, lighting, beautification, and elements for eligible improvement included for approval. One consideration is funding allocation, such as 50% up \$20,000 or 50% up \$10,000, depending on the category. Another consideration is providing these grants semi-annually and breaking them down into awnings and canopies the first 6 months, then having items such as outdoor improvements (seating, patios, etc.) in the next 6 months. Any outdoor restorations would have to go before the Board of Architectural Review to ensure the historical accuracy. Council stated they would like to see a diversification in facades and possibly an increase up to \$300,000 for these grants.

5.3 City Recycling Program

City Manager Dalton Pierce stated that during the February Work Session, the City Recycling Program was discussed because Town of Clover would like to discontinue the shared recycling program. No one at Clover's last Council meeting expressed any issues with discontinuing it. The plan is to split the revenue after the sale of the truck between Town of Clover and City of York. An amended contract will be sent to Clover before their next meeting, as their contract ends June 30, 2024. With the amount of growth York has seen, there has not been an increase in tonnage from recycling or participation. The recycling fees can be reallocated towards a solid waste truck, as the City is in need of 2 of them currently. The county will be able to cover the recycling for the School District. York City Council plans to take action on this matter at the April Council meeting.

5.4 FY23-24 Budget Amendment

City Manager Dalton Pierce stated that a Budget Amendment will take place in July because the City received lease proceeds for the leaf truck in the amount of \$235,000. Also, the Amendment will reflect revenues and expenses for grants in the amount of \$140,000 for items such as in-car cameras for York Police Department. Anytime revenues are received, an expense line item must be created as well. Reallocating expenditure line items will only change the line items, not the budget. An example of this amendment is the adopted revenue line item for property taxes. The line item is for \$3.75million, but we are close to \$3.837million currently. This line item will increase to close to \$4million after homestead, but the additional quarter million will not be expensed, but rather go to the Fund Balance or Capital Outlay. The Wastewater Treatment Plant Improvements required an additional \$673,000 local match, the Fire and Police Departments have \$600,000 in revenues that were simply missed in the almost \$47million budget from FY23-24.

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5.5 FY24-25 Budget Discussion #2

City Manager Dalton Pierce stated that a Second Reading for the FY24-25 Budget is only 6 months away. Mr. Pierce requested feedback from Council for themes and programs that they liked or disliked. On Monday, an email will be sent out to Department Heads for Budget requests that are due on May 1st. If the State Appropriations come through, the Budget will be approximately \$60million this fiscal year. Some items that will be discussed will include the next park to move forward with in the Capital Improvements Project, possible amending the Impact Fees due to one recreational facility no longer included in the CIP. Also, this would be a good opportunity to have the Impact Fees fund the solid waste trucks. Council expressed their desire to see wellness programs incorporated into the Budget for employees. Mr. Pierce stated that annual screenings, health and wellness fair, and other programs are being considered by the Wellness Committee that can be included into the Budget. Council was encouraged to send their “wish list” to Mr. Pierce via email.

5.6 Gateway Signage Updates

City Manager Dalton Pierce stated that the School District needs the easement where the gateway sign was planned to be installed. There is a proposal to move it approximately 600feet to York Electric Cooperative. If the City continues to move forward with the plans on the School District property, then the sign would be blocked by a pole. There are 3 signs anticipated to be installed, which the locations are potentially the York Electric Cooperative location, Highway 5, and Highway 321. The City will need approval from the Board of Architectural Review and Council to move forward.

6. ADJOURN

Mayor Pro Tem Brown made a Motion to Adjourn, which was Seconded by Councilmember Ramsey. With no Discussion, the Motion was adopted unanimously. The Meeting Adjourned at 6:08pm.

Respectfully Submitted,



Amy Craig
Municipal Clerk