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# City Council Work Session April 15, 2024

**DATE AND TIME:** Monday, April 15, 2024, 5:00 PM

**Members Present:**

Mayor Mike Fuesser  
Mayor Pro Tem Ed Brown  
Councilmember Matthew Hickey

Councilmember Stephanie Jarrett  
Councilmember Charles Brewer  
Councilmember Kellie Harrold

**Members Absent:**

Councilmember Marion Ramsey

**Staff Present:**

City Manager Dalton Pierce  
Municipal Clerk Amy Craig  
Finance Director Jeff Wilkins  
Police Chief Brian Trail

Human Resources Director Sarah Ramirez  
Community Engagement Director Becky Mestas  
Planning Director David Breakfield

**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 5:00 pm

**2. PRAYER**

Mayor Pro Tem Ed Brown

**3. PLEDGE OF ALLEGIANCE**

HCI Kindergarten Class

Mrs. Roberts' Kindergarten class from Harold C. Johnson Elementary School led the Pledge of Allegiance.

**4. PRESENTATIONS**

**4.1. Textile Mill Tax Credits**

Trip McGarity, representing York Hotel Group, LLC, has been researching options to assist the City of York with tax credits. The best option that Mr. McGarity has found is the Textile Mill Tax Credits, and the City of York meets all the criteria (the building is abandoned, located in a distressed area, was a textile mill, and the developer did not own the property) to be approved. Mr. McGarity has requested that Council certify the 4 parcels where the hotel will be located as an abandoned textile site and then he will be able to reach out to the state for the credits. No financial involvement is required from the City. An ordinance will be proposed on May 7<sup>th</sup> and a Second Reading on June 4<sup>th</sup>.

**4.2. Fairhope Road**

Brady Sanford with Sanford Enterprises proposed that the corner of Fairhope Road and Alexander Love Highway be rezoned from General Industrial to R10. With the need for more apartment complexes, he is suggesting that this parcel will better serve the City as R10 for the approval of apartments rather than General Industrial. R10 has been approved but has not been implemented yet. The proposal consists of an apartment complex with 204 units that complies with the

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restrictions for the Overlay, Gateway Corridor, and R10 zoning districts. Council and Mr. Sanford had a Discussion regarding a sidewalk that would extend to Dollar General, which entails talking to SCDOT, parcel ownership, and street crossing. With the intent being the development of apartments, Council will consider rezoning conditional on use for apartments. Mr. Sanford is looking for a developer for this project that can possibly provide a workforce, market value element for teachers and police officers so they can afford housing within the city limits.

## 4.3. Alexander Cove

Scott Munday with NVR Homes presented a plan to develop townhomes, Alexander Cove, in the Gateway Corridor and R9 district. He stated that his proposed plan complies with the zoning ordinance and R9 ordinance. The proposed plan consists of townhomes that are conventional and 3-story townhomes that attract retirees, so it should not affect the School District. The price range will be approximately \$320's to \$400's. One amenity is a large field, which is a signature amenity. Other amenities include a tot lot, small and large dog parks, pedestrian trail, fishing pier at the heavily buffered lake, and community gardens. The goal is to demonstrate how R9 can be complied with for townhomes. Council and Mr. Munday discussed connectivity and expenses with sidewalks being on other people's property, elevation and grading, back to back lots and buffers, and age restricted rather than age targeted buyers. Mr. Munday plans to contact SCDOT regarding the connectivity options.

## 5. DISCUSSIONS

### 5.1 York Public Safety Project Updates

City Manager Dalton Pierce stated that last year, the state provided \$600,000 for Public Safety upgrades, which included renovations for the Fire Station and a gun range for the Police Department. The RFP for the fire station will go out soon, and in the meantime, the City is working with the Fire Marshall's office by moving two sprinklers. The gun range will have 8 lanes, instead of 4, and will go from 25 yards to 60 yards. The Bid opening for the gun range took place last week and 2 bids were received. One bidder was disqualified over a grading license issue. On May 7th, the Bid will go before Council for approval for the first phase, which includes grading and stormwater. The second phase will include the targeting system and firing lanes.

### 5.2 Land Purchase – Larson Road Light Industrial Park

City Manager Dalton Pierce stated that the Larson Road purchase was a collaborative effort between the City and York Electric Cooperative. YEC procured grant funds from the State and City of York committed \$300,000 in Capacity Fees. Although, the technical term is "purchasing ordinance," for the 3.7 acres, the land is actually being transferred. The First Reading will be held on May 7<sup>th</sup> for this item.

### 5.3 Lincoln Road Sidewalk Project

City Manager Dalton Pierce stated that bids were opened for the Lincoln Road Sidewalk Project. With the State Appropriations granting \$700,000 for the Water Filtration Plant project and only \$350,000 being used for engineering and construction, City Manager Pierce has reached out to lobbyist David Carter to see if the remaining State Appropriations can be reallocated to the Lincoln Road Sidewalk Project because the project is over \$1million, leaving the City with close to \$670,000. The City will have to pay approximately \$80,000-\$90,000 of it. The Bid expires in 60 days, so time is of the essence.

### 5.4 Green Street Park Conceptual

City Manager Dalton Pierce provided a conceptual plan for Green Street Park based off the feedback from Council in previous meetings. This conceptual plan is ADA compliant and one of the swings close to the sidewalk will be an ADA compliant swing as well. The City is waiting on

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a cost estimate for the fencing, but overall the Budget looks good for this project. The Green Street Park Project is not a big project, and the bid should go out to bid in the next week or two.

### 5.5 Future Sports Complex

City Manager Dalton Pierce stated the Park Master Plan 2021 and Impact Fee Schedule has a future Sports Complex listed, but no conceptual plan was provided. A few amenities include ballfields, soccer fields, multipurpose fields, and indoor performance. The City will have its own edge in regional sports with this complex. City Manager Pierce has spoken with an environmental attorney and the COG. A grant has been approved for this site for Phase I. The project will cost approximately \$12million. The property is currently owned by the County, so an exchange of property will need to be the first step in moving forward. Once a concept is in place, then the City will approach the County about the property.

## 6. ADJOURN

Councilmember Jarrett made a Motion to Adjourn, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously. The Meeting Adjourned at 6:01pm.

Respectfully Submitted,



Amy Craig  
Municipal Clerk