



CITY COUNCIL REGULAR MEETING

City Council Chambers

Tuesday, November 12, 2024 at 7:00 PM

AGENDA

Call to Order, Prayer, Pledge of Allegiance

Adjustment and Approval of the Agenda — *Items will only be added or removed with the approval of the Mayor and City Council.*

Special Presentations

1. **Students of the Month:** Mayor & City Council will recognize the November 2024 students of the month from Bessemer City area schools: Bessemer City Primary School, Bessemer City Central Elementary School, Tryon Elementary, Bessemer City Middle School, and Bessemer City High School.

Request to Speak/Opportunity for Public Comment — *This is an opportunity for members of the public to express items of interest to the Mayor and City Council. This is not a time to respond or take action. Any necessary action will be taken under advisement. Speakers are asked to use proper decorum and to limit comments to no more than three minutes.*

2. **Public Comment Acknowledgment:** City Manager, Josh Ross will provide clarity on items mentioned during public comment, if needed.

Consent Agenda — *The items of the Consent Agenda are adopted on a single motion and vote, unless the Mayor and City Council wish to withdraw an item for separate vote and/or discussion.*

3. **Approval of Minutes:** City Council will consider adopting the Regular Meeting minutes of October 14, 2024.
4. **Approval of Minutes:** City Council will consider adopting the Work Session Meeting minutes of October 29, 2024.

Business Items

5. **Public Hearing: Amend Land Development Code (LDC)& Abolish Section 5.1 (Flood Hazard Overlay):** City Council will hold a public hearing to hear public comment regarding the abolishment of section 5.1 of the Land Development Code (LDC).
6. **Public Hearing: Amend Land Development Code (LDC)& Establish Section 5.1 (Flood Hazard Overlay):** City Council will hold a public hearing to hear public comment regarding the establishment of section 5.1 of the Land Development Code (LDC).

7. **Ordinance - To Amend LDC & Establish Section 5.1:** City Council will consider adopting an ordinance to amend text in the following sections of the Land Development Code: 5.1 Flood Hazard Overlay.
8. **Resolution - Lead & Copper Replacement Line Project:** City Council will consider approving a resolution permitting the lead and copper replacement line project. City Council previously awarded the lead and copper engineering services to Harvin Engineering PLLC in the amount of \$780,000. This contract is 90% funded by NCDEQ SRF Funds.
9. **Meritage Homes (Stewart Crossing) Natural Gas Capital Project Ordinance:** City Staff is seeking approval of a capital project ordinance detailing the appropriations and revenues for a natural gas project.
10. **Establish a Public Hearing - Rezoning Request (Better Path Homes LLC):** City Council will consider establishing a public hearing for Monday, December 9th, 2024 at 7:00 PM to hear public comment regarding a rezoning request for property located at tax parcels #120960 (0.83 acres) from Neighborhood Residential (NR) to Neighborhood Residential Conditional District (NR-CD) to accommodate the development of 3 single-family homes.
11. **Establish a Public Hearing - Rezoning Request (Development Solutions Group):** City Council will consider establishing a public hearing for Monday, December 9th, 2024 at 7:00 PM to hear public comment regarding a rezoning request for property located at tax parcel #151678 (6.26 acres) from Urban Residential Conditional District (URCD) to Urban Residential Conditional District (URCD). The developer is requesting a modification to the projects relief and conditions.

City Manager's Report

Council General Discussion — *This is an opportunity for the Mayor and City Council to ask questions for clarification, provide information to staff, request staff to report back, or place a matter on a future agenda.*

12. **Closed Session - 143-918.11 (a) (6) (personnel matter):** City Council will go into closed session as permitted under N.C.G.S. §143-318.11(a)(3) & (6) to discuss a personnel matter.

Adjourn