



CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, June 14, 2021 at 7:00 PM

MINUTES

Members Present

Mayor, Becky S. Smith, Council Members: Alfred Carpenter, Kay McCathen, Brenda Boyd, Dan Boling, Joe Will, and Donnie Griffin were all present. City Manager, James Inman and City Attorney, David Smith was present as well.

Call to Order, Prayer, Pledge of Allegiance

Mayor Smith called the meeting to order. Van Spencer from First Concord Methodist led the audience in prayer. Mayor Smith led the audience in the Pledge of Allegiance.

Adjustment and Approval of the Agenda

By motion of Alfred Carpenter and unanimous vote, the June agenda was approved.

Special Presentation—

- 1. Livent:** Mayor & City Council recognized Livent for their contributions with the City's COVID 19 Vaccine Clinic in March and April 2021. Mayor Smith invited all present to congratulate Livent.

Request to Speak/Opportunity for Public Comment

Mayor Smith opened the floor for public comment. The following came forth:

Scott Parrish of 404 E. Ohio- Mr. Parrish has been a resident of Bessemer City for over 30 years. Today he is present to express his concern regarding property that is owned by Dana Greene at 402 N. 10th. Mr. Parrish stated that the house is a nuisance and has been an issue in the community for several years. Thus, Mr. Parrish and his family have experienced pest and property issues.

City Manager, James Inman discussed that a civil lawsuit is currently pending for the said property owner. In a civil lawsuit the courts can order an individual to pay fines that the City has assessed for the junk and debris on the property.

Consent Agenda —

The following items on the Consent Agenda were unanimously approved by motion of Dan Boling:

- 2. Approval of Minutes** – Regular Meeting minutes of May 10th, 2021

3. Approval of Minutes: Work Session Meeting minutes from of May 25th, 2021

Public Hearing- Proposed FY 2021- 2022 Budget

As required by NCGS 159-12, the City is required to hold a public hearing prior to adopting the fiscal budget. By motion of Kay McCathen and unanimous vote, the public hearing was opened at 7:23 PM.

Mayor Smith asked if there was anyone to speak in favor of the 2021-2022 proposed budget. There was none.

Mayor Smith asked if there was anyone to speak in opposition of the 2021-2022 proposed budget. There was none.

By motion of Donnie Griffin and unanimous vote, the public hearing to consider the 2021-2022 proposed budget was closed at 7:24 PM. A copy of the budget ordinance is on file at City Hall.

Ordinance- Proposed FY 2021- 2022 Budget:

Light discussion between Council and City Manager ensued regarding the proposed 2021-2022 budget. This budget was completed with no tax increase to citizens, Police Officer starting pay was raised to \$45,000 to remain comparable to other municipalities in the County. This budget will allow for new playground equipment for the Indian Springs Park, new equipment for the Fire Department, generators for pump stations and City Hall Annex. City Manager, James Inman thanked the Council for their hard work on behalf of the Staff.

By motion of Dan Boling and unanimous vote, the 2021-2022 proposed budget was adopted.

Board Appointment Application:

Director of Administration, Josh Ross addressed Council regarding all appointed boards and their vacancies.

By motion of Joe Will and unanimous vote, David Absher was reappointed to the Planning & Zoning Board of Adjustments. He will serve until 2024.

By motion of Donnie Griffin and unanimous vote, John Matsik was reappointed to the ABC Board. He will serve until 2024.

By general consensus, Mayor and Council will meet with the applicants who applied for the Downtown Development Board at the June 2021 Work Session. Council member, Joe Will will work on finding an additional candidate for the ABC Board.

City Manager's Report

Stinger Park Update

Parks & Recreation Director, JoD Franklin addressed Council regarding Stinger Park. Mr. Franklin spoke about the groundbreaking in April 2021 as well as grading taking place on site. The site should be completely cleared by the end of June.

General

Staff continues to work with the Gaston County Economic Development Commission (EDC) on a prospect project.

Staff continues to work with the investment groups pursuing the Osage Mill Redevelopment Project, a \$40,000,000.00 mixed use project taking place in downtown.

Council General Discussion

Mayor Smith opened the floor for Council general discussion. Council Members, Dan Boling, Brenda Boyd, and Alfred Carpenter thanked all the employees for their hard work and commended City staff. Council Member, Kay McCathen thanked the Police Chief and Police Department for being dedicated to their jobs. Council Member, Donnie Griffin commended all City departments for doing well. Mr. Griffin especially commended, JoD Franklin & Andrea Nixon for another successful Down Home Festival and the community concert and car shows.

Adjourn

Being no further business to come before the board, by motion of Donnie Griffin and unanimous vote, the meeting was adjourned at 8:05 PM.



2021-2022 Budget Ordinance

BE IT ORDAINED, by the City Council of the City of Bessemer City, North Carolina:

Section 1. It is estimated that the following revenues will be available to the General Fund for the Fiscal Year beginning July 1, 2021 and ending June 30, 2022:

Ad Valorem Taxes	\$	2,100,000
Ad Valorem Taxes State Board Assessed		40,000
Prior Year Taxes		42,000
Motor Vehicle License		240,000
Gross Rental Vehicle Tax		600
Penalties & Interest		20,000
Gaston County Local Sales Tax		10,000
North Carolina Local Sales Tax		700,000
Solid Waste Disposal Tax		2,000
Beer & Wine Tax		22,000
Franchise Tax		440,000
PD Fees for Services		8,000
Confiscated Drug Money		1,000
Fire Department Grants		14,000
PD – Grants		80,000
Landfill Fees		340,000
Grave Opening/Closing		20,000
Cemetery Lot Sales		1,000
Zoning Permits & Fees		5,000
Grant - Kiser Center		5,000
Code Enforcement Billing		500
Recreation Department Fees		17,000
Down Home Festival		50,000
Special Events Sponsors		30,000
Senior Events		4,000
Pool Fees		70,000
Investment Earnings		35,000
Rent- Land		1,100
Sale of General Fund Property		25,000
ABC Revenue		20,000
Miscellaneous Revenues		20,000
Insurance Proceeds		20,000
BB&T Loan Proceeds		155,022
Administrative Charges - Enterprise Funds		800,000
Fund Balance Appropriated		63,309
	\$	5,401,531

Section 2. The following amounts are hereby appropriated in the General Fund for the Fiscal Year 2021-2022 in accordance with the established chart of accounts:

Governing Body & Legal	\$	83,042
Administration & Finance		1,021,944
Police Department		1,576,532
Fire Department		291,937
Garage Operations		111,343
Public Works Department		329,187
Sanitation Department		304,400
Planning & Zoning		133,588
Economic Development		213,888
Debt Service		522,993
Recreation Department		611,013
Parks & Gym		59,666
Pool		93,498
Cemetery		48,500
		<hr/>
	\$	5,401,531

Section 3. It is estimated that the following revenues will be available to the Water & Sewer Fund for the Fiscal Year 2021-2022:

Water Sales	\$	2,600,000
Sewer Sales		2,800,000
Water Tap Fees		50,000
Reconnect Fees		19,000
Penalties		35,000
Miscellaneous		55,000
Administrative Fee		10,000
Admin Activation Fee		10,000
Sewer Tap Fees		10,000
Loan Proceeds		147,489
		<hr/>
	\$	5,736,489

Section 4. The following amounts are hereby appropriated in the Water & Sewer Fund for the Fiscal Year 2021-2022 in accordance with the established chart of accounts:

Debt Service	\$	422,041
Administration Share		500,000
Water/Wastewater Treatment		2,791,578
Public Works		1,073,544
New Line Construction		949,326
		<hr/>
	\$	5,736,489

Section 5. It is estimated that the following revenues will be available to the Natural Gas Fund for the Fiscal Year 2021-2022:

Sales of Gas	\$	1,355,000
Penalties		50,000
Loan Proceeds		167,489
Fund Balance Appropriated		35,391
		<hr/>
	\$	1,607,880

Section 6. The following amounts are hereby appropriated in the Natural Gas Fund for the Fiscal Year 2021-2022 in accordance with the established chart of accounts:

Debt Service	\$	184,180
Administration Share		300,000
Gas Operations		1,123,700

\$ 1,607,880

Section 7. It is estimated that the following revenues will be available to the Storm Water Fund for the Fiscal Year 2021-2022:

Storm Water Charges	\$	100,000
Fund Balance		76,830

\$ 176,830

Section 8. The following amounts are hereby appropriated in the Storm Water Fund for the Fiscal Year 2021-2022 in accordance with the established chart of accounts:

Debt Service	\$	71,430
Operations		105,400

\$ 176,830

Section 9. The following revenues are expected to be available in the Powell Bill Fund for the Fiscal Year 2021-2022:

State Powell Bill Allocation	\$	155,000
Fund Balance		42,314

\$ 197,314

Section 10. The following amount is hereby appropriated in the Powell Bill Fund for the Fiscal Year 2020-2021 in accordance with the established chart of accounts:

Debt Service	\$	100,814
Street Operations		96,500

\$ 197,314

Section 11. There is hereby levied a tax rate of forty-five (\$.45) per one hundred dollars (\$100) valuation of property taxes as of January 1, 2021 for the purpose of raising the revenue listed 'Ad Valorem Taxes' in the General Fund. This rate is on a total valuation of property for the purposes of taxation of \$476,898,855 and an estimated rate of collection of 97.88%. The estimated rate of collection is based off of the fiscal 2019-2020 collection rate of 97.88%.

Section 12: Fees shall be charged as follows starting July 1, 2021:

SERVICE	2020-2021	2021-2022
WATER		
Treated Water- Inside City	\$11.30 min. per month for 2,000 gal.	\$11.30 min. per month for 2,000 gal.
	\$6.95 per 1,000 gal. over 2,000	\$6.95 per 1,000 gal. over 2,000
Treated Water- Outside City	Double Rates Above	Double Rates Above
Water Deposit	\$100/\$150/\$300	\$100/\$150/\$300
Water Reconnect Fee	\$35-70	\$35-70
Broken Lock Fee	\$300	\$300
Meter Tampering	\$500	\$500
Administrative Fee	\$40	\$40
Illegal Turn-on Fee	\$150	\$150
Meter Reset	\$150	\$150
Water Tap Fees*		
<i>¾ Inch Line</i>	\$450	\$450
<i>1 Inch Line</i>	\$500	\$500
<i>1 ½ Inch Line</i>	\$550	\$550
<i>2 Inch Line</i>	\$600	\$600
<i>*plus cost of meter at market rate</i>		
SYSTEM DEVELOPMENT FEES**		
<i>** System development fees are calculated once projects have been submit and compared with the City's System Development Fee Calculator. Examples are provided below:</i>		
<i>Residential Dwelling Unit- 2 bedrooms</i>	\$3,861.00	\$3,861.00
<i>Residential Dwelling Unit- 3 bedrooms</i>	\$4,211.00	\$4,211.00
<i>Residential Dwelling Unit – 4 bedrooms</i>	\$5,573.00	\$5,573.00
<i>Church w/o Kitchen, Day Care or Camp</i>	\$4,869.00	\$4, 869.00
<i>Restaurant, Full Service (20 emp.)</i>	\$5,410.00	\$5,410.00
<i>Convenience Store w/ food Preparation (2,500 sq. ft.)</i>	\$16,230.00	\$16,230.00
<i>Stores & Shopping Center w/o Food Service (25,000 sq. ft.)</i>	\$27,050.00	\$27,050.00
SEWER		
Sewer- Inside City	\$15.35 per month for 2,000 gal. of water metered	\$16.15 min. per month for 2,000 gal. of water metered
	\$11.75 per 1,000 gal. over 2,000 gal. of water metered	\$12.35 per 1,000 gal. over 2,000 gal. of water metered
	\$6.95 per 1,000 gal. over 1 million	\$7.30 per 1,000 gal. over 1 Million

Sewer- Outside City	Double Rates Above	Double Rates Above
Sewer Tap Fees		
4 Inch	\$500	\$500
6 Inch	\$600	\$600
SEWER USER SURCHARGES		
High Strength BOD	\$.02400 per lb. (for high strength >250 mg/L)	
High Strength TSS	\$.0450 per lb. (for high strength >250 mg/L)	
High Strength O & G	\$.10 per lb. (for high strength >100 mg/L)	
High Strength TKN	\$.4830 per lb. (for high strength >25 mg/L)	
High Strength TP	\$.8470 per lb. (for high strength > 8 mg/L)	
Permit Fees		
Initial Issuance	SIU Fee- \$1,000	Local Permit Fee- \$500
Annual Maintenance	SIU Fee- \$250	Local Permit Fee- \$100
Reopening Fee	SIU Fee- \$500	Local Permit Fee- \$250
Monitoring Fees (per event)		
Composite Sample Event	\$300	
Acute Toxicity Screening	\$600	
Chronic Toxicity Screening	\$1,200	
TTO with Pesticide Analysis	\$550	
TTO without Pesticide Analysis	\$500	
AVAILABILITY FEES		
Water and Sewer Availability Fees	Inside Customers Connected to Water but not to Sewer- \$11.30	Inside Customers Connected to Water but not to Sewer- \$11.30
	Inside Customers Connected to Sewer but not to Water- \$15.35	Inside Residential Customers Connected to Sewer but not to Water- \$16.15
		Inside Business Customers Connected to Sewer but not to Water- \$16.15
	Inside Customers not Connected to Water or Sewer Service: \$26.65 (\$11.30 Water + \$15.35 Sewer)	Inside Customers not Connected to Water or Sewer Service: \$27.45 (\$11.30 Water + \$16.15 Sewer)
METER CHECKS		
	One Free Check Per Year	One Free Check Per Year
	Defective Meter replaced free of charge	Defective Meter replaced free of charge
	Non-Defective Meter will result in a charge of \$25 + cost of testing	Non-Defective Meter will result in a charge of \$25 + cost of testing
STORM WATER		
Residential	\$3.07/Month	\$3.07/Month
Commercial	\$6.00/Month	\$6.00/Month
Industrial	\$12.00/Month	\$12.00/Month

SOLID WASTE		
Waste Collection (Weekly)	Residential and Commercial: \$11.00/month per container	Residential and Commercial: \$11.00/month per container
Waste Collection (Twice- Weekly)	Commercial Only: \$11.00/month per container	Commercial Only: \$11.00/month per container
Solid Waste Fee (Bulk, Bush, and Debris)*	\$11.00 per residential/apartment unit	\$11.00 per residential/apartment unit
<i>*This fee is only applied to units that are not charged a solid waste collection fee.</i>		
PLANNING AND DEVELOPMENT		
Board of Adjustment		
<i>Variance Request</i>	\$150	\$150
<i>Appeals</i>	\$150	\$150
<i>Conditional Use Permit</i>	\$150	\$150
<i>Special Exception</i>	\$150	\$150
Planning Board		
<i>Zoning Map Amendment (Rezoning)</i>	\$300	\$300
<i>Zoning Text Change</i>	\$300	\$300
Other Fees		
<i>Zoning Verification Letter</i>	\$25	\$100
<i>New Single Family</i>	\$100	\$100
<i>New Multi Family</i>	\$150 + \$5 per unit	\$150 + \$5 per unit
<i>Additions</i>	\$20-\$50	\$20-\$50
<i>Accessory</i>	\$40	\$40
<i>Non- Residential up to 5,000 Square Feet</i>	\$100	\$100
<i>Non-Residential 5,001-10,000 Square Feet</i>	\$200 + \$1 per 1,000 Sq. Ft.	\$200 + \$1 per 1,000 Sq. Ft.
<i>Non-Residential Greater Than 10,001 Square Feet</i>	\$300 + \$1 per 1,000 Sq. Ft.	\$300 + \$1 per 1,000 Sq. Ft.
<i>Minor Subdivision Plat</i>	\$50	\$50
<i>Major Sub Division Plat</i>	\$50 + \$5 per lot	\$100 + \$5 per lot
<i>Recombination Plat</i>	\$50	\$50
Zoning Permits		
<i>Sign Permit</i>	\$50	\$50
<i>Accessory Building Verification (No Building Permit Required)</i>	\$25	\$25
<i>Accessory Building Verification (Building Permit Required)</i>	\$50	\$50
<i>Zoning Certificate of Compliance</i>	\$50	\$50
<i>Demolition Permit</i>	\$25	\$25
<i>Home Occupation Permit</i>	\$50	\$50
<i>Temporary Use Permit</i>	\$25	\$25
<i>Telecommunication Tower Permit</i>	\$300	\$300
<i>Telecommunication Tower Permit (Co-Location)</i>	\$250	\$250

CITY COUNCIL		
Code Enforcement Appeal	\$150	\$150
CODE ENFORCEMENT		
Grass Cutting		
Grass Cutting Maintenance Show Up Fee	\$10	\$10
Grass Cutting Maintenance Administrative Fee*	\$50	\$200
<i>*Plus Cost of Mowing Contractor</i>		
NATURAL GAS		
Gas Per MCF*		
Residential (All Usage)/Month	Operating Expense + \$9.40 per MCF	Operating Expense + \$9.40 per MCF
Business Level 1 (1-24,000 MCF)/Month	Cost at Gate + \$5.00 per MCF	Cost at Gate + \$5.00 per MCF
Business Level 2 (24,001-30,000 MCF)/Month	Cost at Gate + \$3.00 per MCF	Cost at Gate + \$3.00 per MCF
Business Level 3 (30,001 MCF or More)/Month	Cost at Gate + \$1.50 per MCF	Cost at Gate + \$1.50 per MCF
<i>*Rates above are based off of monthly usage.</i>		
Other Gas Fees		
Gas Taps	See Gas Tap and Rebate Policy	See Gas Tap and Rebate Policy
Gas Deposits	\$150/\$225/\$300	\$150/\$225/\$300
Gas Minimum Availability Fees	\$8.70/\$9.10/\$200/\$400	\$8.70/\$9.10/\$200/\$400
Cut-Off List Admin. Fee	\$15	\$15
Reconnect Fee	\$40-80	\$40-80
After Hours Cutoff	\$125	\$125
Admin Fee	\$40	\$40
Seasonal Reconnect	\$100	\$100
OTHER FEES		
Return Check Fee	\$35	\$35
Copies		
B & W up to 8 ½ X 14	\$0.45/page	\$0.45/page
Color up to 8 ½ X 14	\$0.50/page	\$0.50/page
City Truck Rental*	\$50	\$50
<i>* Additional Fees may apply if waste exceeds 1 ton.</i>		
CEMETERY		
Cemetery Lot	\$600	\$600
Grave Marking Fee	\$100	\$100
Grave Opening	\$425-\$715*	\$435-\$725*
<i>*Per City Ordinance</i>		
MOTOR VEHICLE		
Motor Vehicle Tag Fee	\$20	\$20

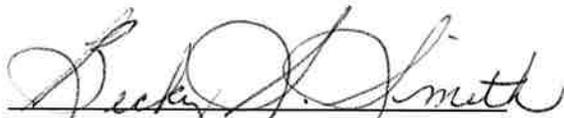
Section 13: All other fees for service, surcharges, etc. previously established by Council shall remain the same unless adjusted at some future date. All billing not paid on the due date is subject to a 10% late penalty.

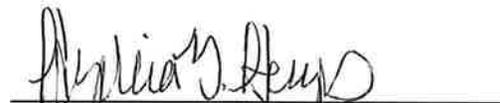
Section 14: The Budget Officer is hereby authorized to transfer appropriations within a fund as contained herein as follows:

- a. The Budget Officer may transfer amounts between object of expenditure within a department as defined by Ordinance without limitations.
- b. The Budget Officer may transfer amounts up to \$7,500 between departments as designed by Ordinance of the same fund with report on such transfers at the next regular Council meeting.

Section 15: Copies of the Budget Ordinance shall be furnished to all Department Heads for guidance in the disbursement of funds. A copy shall always be available for public inspections in the City Clerk's office.

Adopted this the 14th day of June, 2021.


Becky S. Smith, Mayor


Hydeia Y. Hayes, City Clerk

