



CITY COUNCIL WORK SESSION
City Council Chambers
Tuesday, February 27, 2024 at 3:00 PM

MINUTES

Call to Order

Mayor Becky S. Smith called the meeting to order. Mayor Smith apologized for missing the February 2024 Planning Retreat due to illness.

Members Present

Mayor, Becky S. Smith, Council Members: Michael Brooks, Brenda Boyd, Brent Guffey, Nellie Floyd, and Allen Hook were all present. City Manager, Josh Ross, Director of Special Operations, Jamie Ramsey and Development Services Director, Nathan Hester were present as well. A quorum was present. Council member, Donnie Griffin was absent.

Rezoning Request Discussion (Development Solutions Group)

Nathan Hester, Development Services Director introduced Demitri G. with AG Global in Savannah, GA on behalf of the Development Solutions Group townhome project on Yellow Jacket Lane. Demitri informed Council about the original need for townhomes and their purpose. These projects are meant for cities to have mixed use and aid in density development. Per the recommendation of the Planning Board the project was limited to 63 units. However, the development team would like to maximize the project within City Land Development Code (LDC) guidelines to provide 72 units. Light discussion was held amongst Demitri and City Council in regards to the project design.

As City Council previously held a public hearing on the rezoning request, City Staff will be coming before City Council at the March 2024 Regular Meeting to approve the rezoning via a zoning map amendment,

112 West Georgia Avenue- Close & Vacate Discussion

City Staff previously came before the Board at the February Regular Meeting regarding the closure of property at 112 West Georgia Avenue. City Council asked Staff to look in to the placement of the property owner before taking action on the ordinance. City Staff has been working in conference with Gaston County Social Services to have the property owner relocated. Per City Staff review in the last few weeks, the property owner has moved out and sold the property. City Staff will be bringing this before City Council at the March 2024 Regular Meeting.

City Manager's Report

Josh Ross, City Manager- Mr. Ross addressed Council regarding the following:

General: In October 2023 the City applied for a grant to help with Stormwater management from the NC Department of Environmental Quality. The City has received notice that the funds were awarded in the City's favor. Staff is awaiting the official notice. Said funds will help the City prepare a master plan for Stormwater and manage the program required by the State. In the weeks to come Staff will be addressing

the Board regarding the intended fee schedule change to implement the Stormwater study a third party administered several years prior.

Budget Amendment: A budget amendment is needed to reflect the City's nine flock cameras as debt on the books per NC General Statutes and approve the 2 year payment for the cameras. Light discussion was held amongst the Board and City Manager, Josh Ross about the cameras and the bidding process for the contract.

By motion of Brent Guffey and unanimous vote, the budget amendment bringing the cameras in the budget as debt was approved. The amount was \$54,000 for the two years.

By motion of Allen Hook and unanimous vote, the budget amendment approving the payment of \$54,000 at \$27,000 per year for the nine flock cameras was approved.

Council General Discussion

Mayor Smith opened the floor for Council general discussion. Council member, Brenda Boyd inquired about how one could sign up to vend at Down Home Festival. City Manager Ross informed Mrs. Boyd that the application will be online in the days to come, until then all interested parties can reach out to Andrea Nixon. Council member, Nellie Floyd inquired about broken pavement and a leaning tree on Rice Street in the 200 block. Council member, Brent Guffey inquired about the hiring of a new IT person and the salary. City Manager, Josh Ross informed him that a full time IT person had not been hired. However, there is a full time Master Police Officer who was recently hired with the City and he aids in IT service for the police department. Light discussion was held about personnel changes, Council and employee communications, and bidding of future City contracts amongst the Board and City Manager, Josh Ross. Council member, Allen Hook stated that the flock camera system is a good system. In his prior work history, he has utilized the program. These cameras help a lot with traffic flow, arrest, and missing person cases. Council member, Michael Brooks stated that the windows in Osage Mill look really good. He inquired about what type of business will go in the commercial space.

Adjourn

Being no further business to come before the board, the meeting was adjourned at 4:45 PM by motion of Michael Brooks and unanimous vote.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk