



CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, December 13, 2021 at 7:00 PM (Pre-Sine)

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 were present as well.

Call to Order, Prayer, Pledge of Allegiance

Mayor Smith called the meeting to order at 7:00 PM. Concord United Methodist Church Pastor, Van Spencer 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 December agenda was approved with the following revisions:

- Remove items number #5 (Public Hearing – Rezoning Request) and #6 (Ordinance for Zoning Map Amendment) as the applicant Lennar Homes has withdrawn their rezoning application.

Special Presentations - Recognition of Council Member – Mayor Smith and City Council recognized Council Member, Alfred Carpenter for his 10 years of service to the City. All present were asked to commend him on his service to the City.

Approval of Minutes

The following items were unanimously approved by motion of Brenda Boyd:

1. **Approval of Minutes:** City Council will consider adopting the Regular Meeting Minutes of the November 8, 2021 meeting.
2. **Approval of Minutes:** City Council will consider adopting the Work Session Meeting Minutes of the November 30, 2021 meeting.

Gaston County Official Canvass

Acceptance of Official Canvass – By motion of Alfred Carpenter, and unanimous vote the official canvass of the Tuesday, November 2nd, 2021 election was accepted.

The votes are as follows:

Kay McCathen, Ward 2 (231 votes)

Brent Guffey, Ward 5 (220 votes)
Donnie Griffin, Ward 6 (263 votes)

Public Hearing –Junk Vehicle & Noise Ordinance:

By motion of Kay McCathen and unanimous vote, the public hearing was opened at 7:08 PM.

Mayor Smith asked if there was anyone present to speak in favor of the ordinance text amendment. There was none.

Mayor Smith asked if there was anyone present to speak in opposition of the ordinance text amendment. There was none.

City Planner, Nathan Hester addressed Council regarding the ordinance amendments. Mr. Hester informed Council that the amendments to the junk vehicle ordinance would no longer allow for a junk vehicles to be permissible. By definition a junk vehicle is more than 5 years old, cannot be self-propelled, and is worth less than \$500.

By motion of Donnie Griffin and unanimous vote, the public hearing was closed at 7:12 PM.

Ordinance for Adopting Text Amendments:

By motion of Alfred Carpenter and a 3:3 vote, with Donnie Griffin, Dan Boling, and Joe Will in opposition, Mayor Smith voting in favor, the text amendments to the Junk Vehicle ordinance were adopted. A copy of the ordinance is on file at City Hall.

Ordinance Adopting Text Amendments

Code Enforcement Officer, Nathan Hester addressed Council regarding several Land Development Code (LDC) amendments: Section 3.2.B Accessory Structures, 3.3.F Garages and Carports, and Section 10.1 General Definitions.

Light discussion ensued between Council and City Staff.

By motion of Joe Will and unanimous vote, the text amendments were tabled for 30 days.

Ordinance for Zoning Map Amendment

Code Enforcement Officer, Nathan Hester addressed Council regarding a zoning map amendment of property located at 801 W. Highway 161. This property is located near Livent and the property owner has request a conditional use permit. The owner plans to use this as a convenience store. A site plan has been submitted to the City Planner along with their application.

By motion of Dan Boling and unanimous vote, the ordinance for zoning map amendment regarding property at 801 W. Highway 161 was approved with the condition that the property can only be used as a convenience store. This action is consistent and reasonable of the character of the City of Bessemer City per NCGS 160 D. The City’s zoning map will be amended to show Parcel #121181 as HC/CD.

Council General Discussion

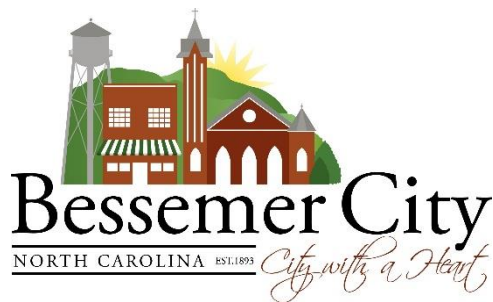
Mayor Smith opened the floor for Council general discussion. Council member, Brenda Boyd commended and thanked Council member, Alfred Carpenter for his hard work. Council member, Joe Will showed his appreciation for working with Mr. Alfred Carpenter over the years. Council member, Kay McCathen thanked Mr. Alfred for being so kind.

Adjournment Sine Die of the 2019-2021 Council Session

Being no further business to come before the board, by motion of Alfred and unanimous vote, the meeting was adjourned at 7:21 PM.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, December 13, 2021 at 7:25 PM (After-Sine)

MINUTES

Members Present

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

Oath of Office

Mayor Smith administered the Oath of Office to Donnie Griffin, Kay McCathen, and Brent Guffey.

Call to Order

Mayor Smith called the meeting to order at 7:25 PM.

Adjustment and Approval of the Agenda

By motion of Donnie Griffin and unanimous vote, the December agenda was approved with the following revisions:

- Add #9 for a called Special Meeting. The purpose of this meeting is the negotiation of property for sale on Edgewood Rd and the approval of an Economic Development grant.

Mayor Pro Tem – General Statutes direct that the City Council, at its organizational meeting, elect a mayor pro tempore, who is to serve at its pleasure. The direct role of the pro tem is to preside over council meetings in the mayor's absence. While presiding, the mayor pro tem may vote as a council member but may not, as chairing officer, vote to break a tie. (In the absence of both the Mayor and Pro Tem, the council members present may select a temporary presiding officer). City Council will select a Mayor Pro Tem for the 2021- 2023 Council session.

By motion of Dan Boling and unanimous vote, Donnie Griffin was selected as the Mayor Pro Tem.

Appointments

The following appointments were unanimously approved by motion of Dan Boling:

Centralina Council of Governments- This delegate serves as Bessemer City's member of the COG Board, which oversees the operation of the local Council of Governments. Meetings are held every other month. Council should appoint a delegate and an alternate delegate to the CCOG Board. Kay McCathen was appointed to serve as the representative for the Board.

Metropolitan Planning Organization- The Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) is a multi-jurisdictional entity made up of 34 local governments,

NCDOT, USDOT, and other providers of transportation services. Mayor Smith was appointed to serve as the representative, and Donnie Griffin as the alternate.

ABC Board Liaison- While not a formal position, the ABC Board has requested for a number of years that a Council member be appointed to serve as a liaison between the City and the ABC Board. Board meetings are held monthly on the fourth Monday at 5:00 PM. Joe Will was appointed to serve as the representative for the Board.

Parks & Recreation Advisory Board- This Board is dedicated to making a great community and committed to providing a safe and inviting parks and facilities in Bessemer City. Brenda Boyd was appointed to serve as the representative for the Board.

Downtown Development Board- This Board is designed to inspire place making through building asset-based economic development strategies that achieve measurable results such as investment, business growth, and jobs. Dan Boling was appointed to serve as the representative for the Board.

Request to Speak/Opportunity for Public Comment

Mayor Smith opened the floor for public comment. There was none.

Consent Agenda

The following items on the Consent Agenda were unanimously approved by motion of Donnie Griffin:

- 2022 Annual Meeting and Holiday Schedule- The annual meeting schedule for Council Regular Meetings, Council Work Sessions, Planning Board/Board of Adjustments Meetings and holiday schedule for the City of Bessemer City.
- Resolution of Authorization: City Council will consider approving a resolution that authorizes the Ridge Runners to hold their annual event with certain guidelines on New Year's Eve. A copy of this resolution is on file at City Hall.

Establish Public Hearing:

City Staff is requesting the establishment of a public hearing for the addition of the use of a cemetery in the highway commercial district to aid with land development on Edgewood Rd.

By motion of Brent Guffey and unanimous vote, a public hearing regarding a text amendment to the Land Development Code's (LDC) table of uses on Monday, January 10, 2022 at 7:00PM in Council Chambers.

Establish Public Hearing:

By motion of Joe Will and unanimous vote, a public hearing regarding a request to the Zoning Map to rezone Tax Parcel #119975, #214728, and #214726 from NR to NR/CD will be held on Monday, January 10, 2022 at 7:00 PM in Council Chambers.

Special Meeting:

Mayor Smith has called a special meeting for Thursday, December 16th, 2021 at 3:00 PM in Council Chambers.

Council General Discussion

Mayor Smith opened the floor for Council general discussion. Council member, Dan Boling wished everyone a Merry Christmas.

Closed Session

By motion of Kay McCathen and unanimous vote, City Council entered Closed Session to consult with the City Attorney in accordance with NCGS 143-318.11(3) at 7:39 PM.

By motion of Brenda Boyd and unanimous vote, City Council came out of Closed Session at 7:52 PM. No action was taken.

Settlement Agreement

By motion of Brenda Boyd and unanimous vote, the attorney is authorized to negotiate a settlement of the matter up to a confidential amount, with the actual settlement amount to be disclosed of record as soon as practicable after the settlement terms are agreed-upon by the parties.

Adjournment

Being no further business to come before the board, by motion of Brenda Boyd and unanimous vote, the meeting was adjourned at 7:54 PM.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk