



CITY COUNCIL WORK SESSION
City Council Chambers
Tuesday, September 24, 2024 at 3:00 PM

MINUTES

Call to Order

Mayor Becky S. Smith called the meeting to order.

Members Present

Mayor, Becky S. Smith, Council Members: Brenda Boyd and Donnie Griffin were present. City Manager, Josh Ross, and department heads were present as well. Council members, Nellie Floyd Michael Brooks and Allen Hook were absent. Council member, Brent Guffey was absent. A quorum was present.

Department Head Reports

Bessemer City department heads gave reports on their department's status:

Jamie Ramsey, Director of Operations- Mr. Ramsey addressed Council regarding the Gibson Branch Creek repair completion. The city bid this project out to repair the washed-out large embankment, near the walking trail in Stinger Park. City staff is speaking with Meritage home representatives to install a pedestrian bridge from the subdivision to Stinger Park. Meritage will need a temporary easement to complete the bridge. Staff will provide an update on the construction schedule for the bridge later in the year. Additionally, the Vantine pump station project has been completed.

Hydeia Hayes, City Clerk & Human Resources Director- City Clerk & Human Resources Director, Hydeia Hayes informed the Board of openings and received applications for the Downtown Development Board. The completion of UAL training for the board by December 31, 2024 per the Local Government Commission (LGC). Ms. Hayes is available to assist council with accessing the modules and printing PowerPoints. Mayor Smith additionally informed the Board that she and city staff previously met with LGC staff. Mayor Smith was delighted that city staff had already began working on cost saving and regulatory matters before the LGC visit.

Floodplain Ordinance

City Staff is working with Gaston County officials to draft an update to the Land Development Code's (LDC) Chapter 5 section 1. An update is needed to include Gaston County administration as the City's floodplain administrators. The existing ordinance does not allow the County to aid the city with floodplain matters. Thus, once a new ordinance is updated, an interlocal agreement can be executed. The city will need to hold a public hearing to abolish the old section, and a public hearing to establish the new section.

Sunset Ridge Discussion

Kent Olson with Development Solutions Group (DSG) addressed Council regarding the proposed Sunset Ridge subdivision. Light discussion was held regarding curbing, guttering, the use of natural gas, and

sidewalks. Mr. Olson stated that he'd rather complete a sidewalk, than include the use of natural gas in the project due to pricing constraints. City Council expressed their desire to see a sidewalk in the subdivision.

City Manager's Report

City Manager, Josh Ross addressed City Council regarding several items:

- Development Services Director- The city is still recruiting for the development services director position. However, staff believes that many applications can be obtained by advertising the position at \$70,000+. The individual staff would like to see hired would have some years of experience, thus, would qualify for this starting salary. Additionally, this position and pay is already included in this year's budget.
- Natural Gas Position- We are moving forward with hiring for a new Natural Gas Position. Per the FY 24-25 budget, City Council approved the hiring of a natural gas technician in January 2025.
- System Development Fees for Tryon Waterline Project- Council agrees to waive future system development fees for a short window of time to make water connections more attractive and affordable for new customers along the new line. A resolution will be brought forward to City Council at their next regular meeting.
- Stormwater Project- North 8th Street- City has an agreement with developer to make stormwater improvements at the end of North 8th Street as part of a four (4) new infill homes.
- Public Safety (Fire Station) Update- The City has located a potential vendor to complete a feasibility study of the area immediately behind City Hall. In the coming weeks, staff will ask Council to approve the formal design of the fire building. Then city staff will issue a request for proposals (RFQ).
- Capital Projects Several capital projects will be coming to Council in the coming months to establish revenue and expenditures for projects like the stormwater assessment inventory.
- LGC Unit Assistance List Update – City staff meet with LGC officials to establish budget goals and compliance.
- Future concept to rent Centennial Park – City staff is working to create a rental program for Centennial Park similar to the Allan Farris Community Center and Pool.
- Ella May Wiggins Mural – City staff met with some stakeholders to install a mural dedicated to Ella May in the Bessemer City downtown at the corner of 12th and Virginia. This mural will be funded by a private group.
- Boys and Girls Club relocation- Mold at the Boys & Girls facility has been found. The facility is temporarily closed. Allan Farris Community Center is being used as a temporary site for pick up spot for club participants.
- Full Traffic Code changes – Hannah Dove, UNC Lead fellow is working on a list of revisions for Council to review at a future meeting regarding traffic codes.
- 11th Street Expression Tunnel- City Staff is working with local community partners to apply for a grant for an expression tunnel on 11th Street. If grant funds are awarded, the City would like to partner with the Bessemer City middle school robotics club.
- PFAS Grant- City staff will be submitting an application for study. A resolution permitting city staff to complete the application will be on City Council's next regular agenda.
- 12th Street Project (potential)- City staff had an inquiry for a rezoning request for a proposed Parkview Commons project, a single-family subdivision of 23 homes. The Planning & Zoning Board will be hearing this at the next meeting.
- Stormwater Project- Moving forward with recommendation of McGill Associated for Assessment Study (100% grant funded).
- Capital Project for Meritage Homes (Stewart Crossing) Major Subdivision Natural Gas Project (100% developer-paid).

- Continued issues with non-paying sewer customer(s)

Council General Discussion

Mayor Smith opened the floor for Council general discussion. Council member, Michael Brooks informed the board that the ABC Board completed their audit. Additionally, the store will be presenting the city will a \$22,000 payment in four installments. Council member, Brenda Boyd inquired about paving on 200 block of East Tennessee.

Adjourn

Being no further business to come before the board, the meeting was adjourned at 4:18 PM.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk