



CITY COUNCIL WORK SESSION

City Council Chambers

Tuesday, March 29, 2022 at 3:30 PM

MINUTES

Call to Order

Mayor Becky S. Smith called the meeting to order.

Members Present

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

Edgewood Commerce Park

City Planner, Nathan Hester addressed Council regarding the Edgewood85 Commerce Park, Trinity Capital. Trinity has applied to develop 120 acres as phase one (1) of the Edgewood85 Commerce Park on Tax Parcels 152646, 152648, and 306415. The development will consist of new street infrastructure, utility infrastructure, and 1,028,700 square feet of structural space to accommodate future manufacturing ventures. The proposed site will be voluntarily annexed into the City of Bessemer City limits.

Currently Tax Parcels 152646 and 306415 are zoned Business Campus Production. However, Tax Parcel 152648 is zoned Urban Residential, and will need to be rezoned to allow for development.

Exactly 303.95 feet of recorded right of way, referred to as Downey Lane (PB 10, PG 154) will be closed to accommodate future ingress and egress into the development site.

Staff recommends approval of site plan with the following conditions proposed: 1) The driveway between Buildings 1 and Building 2 be recorded as right of way, constructed, and dedicated to the City as a public street with sidewalks and landscaping. 2) Restrictive vehicular access measures be constructed for the points of ingress and egress off of S 8th St., Capps Rd., and Steele Rd.

Approval of Downtown Electric Award Recommendation

City Manager, James Inman addressed Council about awarding the downtown electric project. After a power outage near the City's LED sign, City Staff acquired an electrician to fix the issue. The electrician noted that substantial work needed to be completed for the City to be compliant. Two bids were received for the project, one from Page Power Systems and Smart Electric.

| Contractor | Work location | Work Completed By 4-30-22 | Work Completed By 5-31-22 |
|-----------------------|---|------------------------------|------------------------------|
| Page Power Systems | N. 13 th St | \$11,940.00 | \$10,540.00 |
| | W. Virg Ave (13 th to 12 th) | \$164,992.00 | \$148,532.00 |
| | W. Virg Ave (12 th to 11 th) | \$63,733.00 | \$55,953.00 |
| | Pennsylvania Ave | \$75,600.00 | \$68,660.00 |
| | Total | \$316,265.00 | \$283,685.00 |
| Smart Electric | N. 13 th St | NA | \$13,400.00 |
| | W. Virg Ave (13 th to 12 th) | NA | \$122,430.00 |
| | W. Virg Ave (12 th to 11 th) | NA | \$56,850.00 |
| | Pennsylvania Ave | NA | \$68,900.00 |
| | Total | NA | \$261,580.00 |

By motion of Donnie Griffin and unanimous vote, the downtown electrical project was awarded to Smart Electric in the amount of \$261,580.00.

Approval for Purchase of Property

Mr. Inman informed Council about a request received from a citizen to purchase property from the City located off of S. Pinchback Road. Mr. Inman informed the citizen to submit a formal offer to purchase the property for City Council to consider. Once the offer is received, it will be advertised in accordance with NCGS statutes.

Council General Discussion

Mayor Smith opened the floor for Council general discussion. There was none.

Adjourn

Being no further business to come before the board, the meeting was adjourned at 4:32 PM by motion of Brenda Boyd and unanimous vote.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk