



CITY COUNCIL WORK SESSION
City Council Chambers
Tuesday, November 26, 2024 at 3:00 PM

MINUTES

Call to Order

Mayor Becky S. Smith called the meeting to order.

Members Present

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

Discussion of Conditional Districts - CD 03-2024, CD 04-2024, CD 05-2024, CD 06-2024

City Manager, Josh Ross addressed Council regarding several upcoming conditional district rezoning request:

-CD 03-2024 Neighborhood Residential Conditional District (NR-CD) N. Gould Avenue:

This rezoning request is for three (3) single family development homes. Typically, this would not qualify as a major subdivision, however, when a utility extension or new road is built, the project becomes a major subdivision. Three (3) single family homes typically fall into a “minor subdivision” category; however, since this project will require the developer to extend utilities, the project is considered a “major subdivision” as defined in the Bessemer City Land Development Code (LDC). This builder has previously built some homes on West Georgia Avenue. This home will feature additional architectural designs and five (5) parking spaces per home. Four will be in the driveway and one in the garage. The application and information regarding this rezoning request is available online on the City’s website.

-CD 04-2024 Neighborhood Residential Conditional District (NR-CD) 610 S. Skyland:

This rezoning request is for property located at tax parcel #218801 (1.35 acres) from Neighborhood Residential (NR) to Neighborhood Residential Conditional District (NR-CD) to subdivide three (3) lots for single-family homes. This was previously heard at the November 2024 Planning Board meeting, where several requests for additional information was made by Board members. This will be heard again at the December 2024 Planning Board meeting on Monday, December 2nd. This project will build a new road and provide one sidewalk, curb and gutter in a cul-de-sac. Property owners are requesting relief from installing one sidewalk on the newly constructed street. This will come before City Council for a public hearing in January 2025. Natural gas is not included in this project, just City water and sewer service.

-CD 05-2024 Urban Residential Conditional District (NR-CD) N. 12th Street/Parkview Commons:

This rezoning request is for property located at tax parcels #120283 and #120286 from Neighborhood Residential (NR) to Urban Residential Conditional District (UR-CD) to accommodate the development of a single-family residential community that will consist of 41 single family units. This is located near the Lloyd property and will go before the Planning Board next week. This project will be ADA compliant and

feature a sidewalk between Stinger Park and Gaston County schools adjacent to the property. This project will feature a pond as well.

-CD 06-2024 Urban Residential Conditional District (UR-CD) Yellow Jacket Lane:

This rezoning request is for property located at tax parcel #151678 (6.26 acres) from Urban Residential Conditional District (UR-CD) to Urban Residential Conditional District (UR-CD). The developer is requesting a modification to the project's conditions of providing a one-time payment of \$25,000 to the Fire Department, in lieu of providing natural gas. This project was previously heard and approved by City Council in May of this year. However, the developer is requesting a change to the reliefs and conditions. Thus, this project must go through the rezoning process once more.

Resolution - Lead & Copper Accepting Funding Offer

City Council previously approved a resolution permitting City Manager, Josh Ross to apply for grant funds regarding lead and copper inventory findings. However, a resolution formally accepting \$702,000 DWSRF-LSLR principal forgiveness funding and a \$78,000 loan are needed.

By motion of Brent Guffey and unanimous vote, the resolution accepting DWSRF-LSLR funds in the amount of \$780,000 was approved.

City Property Discussion- 112 W. Virginia Avenue and 125 E. Virginia Ave.

Sam Kline, MECA Commercial, addressed City Council regarding property at 112 West Virginia Avenue. Kline informed the Board that he has shown the property to several buyers, and a bid offered would like to be submitted. However, per Council previous discussions there are certain restrictions that need to be placed on the sale of property.

Additionally, previous property owners of 112 West Virginia Avenue have left some historical items in the building. Said items were left in case new owners wanted to utilize them. Sam informed the Board that current buyers haven't shown much interest in the items. Thus, previous property owners can come and retrieve these before the building is sold.

City Manager, Josh Ross informed the Board that city staff is ready to start marketing 125 East Virginia, City Hall Annex. When the City initially purchased this property there was a lot of upfitting done to suit the needs of the Finance Department. The City has received some unofficial informal offers. However, these offers were low. The sale of this property would give the City additional funds for the public safety capital project fund.

By motion of Donnie Griffin and unanimous vote, Mr. Kline is permitted to pursue the market and solicit offers for purchase for 112 West Virginia Avenue.

Department Head Reports

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

JoD Franklin, Parks and Recreation Director- Mr. Franklin addressed the Council regarding recent Parks & Recreation events. Youth Soccer is coming to an end. The Annual Christmas in the City Festival and Parade went well. He had a large turnout for this event. We did have some vandalism to the City 48 foot Christmas tree. However, city staff was able to work on this and get it fixed quickly. City Council commended city staff for acting so quickly. Mr. Franklin also addressed Council regarding a Eagle Scout project in Millwood Park. Nathan Keiser, a local Eagle Scout approached JoD about a potential dog park in Millwood Park. The dog park will cost around \$11,266 and Mr. Keiser has raised \$2,000. Additionally, Mr. Keiser would providing all of the labor free, as this is a community service project required as an Eagle Scout. This project

was selected as Mr. Keiser seen a need for more community members and animals to get outside and get fresh air. It is the goal of the Parks & Recreation department to raise donations to complete this project, however, the City will be able to provide funding as well.

Public Safety Director, Tom Ellis- Mr. Ellis addressed the Council regarding the public safety department's general updates and the Code enforcement division. Police calls have doubled since this time last year. Our officers are out doing foot patrols daily and working close open investigations. The Fire department sold over 150 barbecue plates and made over \$4,000. The Fleet division is keeping up with demand and maintaining Ford recalls. Code enforcement is working hard to ensure that local vape shops are following City ordinances. However, it takes ten (10) days after receiving notice before further action can be taken.

UNC Lead Fellow, Hannah Dove- Ms. Dove addressed the Board regarding the City's traffic code. In consultation with Public Safety Director, Tom Ellis and Special Operations Director, Jamie Ramsey, Hannah has compiled a list of needed traffic code revisions. Some needed changes are along North 8th Street, East Florida Avenue, and S. Skyland Drive. On street parking along E. Florida Avenue was also discussed. City staff will continue to work on these revisions and bring them before Council at another meeting.

Hydeia Hayes, City Clerk & Human Resources Director- City Clerk & Human Resources Director, Hydeia Hayes reminded the Board of their completion of UAL training by December 31, 2024 per the Local Government Commission (LGC). Ms. Hayes did check with the ABC commission to see if there was a provision stating that Board members live in city limits. The commission stated that there is not one. Ms. Hayes informed the Board of a new hire in the Planning department. Jamie Watkins will be joining the City as the Planner and Stormwater administrator.

City Manager's Report

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

- City staff are working to educate the public about changes to waste collection removal. All citizens will now have to pay and schedule bulk item removal.
- City staff is working on reimbursement for Helene from FEMA. The City would like to submit water purchases made during Hurricane Helene from the City of Gastonia. FEMA representatives have indicated that this should be a reimbursable event. The City is back on our own water.
- City staff will be meeting with Gaston County officials to inspect the City's building next to Rock Gym. The Boys & Girls Club used to be in this building.
- The Tryon Community Waterline Project meeting hosted by the County went well. At a future meeting staff would like to discuss the rates for customers who connect to City services. Currently, the rates are double for outside customers. Ultimately, city staff would like for outside customers to connect, as this would help maintain the lines and decrease the amount of line flushing needed.

Council General Discussion

Mayor Smith opened the floor for Council general discussion. Council Member, Michael Brooks inquired about trash at the City's cemetery, yard damage caused by contractors, and the ABC store. Council Member, Nellie Floyd inquired about a camera being placed on Logan Street. Council Member, Allen Hook inquired about the leaf vacuum truck. Council Member, Brenda Boyd informed city staff that people are living in vacated buildings by 508 E. Pennsylvania Avenue. Council Member, Brent Guffey inquired about City's noise ordinance as some contractors are cutting trees as early as 6 AM. Mr. Guffey also inquired about the

process for conditional zoning after expiration. Council Member, Donnie Griffin inquired about spec buildings in the City and the turning lane on Edgewood Road.

Adjourn

Being no further business to come before the board, by motion of Michael Brooks and unanimous vote the meeting was adjourned at 5:00 PM.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk