



## CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, July 12, 2021 at 7:00 PM

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### 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 was present as well.

#### Call to Order, Prayer, Pledge of Allegiance

Mayor Smith called the meeting to order. Council Member, Brenda Boyd 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 July agenda was approved.

#### Request to Speak/Opportunity for Public Comment

Mayor Smith opened the floor for public comment. The following came forth:

Mike Meeks of the Backpack Program- Mr. Meeks addressed Council regarding outside beverages at the car shows. Citizens are not permitted to bring their own coolers and alcoholic beverages to the Community Concerts & Cruise-Ins. During the June 2021 concert several people were seen with their own beverages. Mr. Meeks requests that City Staff remind visitors of the rule.

Bea Crocker of 311 S. Pinchback- Ms. Crocker addressed Council about a pile of limbs on her property. The limbs belong to her neighbor, but they have piled them on her side of the street. She would like these items removed as soon as possible. Ms. Crocker also expressed a Code Enforcement concern regarding some property she owns. She inquired about the City's abatement process. As she recalled a portion of her property being adjacent to City right of way.

#### Consent Agenda

The following items on the Consent Agenda were unanimously approved by motion of Kay McCathen:

1. **Approval of Minutes** - Council will consider adopting the Regular Meeting minutes of June 14th, 2021.
2. **Approval of Minutes** - Council will consider adopting the Work Session Meeting minutes of June 29th, 2021.

- 3. Ratify CDBG Award Bid for Emergency Repairs:** Council will consider ratifying the telephone poll on June 15th, 2021 approving the bid for Martin Enterprises NC, LLC to begin emergency repair work on the 5 CDBG homes.

### **Resolution - USDA Revenue Bond**

City Manager, James Inman addressed Council about a resolution approving the application to the Local Government Commission (LGC) regarding the Water & Sewer System.

By motion of Donnie Griffin and unanimous vote, the resolution for USDA Revenue Bond was approved. A copy is on file at City Hall for citizen review.

### **Downtown Development Board Appointments**

By motion of Dan Boling and unanimous vote, the following appointments were made to the Downtown Development Board:

- JC Vargas June 2021-2024
- Jonathan Fioritto June 2021-2023
- Lauren Hogan June 2021-2024

### **Historic Preservation Commission**

City Staff addressed Council regarding the consideration of adopting an agreement with Gaston County. Said agreement would allow the City's historic preservation authority to be given to the County. This agreement is only needed as a renewal, as the program has been administered by the County since the 1970s.

By motion of Joe Will and unanimous vote, the agreement with Gaston County would be renewed.

### **Repeal Unified Development Code (UDO)**

Planning & Zoning Board Chair, Allen Hook addressed Council regarding the repealing of the UDO. The Planning & Zoning Board has worked closely with City staff to produce a new code and other planning documents. The City's vision and mission statement were taken into consideration, as the Board developed the Land Development Code (LDC). Said Code will enhance the overall appearance of the City.

Mayor Smith commended the Board for their hard work. City Manager, James Inman reminded the Board that the process took over a year. Many citizen surveys were collected and citizens were allowed to submit their feedback. This new code will raise the standard of living to better the community and enhance the lives of the citizens.

By motion of Alfred Carpenter and unanimous vote, the Unified Development Ordinance (UDO) was repealed as of July 12<sup>th</sup>, 2021.

### **Adoption of Land Development Code (LDC)**

By motion of Dan Boling and unanimous vote, the Land Development Code (LDC) was approved. A copy of this new code is available at City Hall for public inspection.

### **Repeal Zoning Map**

By motion of Kay McCathen and unanimous vote, the current zoning map was repealed as of July 12<sup>th</sup>, 2021.

### **Adopt Official Zoning Map**

By motion of Dan Boling and unanimous vote, a new zoning map was adopted. A copy of the new zoning map is available at City Hall for public inspection.

### **Adopt Official Zoning Overlay**

By motion of Alfred Carpenter and unanimous vote, an official zoning overlay was adopted.

### **Approve Plan Consistency and Reasonableness Statement**

Proper notice was given to the public about the City revising the development code. Per NCGS City Staff advertised in the Gaston Gazette. New legislation requirements regarding development in 160D were included in the LDC.

By motion Donnie Griffin and unanimous vote, the plan consistency and reasonableness statement was approved.

### **City Manager's Report**

#### **Appoint a Zoning Administrator**

City Manager, James Inman informed Council that he is the Asst. Zoning Administrator. A Zoning Administrator needs to be appointed. He recommends that Nathan Hester be appointed.

By motion of Donnie Griffin and unanimous vote, Nathan Hester was appointed as the Zoning Administrator.

#### **Approval Paving Bid**

The bids were received for the 2021 paving project. We received several bids. Staff recommends that we move forward with Blythe's construction. Letters will be sent out to residents from City staff regarding which streets will be paved. The streets are selected by a computer program that evaluates all of the streets on a scale.

By motion of Joe Will and unanimous vote, the paving bid was awarded to Blythe Construction Inc. of Charlotte in the amount of \$2,061,190.00.

#### **Board Chair Appointment - Planning & Zoning Board**

City Staff recommends that current Chair, Allen Hook be reappointed to serve as Chair for the 2021-2022 year.

By motion of Dan Boling and unanimous vote, Allen Hook will serve as the Planning & Zoning Board Chair for the upcoming year.

#### **Board Chair Appointment - ABC Board**

City Staff recommends that current Chair, Robert Crouch be reappointed to serve as Chair for the 2021- 2022 year.

By motion of Kay McCathen and 5-1 vote, with Council member Joe Will in opposition, Robert Crouch will serve as the ABC Chair for the upcoming year.

### **Closed Session**

By motion of Alfred Carpenter and unanimous vote, Mayor and Council went in to Closed Session as permitted under N.C.G.S. 143-318.11 section (a) (4) to discuss the purchase of property at 7:52 PM.

By motion of Donnie Griffin and unanimous vote, Mayor and Council came out of Closed Session at 8:15 PM. No action was taken.

### **Purchase of Property**

By motion of Dan Boling and unanimous vote, City Manager James Inman was instructed to negotiate on behalf of Council for a piece of property.

### **Council General Discussion**

Mayor Smith opened up the floor for general discussion. Council Member, Kay McCathen expressed a concern about card board on Mickley Avenue and Highway 161. Council Member, Joe Will asked what project was going on around Highway 161 and throughout the City. City Staff informed Mr. Will that AT & T was conducting a fiber optic project. Mr. Will informed City Staff that they are leaving trash on the sidewalks. Mr. Will also inquired about including a notice in the newsletter to keep grass clipping out of the roadways. Council member, Brenda Boyd thanked the Police Department for helping her with an issue in her ward. Council member, Donnie Griffin inquired about storm water services and the Osage Mill Redevelopment project.

### **Adjourn**

Being no further business to come before the board, by motion of Alfred Carpenter and unanimous vote, the meeting was adjourned at 8:17 PM.

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Becky S. Smith, Mayor

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Hydeia Y. Hayes, City Clerk