



CITY COUNCIL WORK SESSION

City Council Chambers

Tuesday, July 27, 2021 at 3:00 PM

AGENDA

Bessemer City will conduct this meeting in accordance with the Governor's current Executive Order issued in response to the COVID-19 Public Health Emergency. Full vaccinated people are not required to wear a mask. All others are.

Call to Order

Discussion Items

1. **Osage Mill Redevelopment Team Presentation**
2. **McGill Paving Project Presentation**
3. **Demolition Ordinance- 504 E. Maryland Avenue**
4. **Close & Vacate - 402 N. 10th**
5. **Close & Vacate - 609 S. 11th**

Department Head Reports

City Manager's Report

6. 806 Edgewood Road - Closing
7. Budget Amendment

Council General Discussion

Adjourn

Individuals requiring special accommodations at this public meeting should contact ADA Coordinator, Hydeia Hayes, at (704) 729-6509 or Countrywide at (704) 866-3300 or State Relay Service at 1-800-375-8662.



COBC-GOVBOBOD-2021-2022 O 2

City of Bessemer City

ORDINANCE DIRECTING CODE ENFORCEMENT OFFICER TO DEMOLISH (Sec. 160A-443, NCGS)

WHEREAS, PURSUANT TO THE Code of Ordinances of the City of Bessemer City (hereinafter called the "Code"), the Code Enforcement Officer of the City of Bessemer City has requested the City Council of the City of Bessemer City (hereinafter called "Council"), to adopt an Ordinance requiring him to remove and/or demolish that certain structure on certain premises locally designated as **504 E. Maryland Ave., Bessemer City, North Carolina, Tax Parcel # 121569**, which premises are described in that certain deed duly recorded in the Gaston County Registry in **Deed Book 5137 at Page 0049** to which reference is hereby made, which has been found not to comply with the minimum standards established in said Code; and

WHEREAS, the Council hereby finds that the listed owner **Jose Martin Zarate Contreas** and,

WHEREAS, the Council hereby finds that the premise is blighted, dilapidated and has defects that are dangerous to the health and welfare of the citizens of Bessemer City; and,

WHEREAS, the Council hereby finds that the City has complied with all appreciable provisions of the Code relative to the adoption of this resolution; and,

WHEREAS, the owner of the premises, after having been given reasonable opportunity to do so, has failed and refused to comply with a lawful order of the Code Enforcement Officers to demolish the structures located on the premises within the time prescribed; and,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL THAT;

Section 1. The Code Enforcement Officer shall cause the structure on the premises commonly known as 504 E. Maryland Ave., Bessemer City, North Carolina, to be vacated, demolished and removed, and the lot cleaned and cleared of all debris.

Section 2. The cost of the removal or demolition shall be a lien on the premises to be collected pursuant to Chapter 160A-443 (6) of the North Carolina General Statutes.

Section 3. A copy of this Ordinance, certified as a true copy by the City Clerk, shall be recorded in the Gaston County Registry pursuant to North Carolina General Statutes 160A-443(5).

Section 4. This Ordinance shall become effective upon its adoption.

Adopted this 27th day of July, 2021

BECKY S. SMITH, MAYOR

ATTEST: _____
HYDEIA Y. HAYES, MPA, CITY CLERK

File #: BLD-0512-2020

NORTH CAROLINA
GASTON COUNTY

This the ____ day of _____, _____, personally appeared before me, a Notary Public for said County and State, Hydeia Y. Hayes who being duly sworn to me says that she knows the common seal of the City of Bessemer City and is acquainted with Becky S. Smith, who is the Mayor and presiding member of said municipal corporation; and that she saw the Mayor sign the foregoing instrument and saw the common seal of the said municipal corporation affixed to said instrument by said Mayor, and that she, the said Hydeia Y. Hayes, signed her name in attestation of said instrument in the presence of said Mayor of said municipal corporation.

Witness my hand and notarial seal, this the ____ day of _____, _____.

Notary Public

My Commission expires _____

Prepared By: Don Mauldin (Code Enforcement Officer)

Mail To: Bessemer City Police Department
132 W. Virginia Ave.
Bessemer City, NC 28016



COBC-GOVBOD-2021-2022 O 1

City of Bessemer City

ORDINANCE DIRECTING CODE ENFORCEMENT OFFICER TO VACATE & CLOSE (Sec. 160A-443, NCGS)

WHEREAS, PURSUANT TO THE Code of Ordinances of the City of Bessemer City (hereinafter called the "Code"), the Code Enforcement Officer of the City of Bessemer City has requested the City Council of the City of Bessemer City (hereinafter called "Council"), to adopt an Ordinance requiring him to **VACATE AND CLOSE** that certain structure on certain premises locally designated as **402 N. 10th St., Bessemer City, North Carolina, Tax Parcel # 120573**, which premises are described in that certain deed duly recorded in the Gaston County Registry in **Deed Book 5014 page 2454** to which reference is hereby made, which has been found not to comply with the minimum standards established in said Code; and

WHEREAS, the Council hereby finds that the listed owners are Dana Raye Greene

WHEREAS, the Council hereby finds that the occupants are Dana Raye Greene

WHEREAS, the Council hereby finds that the premise is unfit for human habitation due the structure being in a state of disrepair and dilapidated beyond 50% of the estimated value.

WHEREAS, the owner and occupant of the premises, after having been given reasonable opportunity to do so has failed and refused to comply with a lawful order of the Code Enforcement Officer to repair the structure to minimum standards of the Code; and

WHEREAS, the Council hereby finds that the City has complied with all appreciable provisions of the Code relative to the adoption of this resolution; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL THAT;

Section 1. The Code Enforcement Officer shall cause the structure on the premises commonly known as **402 N. 10th St., Bessemer City, North Carolina**, to be vacated, closed and repaired before being reoccupied.

Section 2. The cost of the closing shall be a lien on the premises to be collected pursuant to Chapter 160A-443 (6) of the North Carolina General Statutes.

Section 3. A copy of this Ordinance, certified as a true copy by the City Clerk, shall be recorded in the Gaston County Registry pursuant to North Carolina General Statute 160A-443(5).

Section 4. This Ordinance shall become effective upon its adoption.

Adopted this 27th day of July, 2021

BECKY S. SMITH, MAYOR

ATTEST: _____
HYDEIA Y. HAYES, CITY CLERK

NORTH CAROLINA
GASTON COUNTY

This the ____ day of _____, _____, personally appeared before me, a Notary Public for said County and State, Hydeia Y. Hayes who being duly sworn to me says that she knows the common seal of the City of Bessemer City and is acquainted with Becky S. Smith, who is the Mayor and presiding member of said municipal corporation; and that she saw the Mayor sign the foregoing instrument and saw the common seal of the said municipal corporation affixed to said instrument by said Mayor, and that she, the said Hydeia Y. Hayes, signed her name in attestation of said instrument in the presence of said Mayor of said municipal corporation.

Witness my hand and notarial seal, this the ____ day of _____, _____.

Notary Public

My Commission expires _____

Prepared By: Charles N. Hester (City Planner/Code Enforcement Officer)

Mail To: Bessemer City Hall
Attn: Code Enforcement
132 W. Virginia Ave.
Bessemer City, NC 28016

File# NSNC-0560-2021



COBC-GOVBOBOD-2021-2022 O 3

City of Bessemer City

ORDINANCE DIRECTING CODE ENFORCEMENT OFFICER TO VACATE & CLOSE (Sec. 160A-443, NCGS)

WHEREAS, PURSUANT TO THE Code of Ordinances of the City of Bessemer City (hereinafter called the "Code"), the Code Enforcement Officer of the City of Bessemer City has requested the City Council of the City of Bessemer City (hereinafter called "Council"), to adopt an Ordinance requiring him to **VACATE AND CLOSE** that certain structure on certain premises locally designated as **609 S. 11th St., Bessemer City, North Carolina, Tax Parcel # 121918**, which premises are described in that certain deed duly recorded in the Gaston County Registry in **Deed Book 4188, page 1548** to which reference is hereby made, which has been found not to comply with the minimum standards established in said Code; and

WHEREAS, the Council hereby finds that the listed owners are David Dallas Phillips

WHEREAS, the Council hereby finds that the occupants are David Dallas Phillips

WHEREAS, the Council hereby finds that the premise is unfit for human habitation due the structure being in a state of disrepair and dilapidated beyond 50% of the estimated value.

WHEREAS, the owner and occupant of the premises, after having been given reasonable opportunity to do so has failed and refused to comply with a lawful order of the Code Enforcement Officer to repair the structure to minimum standards of the Code; and

WHEREAS, the Council hereby finds that the City has complied with all appreciable provisions of the Code relative to the adoption of this resolution; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL THAT;

Section 1. The Code Enforcement Officer shall cause the structure on the premises commonly known as **609 S. 11th St., Bessemer City, North Carolina**, to be vacated, closed and repaired before being reoccupied.

Section 2. The cost of the closing shall be a lien on the premises to be collected pursuant to Chapter 160A-443 (6) of the North Carolina General Statutes.

Section 3. A copy of this Ordinance, certified as a true copy by the City Clerk, shall be recorded in the Gaston County Registry pursuant to North Carolina General Statute 160A-443(5).

Section 4. This Ordinance shall become effective upon its adoption.

Adopted this 27th day of July, 2021

BECKY S. SMITH, MAYOR

ATTEST: _____
HYDEIA Y. HAYES, CITY CLERK

NORTH CAROLINA
GASTON COUNTY

This the ____ day of _____, _____, personally appeared before me, a Notary Public for said County and State, Hydeia Y. Hayes who being duly sworn to me says that she knows the common seal of the City of Bessemer City and is acquainted with Becky S. Smith, who is the Mayor and presiding member of said municipal corporation; and that she saw the Mayor sign the foregoing instrument and saw the common seal of the said municipal corporation affixed to said instrument by said Mayor, and that she, the said Hydeia Y. Hayes, signed her name in attestation of said instrument in the presence of said Mayor of said municipal corporation.

Witness my hand and notarial seal, this the ____ day of _____, _____.

Notary Public

My Commission expires _____

Prepared By: Charles N. Hester (City Planner/Code Enforcement Officer)

Mail To: Bessemer City Hall
Attn: Code Enforcement
132 W. Virginia Ave.
Bessemer City, NC 28016

File# NSNC-0544-2020

BUDGET AMENDMENT 2021-2022
July 27, 2021

BE IT ORDAINED by the governing body of the City of Bessemer City that the following amendments be made to the annual budget ordinance for the fiscal year ending June 30, 2022 as follows:

Section 1. To amend the General Fund, the appropriations are to be changed as follows:

General Fund

Account Number	Description	Increase	Decrease
100-00-4120-500	Capital Outlay	183,000.00	
100-40-4940-693	Mainstreet/Downtown Dev.	117,000.00	
		300,000.00	

This will result in a net increase in the appropriations for the General Fund. To provide for the increase, revenue will be increased.

Account Number	Description	Increase	Decrease
100-00-3835-820	Sale of GF Property	300,000.00	
		300,000.00	

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted by Council, this _____ day of _____ 2021.

Attest:

Becky S. Smith, Mayor

Hydeia Y. Hayes, Clerk