

CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, February 10, 2025 at 7:00 PM

AGENDA

Call to Order, Prayer, Pledge of Allegiance

Adjustment and Approval of the Agenda — *Items will only be added or removed with the approval of the Mayor and City Council.*

Special Presentations

1. **Students of the Month:** Mayor & City Council will recognize the students of the month for January and February 2025 from Bessemer City area schools: Bessemer City Primary School, Bessemer City Central Elementary School, Tryon Elementary, Bessemer City Middle School, and Bessemer City High School.

Request to Speak/Opportunity for Public Comment — *This is an opportunity for members of the public to express items of interest to the Mayor and City Council. This is not a time to respond or take action. Any necessary action will be taken under advisement. Speakers are asked to use proper decorum and to limit comments to no more than three minutes.*

2. **Public Comment Acknowledgment:** City Manager, Josh Ross will provide clarity on items mentioned during public comment, if needed.

Consent Agenda — *The items of the Consent Agenda are adopted on a single motion and vote, unless the Mayor and City Council wish to withdraw an item for separate vote and/or discussion.*

3. **Approval of Minutes:** City Council will consider adopting the Regular Meeting minutes of the January 13, 2025 meeting.
4. **Approval of Minutes:** City Council will consider adopting Work Session Meeting minutes of the January 28, 2025 meeting.

Business Items

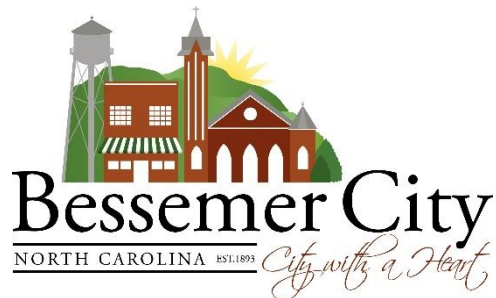
5. **Proclamation- City With A Heart Day:** City Council will consider proclaiming Friday, February 14th, 2025 as City with a Heart Day in Bessemer City.
6. **Proclamation - African American History Month:** City Council will consider proclaiming February 2025 as African American History Month in Bessemer City.

- 7. Adoption of FY 2025-2026 Budget Calendar:** City Council will consider formally adopting the fiscal year 2025-2026 budget calendar. This calendar list budget session #1 on March 25, budget session #2 on April 29, and budget session #3 on May 27.
- 8. Public Hearing- Economic Development Grant (Project Garland):** City Council will hold a public hearing to hear public comment regarding an Economic Development Incentive Level 1 for Project Garland.
- 9. Resolution - Economic Development Grant (Project Garland):** City Council will consider approving an Economic Incentive for Project Garland after hearing those present at the public hearing.
- 10. Establish Public Hearing - Rezoning Request CD 05-2024 (N. 12th Street/Parkview Commons):** City Council will consider establishing a public hearing on Monday, March 10th, 2025 at 7:00 PM to hear public comment regarding a rezoning request 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 multi-family residential community that will consist of 41 townhomes.
- 11. Resolution - Natural Gas Fee Schedule:** City Staff is requesting the approval of a resolution imposing additional natural gas fee structures.
- 12. February 2025 Work Session Cancellation:** City Council will consider cancelling the regularly scheduled Work Session on Tuesday, February 25th as the Board will meet in special session on Thursday, February 27th and Friday, February 28th for the planning retreat.

City Manager's Report

Council General Discussion — *This is an opportunity for the Mayor and City Council to ask questions for clarification, provide information to staff, request staff to report back, or place a matter on a future agenda.*

Adjourn



CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, January 13, 2025 at 7:00 PM

MINUTES

Members Present

Mayor, Becky S. Smith, Council Members: Brenda Boyd, Brent Guffey, Nellie Floyd, Michael Brooks and Allen Hook were all present. City Manager, Josh Ross and City Attorney, David Smith were present. Council Member, Donnie Griffin was absent. A quorum was present.

Call to Order, Prayer, Pledge of Allegiance

Mayor Smith called the meeting to order. Shepherd's Grove Holiness Church, Assistant Pastor Christie Brown led the audience in prayer. Mayor Smith asked for a moment of silence for all present to remember Brad Kelly, an employee who lost his life the night before. Mr. Kelly was a stellar employee and all-around father. He will be missed by his family, co-workers, and friends. Mayor Smith led the audience in the Pledge of Allegiance.

Adjustment and Approval of the Agenda

By motion of Brent Guffey and unanimous vote, the January agenda was approved with no revisions.

Special Presentation

Gaston County 250 Presentation-

Adam Gaub, Director of Communications for Gaston County, addressed the Board about the upcoming Gaston 250 celebration. In July 2026, it will be the nation's 250th birthday. To commemorate the nation's Independence Day, a committee, Gaston250, has been created. The County has received \$10,000 in grant funds to assist with upcoming celebration marketing efforts.

Request to Speak/Opportunity for Public Comment

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

- Nick Coccaro of 512 S. 12th Street: Mr. Nick addressed the Board regarding the Boys & Girls Club. Mr. Coccaro is requesting that the City assist the Boys & Girls Club with finding a new location. Additionally, there is an ongoing conversation with Gaston County Schools to cut the transportation to the Boys & Girls Club. Mr. Coccaro is requesting that City administration partner with the Boys & Girls Club to seek a solution.
- Courtney Womack of 517 Costner School Road: Ms. Womack addressed the Board regarding economic development and community growth. Ms. Womack encouraged the Board to balance the incoming growth with the demands of the community. The city has seen businesses like Mustafa's and Robinson's pharmacy come and go.

- Aaron Grosdider of 517 Costner School Road: Mr. Grosdider addressed the Board regarding natural gas permits, the Land Development Code (LDC) and the numbering of city vehicles. During a recent conditional zoning, the Mayor and City Council allowed a developer to forego installing natural gas, in lieu of a \$25,000 donation to the Fire Department. Per Mr. Grosdider's research, the cost for permitting, trenching, and urban zoning fees for the proposed development would have been more than \$25,000. Thus, the City should stick with administering the LDC and making developers install natural gas lines. The city is a small gas distributor and we need as many gas sales as possible to generate revenue. Additionally, city vehicles need to have numbers on them to ensure safety.
- Bryan Hoffman of 704 S.15th Street: Mr. Hoffman addressed the Board regarding the student of the month appreciation program. Mr. Hoffman works at the Highland School of Technology in Gastonia and knows many students who would like to be recognized by Mayor and City Council.

Public Comment Acknowledgment

Mayor Smith recognized City Manager, Josh Ross to provide clarification on some items discussed during public comment:

- The city cannot require developers to use natural gas in future developments. This is not something that is permitted by code or by NCGS. Additionally, the city cannot use natural gas funds for general fund expenditures. Natural gas is an enterprise fund.

Consent Agenda

The following items on the Consent Agenda were unanimously approved by motion of Brenda Boyd:

1. **Approval of Minutes**: City Council will consider adopting Regular Meeting minutes of the December 9, 2024 meeting.

Dr. Martin Luther King Jr. Proclamation

Mayor, Becky S. Smith read the Dr. Martin Luther King Jr. Proclamation aloud and declared Monday, January 20th, 2025 as Martin Luther King Jr. Day.

By motion of Nellie Floyd and unanimous vote, the proclamation was adopted. A copy of the proclamation is available at City Hall.

Establish Public Hearing

City Manager, Josh Ross addressed Council regarding an Economic Development Incentive Level 1 for Project Garland. Gaston County Commissioners have adopted a similar resolution to provide an incentive for a private entity.

By motion of Allen Hook and unanimous vote, a public hearing will be held at the February 2025 Regular Meeting on Monday, February 10th, 2025 at 7:00 PM to hear public comment regarding an Economic Development Incentive Level 1 for Project Garland.

Public Hearing: Rezoning Request CD 04-2024 (610 S. Skyland)

By motion of Michael Brooks and unanimous vote, the public hearing was opened at 7:33 PM.

City Manager Josh Ross addressed the Board regarding the rezoning application. Michael Cruse on behalf of Five Holdings, LLC is seeking a rezoning of 1.35 acres of land zoning Neighborhood Residential (NR) to Neighborhood Residential-Conditional District (NR-CD). The intent of the property owner is to subdivide the property into three (3) lots for single-family homes. Mr. Ross informed the Board that this project was submitted late last year. Typically, a project of 3 homes would not be classified as a major

subdivision. However, there is the creation of a new road and extension of utilities, making this project a major subdivision. This rezoning request has come before the Planning Board twice and had some elements added. The developer would offer 4 parking spaces in exchange for installing one portion of sidewalk and a green strip. A full set of condition and reliefs were discussed as outlined in council packet.

Mayor Smith asked if there was anyone present to speak in favor of the rezoning request. The following individual came forth:

- Brian Herendez of 105 Helen Avenue: Mr. Herendez stated that the plans were nice. However, he wanted to know if he would get a fence and if his property tax would increase. Mayor Smith informed him that he was in favor of the Parkview Commons project along N. 12th Street. However, this is the public hearing for a project on S. Skyland Drive. Thus, you are at the wrong public hearing. Contrary to the legal ad that ran, the City has postponed the Parkview Commons public hearing.

Mayor Smith asked if there was anyone present to speak in opposition of the rezoning request. The following individuals came forth:

- Sheila King of 612 S. Skyland Drive: Ms. King spoke on behalf of her mother, Dolly Adams, who lives at 612 S. Skyland Drive. Ms. King stated that she and her mother had concerns of lights shining in to the home, fencing or guardrail installment. Ms. Adams has lived in the community for over 45 years and this area has been peaceful. Thus, she would like to see it remain the same. Additionally, this project would encourage people to cut through the neighborhood and walk to the park.
- Shirley Hence of 705 S. Skyland Drive: Ms. Hence addressed Council as a city resident of over 43 years old. The neighborhood is peaceful, and the road is already busy. Ms. Hence expressed her concerns about the new people and traffic issues approving this development would bring into city.
- Courtney Womack of 517 Costner School Road: Ms. Womack addressed an area of relief regarding the project. The citizens of Bessemer City have been fighting for additional sidewalks. Ms. Womack does not believe that the project should be approved with any sidewalk reliefs. There should be the installation of sidewalks on both sides.
- Jesse Gamble of 611 S. Skyland Drive: Ms. Gamble addressed Council regarding her concerns of parking and traffic. The proposed project is directly across from her driveway and the new residents would be backing up on to her property. She is worried that this may become a dangerous traffic pattern in the future.
- Dajuan Savage of Five Holdings LLC: Mr. Savage addressed the Board as the developer to answer questions. When the project initially was initiated, the plan was to build 4 homes, but it was later changed to 3 homes. As the second parcel listed on the application was not sold to Five Holdings LLC. The intent of Five Holdings LLC is to place three families in the homes and not rent the homes. Additionally, they would like to leave a natural tree line as a barrier for lighting and install a fence. Mr. Savage and his team have walked the area and would like to produce something that the city can be really proud of.

Council Member, Allen Hook inquired about the natural tree length and the height of the proposed fence.

By motion of Brent Guffey and unanimous vote, the public hearing was closed at 7:59 PM.

Ordinance- Zoning Map Amendment

By motion of Michael Brooks and unanimous vote, the ordinance regarding the zoning map amendment for property located at tax parcel #211801 (0.83 acres) was tabled to the January 2025 Work Session.

City Manager's Report

City Manager, Josh Ross, addressed the Board regarding the following:

- Central Drug Store Bid: The city is still conducting the upset bid process for city property located at 112 West Virginia Avenue. Last month the initial bid was received for \$260,000. However, the bid is up to \$280,000.
- New Restaurants: The city has two new businesses set to open soon. There will be a restaurant opening in Blossom's and a restaurant called TexMex Backwood Grill will be opening next door to City Hall at 128 West Virginia Avenue.
- Solid Waste Issues: City staff is aware of the solid waste issues that are occurring with waste bins and bulk pickup. We are actively working to educate the public on the change in collection. Citizens now must call Waste Pro to pay and schedule bulk item pickup.
- New Staff Member: The city has hired Jamie Watkins to be the City's Planner and Stormwater Administrator.
- NC Main Street Conference: The City's Juneteenth Festival will be recognized at the 2025 NC Main Street Conference for the best public and private partnership.
- Brad Kelly: The City has suffered a tremendous lost. Brad Kelly was an amazing person and hard worker. He will be missed, and we ask that everyone keep his family in your thoughts and prayers.

Council General Discussion

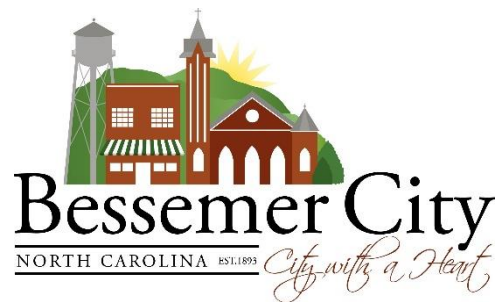
Mayor Smith opened the floor for Council general discussion. Council Members, Nellie Floyd, Brenda Boyd, Brent Guffey and Michael Brooks joined the Mayor in expressing their sorrow for the Kelly family. Council Member, Michael Brooks inquired about some code enforcement issues and commended staff for their speedy response times in the snowstorm. Council Member, Brenda Boyd commended Brad Kelly on being a fine gentleman and dedicated staff member. Council Member, Brent Guffey inquired about the burning of brush piles on Costner School Road. Council Member, Allen Hook commended the Fire Department on a great Christmas dinner.

Adjournment

Being no further business to come before the board, by motion of Allen Hook and unanimous vote, the meeting was adjourned at 8:08 PM.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



CITY COUNCIL WORK SESSION
City Council Chambers
Tuesday, January 28, 2025 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: Michael Brooks, Brenda Boyd, Brent Guffey, Nellie Floyd, Allen Hook and Donnie Griffin were all present. City Manager, Josh Ross and department heads were present as well. A quorum was present.

Department Head Reports

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

JoD Franklin, Parks and Recreation Director- Mr. Franklin addressed Council regarding youth sports and future city events. Last Thursday evening we had opening ceremonies for the youth basketball program. The BC Optimist Club has restarted its cheerleading program. Rock Gym has been packed with community members coming to support the Cheerleaders and basketball players. We have posted an open position, Event & Marketing Coordinator, on the city's website. Per the FY 2024-2025 budget, funding for this position would be available in January 2025. Mr. Franklin provided an updated event schedule for all city events. Currently, the April, May, and June 2025 Concert & Cruise – Ins have been cancelled as there was no funding for these in the budget. Per Mr. Franklin this concert series costs about \$5,000 to \$7,000 per series. City staff has plans to directly solicit additional sponsorship for the concert series for April – June 2025. The City did receive \$10,000 from CaroMont for city events. This funding will be used to sponsor the July 4th celebration in late June. Additionally, a light discussion was held about the Bessemer City Boys & Girls Club. In August 2024, the Boys & Girls Club had to vacate the city facility next to the Rock Gym, because of mold. Since then, Club participants have been housed at the Allan Farris Community Center (AFCC) and now the First Baptist Church. The Club had previously been in the city facility for over 25 years. Some years ago, the city offered the Club a chance to purchase some vacant land. However, Boys & Girls Club administrators declined to purchase. The Club is also in conversation with Gaston County Schools about renting a school facility in the afternoons. The city will continue to partner with the club to find a solution.

Diane Jenkins, Finance Director – Ms. Jenkins addressed Council regarding a new employee and natural gas fees. The City has hired a new Customer Service Representative, JoAnne Carn. Ms. Carn previously worked in a bank, and we hope to transition her to help with the city's accounting records. Year-end reporting has been completed, and we are beginning to work on beginning of the year finances. For the sustainability of the Natural Gas fund, City staff is requesting the approval of some additional fees for connection services. City staff would like for Council to review these additional fees and vote at a later date.

Jamie Ramsey, Director of Operations- Mr. Ramsey informed Council about the moving of a natural gas line on Oates Road. Currently, the city has a 6 inch gas pressure line in the curve on Oates Road. This line is on North Carolina Department of Transportation (NCDOT) right of way. The estimate to move the line is \$270,000. Preliminary conversations with NCDOT, have deemed that the city is responsible for paying and maintaining the line. However, city staff is looking through files to locate an easement. As this is primarily, a NCDOT project the City does not have this budget.

Tom Ellis, Director of Public Safety- Mr. Ellis addressed Council regarding police, fire, code enforcement, and the garage. Police calls are up and staff is staying pretty busy. The fire department has had over 69 fire calls and 21 medical assist calls in December 2025. We're seeing an uptick in calls in both departments. The Fire department was able to spread joy to some local families last Christmas through their community outreach program. City staff is working on a grant to apply for monies to replace fire equipment. The fire truck apparatus that had been in the shop for several months, is back up and running. Code Enforcement Officers, Don and David are working hard to tackle open code cases and bulk item pickup. Fleet Director, Wade and City Mechanic, Chris are working diligently to address vehicle recalls and maintenance on city equipment. They had to replace several exhaust pipes on some Ford vehicles. Chief Ellis was asked to look in to a nuisance complaint at 508 E. Pennsylvania Avenue.

Hydeia Hayes, City Clerk & Human Capital Director- Ms. Hayes addressed Council regarding board appointment applications and upcoming board trainings. NCLM City Vision will be on April 29-May 1st in Greenville, NC and a stormwater awareness session will be held in March 2025 in Gastonia. Ms. Hayes informed Board members to let her know if they'd like her to sign them up. Light discussion was held regarding board applications and the interview process. Mayor Smith tabled this discussion to the February 2025 planning retreat.

Ordinance Amending Zoning Map

Council Member, Michael Brooks informed the Board that he tabled this item from the regular meeting earlier this month to allow Council more time to speak with the developer.

City Manager, Josh Ross informed the board that community meetings will now be required for proposed subdivisions to gauge community interest and discussions. Thus, the developer was required to hold a community meeting this past Saturday.

Mr. Dajuan Savage of Five Holdings LLC addressed Mayor and Council regarding some developments made since the February 2025 regular meeting. Last Saturday the developer held a community meeting to meet and discuss the project with citizens. Mr. Savage feels that an agreement between his company and the community has been reached. Issues regarding tree barrier, noise, lighting, and a fence were discussed at this community meeting. Additionally, Mr. Savage informed the one citizen that her driveway would not be impacted.

Sheila King of 612 S. Skyland was recognized by Mayor Smith to speak on behalf of her mother, Dolly Adams. Per Mrs. King the items agreed on at the community meeting were not correctly stated here before the board today. She and her mother do not feel safe with the current plan and still feel that they have several unanswered questions.

City Manager, Josh Ross additionally informed that Board that they do not have to vote on this issue today. If they would like more time to disseminate the information and facts of this case. Council member, Allen Hook stated that he did not need additional time. It is part of City Council's authority to ensure the integrity of each community and value citizen feedback. Thus, he is not in favor of this project.

By motion of Allen Hook and unanimous vote, the ordinance regarding a zoning map amendment for property located at tax parcel #211801 (1.35 acres) from Neighborhood Residential (NR) to Neighborhood Residential Conditional District (NR-CD) to accommodate the development of 3 single-family homes was denied. This zoning map amendment was not adopted, as it was found to be inconsistent with the consistency plan and statement of reasonableness. The requested rezoning is not consistent with the Bessemer City Planning & Economic Development Comprehensive Land Use Vision.

Audit Presentation

Tony Brewer, CPA addressed Council regarding the 2024 financial audit. Overall the City received a clean audit report. Mr. Brewer presented to Council specific indicators in the report. Mr. Brewer identified 2 Financial Performance Indicators (FPIC) of concern. The City is required to prepare correspondence to the Local Government Commission (LGC) within 60 days regarding these issues. The FPIC were as follows:

- FPIC 1. Quick Ratio – Water & Sewer
- FPIC 2. Unrestricted Cash Flow

Identified FPIC's were mainly contributed to budgetary timing issues.

Agreement for Installation of Utilities (Meritage Homes)

City Staff informed the Board that a vote to approve the project happened at a previous meeting. However, staff is requesting approval for the City Manager to execute the contract on behalf of the City. This agreement is for Meritage Homes of the Carolina's Inc. natural gas installation in the Meritage Home subdivision. Meritage Homes of the Carolina's has agreed to pay for all necessary labor, materials, permits, engineering studies, engineering opinions, reports, and any and all related goods or services necessary to install the infrastructure required to furnish natural gas to each home in the Subdivision.

By motion of Brent Guffey and unanimous vote, the agreement for the installation of utility lines for Meritage homes was approved.

City Manager's Report

Josh Ross, City Manager- Mr. Ross addressed Council regarding the following:

- The drug store bidding process is still underway. The City's most recent bid received was \$281,000. City staff has run this ad and the current bid to upset the process is \$295,100.
- City Hall Annex is still on the market for purchase. The goal is to sell this property and move the finance department back into City Hall and use the funds to construct the new fire station.
- City staff has been researching the purpose of alternate water and sewer rates for in and out of city customers. Currently, 70% of North Carolina municipalities charge some type of alternative rate. There is a draft resolution of intent that City staff would like for the board to review and vote on at a later date.
- Foundry Commercial has a tenant who occupies one-third of the building. This new tenant is believed to be a robotics company. City staff has reached out to the new business to coordinate a ribbon cutting to welcome the new business to the City.
- City Manager, Ross expressed his gratitude to all council members who attended Brad Kelly's services. Brad Kelly was a crucial person to city operations. City staff is working on ways to memorialize him. There have been many businesses and people organizing donations and fundraisers on his family's behalf. Currently, there is a Boston butt sale going on. Tickets for purchase are at Bob McDonald's.

Council General Discussion

Mayor Smith opened the floor for Council general discussion. Mayor Smith led the discussion by commending City Manager, Josh Ross. Mr. Ross is working very hard to restore the city's financial situation. Mayor Smith also commended city department heads for their dedication and service to the city. Additionally, the city lost a long-time citizen on Sunday, Melba Kiser. Mrs. Kiser served many boards and will be missed. Council member, Allen Hook stated that he would like to see some consideration of reducing the outside city water and sewer rates to entice people on the front end to hook on to the Tryon water line. City Manager, Ross informed Mr. Hook that city staff is working on this and would like to pass a resolution of intent to allow the rate to be lowered once the Tryon waterline project is completed. Changing the rate before the completion of the project could affect general fund revenues up to \$50,000. Council member, Brenda Boyd inquired about a paving issues between 8th and 11th street by Tennessee Avenue. Additionally, electronic meters were discussed. These new meters helped Jamie Ramsey identify a water leak in two days, rather than waiting until the billing cycle was completed.

Adjourn

Being no further business to come before the board, the meeting was adjourned at 5:26 PM by motion of Michael Brooks and unanimous vote.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



**PROCLAMATION
CITY WITH A HEART DAY
FEBRUARY 14, 2025**

WHEREAS, the City of Bessemer City desires to celebrate Valentine’s Day and expand upon its “logo” as the City With A Heart by encouraging all citizens to reach out to others with simple acts of kindness, and

WHEREAS, our goal is to demonstrate the extraordinary power and importance of simple kindness, or a kind act, and

WHEREAS, educating people about the power of kindness can improve the emotional climate in our workplaces, schools, communities and on the roadways, and

WHEREAS, spreading kindness is fun, rewarding, and will serve to enrich our lives and the world and you can show you care by being kind to animals, taking a co-worker to lunch, or just by smiling and greeting everyone you encounter.

NOW, THEREFORE, BE IT PROCLAIMED by the Mayor and City Council of the City of Bessemer City that February 14, 2025 be proclaimed as

“City with a Heart Day”

and all citizens are urged to celebrate Valentine’s Day by demonstrating random acts of kindness and encouraging kindness throughout the world.

Proclaimed this 10th day of February, 2025.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



Proclamation
African American History Month 2025

Whereas, African-Americans have played a significant role in the history of the United States from the early days of the pioneers to our present-day leaders in such industries as aerospace, finance, government, and international trade; and

Whereas, As a result of their determination, hard work, intelligence and perseverance, African Americans have made valuable and lasting contributions to Bessemer City, Gaston County and the great state of North Carolina, achieving exceptional success in all aspects of society; and

Whereas, In 1976, African American History Month was formally adopted to honor and affirm the importance of African American History throughout our American experience, and serves to promote cultural enrichment, ethnic pride, and self-esteem by celebrating the lives and achievements of great African Americans; and

Whereas, observing African American History Month provides opportunities to gain a deeper understanding of African American history and acknowledge the centuries of struggles for equality and freedom; and

Whereas, every year, the Association for the Study of African American Life and History sets a theme for African American History Month, and the theme for 2025 is “African Americans and Labor”; and

Whereas, this year’s African American History Month focuses on the various and profound ways that work and working of all kinds – free and unfree, skilled, and unskilled, vocational and voluntary – intersect with the collective experiences of African American people. “African Americans and Labor” intends to encourage broad reflections on intersections between African American people’s work and their workplaces in all their iterations and key moments, themes, and events in African American history and culture across time and space and throughout the U.S., Africa, and the Diaspora;

Now, therefore, I, Mayor Becky S. Smith and the City Council do hereby proclaim February 2025 as

African American History Month

in Bessemer City and urge all citizens to join me in paying tribute to the noble struggle of African Americans and encourage appropriate programs and activities that honor the significant contributions African Americans have made to our town, state and nation.

In witness whereof, I have hereunto set my hand and caused the seal of the City of Bessemer City to be affixed on this 10th day of February 2025.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk

City of Bessemer City

2025-2026 Budget Calendar

- March 1** Department Head Budgets Due to City Manager
- March 3-14** City Manager Meetings with Each Department Head to Review Budget
- March 17-21** City Manager and Finance Director Meet to Review Budget
- March 25** City Council Work Session- Budget Session 1
- March 26-April 30** City Manager Meetings with City Council Members as Needed
- April 29** City Council Work Session- Budget Session 2
City Clerk to make Proposed Budget available for public inspection.
- May 12** City Council Regular Session- Budget Presentation and Public Hearing
- May 27** City Council Work Session- Budget Session 3 (if needed)
- June 9** City Council Regular Meeting- Budget Public Hearing 2 (if needed) and Adoption



RESOLUTION TO APPROVE A LEVEL ONE INCENTIVE GRANT PURSUANT TO N.C.G.S. §158-7.1 AND TO AUTHORIZE BESSEMER CITY TO ENTER INTO AN ECONOMIC DEVELOPMENT AGREEMENT (EDA) WITH PROJECT GARLAND

WHEREAS, Project Garland is considering an investment of \$13,000,000 to design and build an expansion of its existing manufacturing facility, and based on information provided by the company, Project Garland anticipates creating 30 additional job opportunities; with an average annual salary above Gaston County's average of \$50,746; and

WHEREAS, North Carolina General Statute §158-7.1 authorizes a County to undertake an economic development project by providing grants for the location of industry; and,

WHEREAS, Bessemer City and Gaston County developed an economic grant policy to provide global advanced manufacturing companies and distribution facilities with high quality industrial park locations; and,

WHEREAS, it is anticipated that the Company's capital investment in and at the Property and its operations thereat will generate significant ad valorem tax, sales tax and other revenues to the City and will qualify for a Level One Economic Development Incentive Grant; and,

WHEREAS, Gaston County will prepare a detailed Economic Development Agreement (EDA), between Project Garland, the County and Bessemer City, so as to induce the company to provide good job opportunities and capital investment which will enhance the County's ability to attract additional business and industry;

NOW, THEREFORE BE IT RESOLVED that the City of Bessemer City Council approves a Level One Grant and authorizes the City Manager to execute any documents necessary to complete an Economic Development Agreement with Project Garland.

Adopted this the 10th day of February 2025.

Becky S. Smith, Mayor

Hydeia Hayes, City Clerk



RESOLUTION
ADDITIONAL NATURAL GAS SERVICE FEES FOR BESSEMER CITY

WHEREAS the City of Bessemer City provides natural gas utility services to residents and customers; and

WHEREAS it is beneficial for the health of the natural gas enterprise fund to assess fees associated with new connections; and

NOW, THEREFORE, BE RESOLVED THAT the City of Bessemer City Council approves this resolution to adopt the following additional natural gas service fees:

Section 1. Residential Gas Connection Fees – New Installation

The fee for new installations is \$500.00 plus the current cost of the meter for residential customers. This fee includes the cost of the City installing and connecting the first 100 feet of service line and the customer meter. These fees shall be submitted with the Tap Application to Customer Service.

For installations that exceed 100 feet, the customer will be assessed \$8.00 per foot. This assessment will be included in the first bill issued after service is initiated.

Section 2. Commercial Gas Connection Fees – New Installation

The fee for new installations is \$500.00 plus the current cost of the meter for commercial customers. This fee includes the cost of the City installing and connecting the first 100 feet of service line and the customer meter. These fees shall be submitted with the Tap Application to Customer Service.

For installations that exceed 100 feet, the customer will be assessed \$8.00 per foot. This assessment will be included in the first bill issued after service is initiated.

Section 3. Industrial Gas Connection Fees – New Installation

There is no connection fee for industrial customers. Industrial customers shall reimburse the City for the installation of the meter set, which includes the piping, valves, pressure reducing regulator, and meter. New industrial customers shall bear all costs to contract with a qualified contractor, that is approved by the City, to install and connect the service piping between the main and the meter set.

Section 4. Extension Policy – Residential and Commercial Customer Classifications

Should it be determined that natural gas service is not available to install a service line in a direct path to the meter location, the City will install up to 100 feet of gas main to accommodate the service connection at no charge to the customer.

For main extensions that exceed 100 feet, the customer will be assessed for \$10.00 per foot. This assessment will be included in the first bill issued after service is initiated.

Section 5. Service Line Relocation – Residential and Commercial Customer Classifications

Should it be necessary to relocate the service line due to condition changes on the service property, the fee shall be \$300.00. These fees shall be submitted to Customer Service prior to the City initiating the relocation.

Section 6. Meter Upgrade – All Customer Classifications

The City will upgrade customer meters necessitated by changes in customer equipment. The fee for the meter upgrade shall be the current cost of the upgrade meter. These fees shall be submitted to Customer Service prior to the City initiating the replacement.

Adopted this the 10th day of February, 2025.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk