

## CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, January 08, 2024 at 7:00 PM

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### 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 2024 from Bessemer City area schools: Bessemer City Primary School, Bessemer City Central Elementary School, Tryon Elementary, 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 Pre-Sine Die December 11, 2023 meeting.
4. **Approval of Minutes:** City Council will consider adopting the Regular Meeting minutes of the After-Sine Die December 11, 2023 meeting.

#### Business Items

5. **Proclamation - Dr. Martin Luther King Jr. Day:** City Council will consider the adoption of a Proclamation for Dr. Martin Luther King, Jr. Day Monday, January 15, 2024.
6. **Establish Public Hearing:** City Council will consider establishing a public hearing to hear public comment regarding a rezoning request from Development Solutions Group to rezone tax parcel ID 151678 from Urban Residential (UR) to Urban Residential Conditional District (URCD) for the purposes of developing a residential townhome community on Monday, February 12th, 2024 at 7:00 PM.

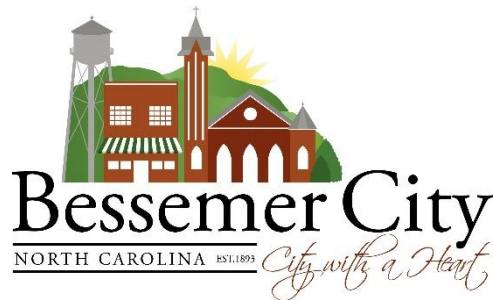
7. **Board Appointment:** Mayor and City Council will consider appointing board members and a board chair to the Planning & Zoning Board of Adjustments.
8. **Joint BRIG & FIG Agreement for Wicked Waffle Co.** - City Council will consider approving a Building Rehabilitation Incentive Grant (BRIG) and Façade Improvement Grant (FIG) for business the owner of Wicked Waffle Co. located at 130 W. Virginia Avenue.

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

9. **Budget Amendment-** City Council will consider approving a budget amendment regarding Fire Department staffing needs.

**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, December 11, 2023 at 7:00 PM

### MINUTES

#### Pre-Sine Die

#### Members Present

Mayor, Becky S. Smith, Council Members: Brenda Boyd, Donnie Griffin, Dan Boling, Nellie Floyd, Brent Guffey and Joe Will were all present. City Manager, Josh Ross and City Attorney, David Smith were present as well.

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

Mayor Smith called the meeting to order. Oscar Stalcup, Associate Pastor of First Baptist Church led the audience in prayer. Mayor Smith led the audience in the Pledge of Allegiance.

#### Adjustment and Approval of the Agenda

By motion Brent Guffey and unanimous vote, the November agenda was approved with the following revision:

- Add Item #14: To appoint a Board Chair for the ABC Board to serve until June 2024.

#### Special Presentations

Student Appreciation- Students from Bessemer City High School, Bessemer City Central Elementary School, Bessemer City Primary School, and Tryon Elementary were recognized by their principals and City Council as part of the Student Appreciation Program:

Dr. Sheila Wyont, Principal of Bessemer City High School, and Mayor Smith, recognized the following students of the month: Kelly Campos, 9<sup>th</sup> grade representative; Gustavo Barton, 10<sup>th</sup> grade representative; Addison Wallace, 11<sup>th</sup> grade representative and O'Quandre Gill-Wilson, 12<sup>th</sup> grade representative.

Dr. April Conley, Principal of Bessemer City Central School, and Mayor Smith, recognized the following students of the month: Arianna Montoya Lopez; 3<sup>rd</sup> grade representative; 4<sup>th</sup> Bailey Grant; and 5<sup>th</sup> Eva Koon.

Mr. Bill Kessler, Principal of Bessemer City Primary and Mayor Smith, recognized the following students of the month: Rayn Dye, Kindergarten representative; Future Hovis, 1<sup>st</sup> grade, and representative; Noah Grant, 2<sup>nd</sup> grade representative.

Mrs. Kelsey Nixon, Kindergarten Administrator of Tryon Elementary and Mayor Smith, recognized the following students of the month: Kaysen Scarborough, Pre-K, Carter Williams, Kindergarten representative; Aurora Falls, 1<sup>st</sup> grade, Hunter Rathbun, 2<sup>nd</sup> grade representative, Deanna Mitchell, 3<sup>rd</sup>

grade representative; Melanie Lopez Lobo, 4<sup>th</sup> grade representative; Jonathan Gillet, SAC representative; and Brayden Beasley, 5<sup>th</sup> grade representative.

### Consent Agenda

The following items on the Consent Agenda were unanimously approved by motion of Dan Boling:

2. **Approval of Minutes:** City Council will consider adopting the Regular Meeting minutes of the November 13<sup>th</sup>, 2023 meeting.
3. **Approval of Minutes:** City Council will consider adopting the Work Session Meeting minutes of the November 28<sup>th</sup>, 2023 meeting.

**Acceptance of Official Canvass** – By motion of Joe Will, and unanimous vote the official canvass of the Tuesday, November 7<sup>th</sup>, 2023 election was accepted.

The votes are as follows:

Becky Smith -270  
 Michael Brooks -363  
 Allen Hook - 501  
 Brenda Boyd -273

### Public Hearing for Community Development Block Grant (CDBG):

City Council held a public hearing to hear public comment about the closeout out of the 2014 (14-D-3029) and 2016 (16-D-3029) CDBG-Neighborhood Revitalization projects.

By motion of Brenda Boyd and unanimous vote, the public hearing was opened at 7:35 PM.

Mayor Smith asked if there was anyone present to speak in favor of the Community Development Block Grant (CDBG). The following came forth:

#### Amanda Whitaker, Director of Funding Services:

In 2018 Bessemer City applied for the Community Development Block Grant (CDBG) Neighborhood Revitalization Program through the North Carolina Department of Commerce. The City was awarded funds in 2019 in the amount of \$750,000 for the rehabilitation of approximately 16 homes. When the state awarded the funds, the City was given funding out of the 2014 CDBG allocation, because the funds were already 5 years old when awarded the City had a shorter timeframe to expend the funds and complete the project. The City procured grant administration services in May 2019 and quickly began working to complete all the start up compliance requirements on the grant. No funds other than grant administration can be spent until the environmental review is approval and funds are released. The City immediately began procuring services for rehabilitation specialist, environmental specialist, and legal specialist once funds were released. However, due to low response this process required multiple rounds of advertisement and some services required the state to approve sole source procurement due to only one response. Additionally, the NC Department of Commerce requested that the City reduce the scope of work from 16 homes to 10 homes. Simultaneously, the Housing Selection Committee (a committee formed by the City and submitted with the application) began evaluating the applications for home repairs. Once homes were selected the City had to perform title searches and evaluate all the income information provided by the homeowners to ensure they met the program income requirements. Unfortunately, due to the expenditure deadlines the City was required to amend the project and only do emergency repairs to the first 5 homes

on the list. The City completed 5 emergency repairs and closed out the 2014 grant without spending all the funds. Due to the circumstances and the short timeframes of the 2014 grant NC Commerce awarded the City the remaining balance that couldn't be spent in a new award from their 2016 CDBG funds. The 2016 grant had the same challenges with deadlines, and ultimately the City was able to fully rehabilitate 4 homes in the given timeframe.

The CDBG-Neighborhood Revitalization Program requires that public hearings be held at the time of closeout. Therefore, the purpose of the public hearing is to meet that requirement. The public hearing is for the City of Bessemer City FY 2014 & FY 2016 Community Development Block Grant (CDBG) Neighborhood Revitalization Program, grant number 14-D-3029 & 16-D-3029. The purpose of this public hearing is to discuss the program performance, allow the citizens of the City of Bessemer City an opportunity to make any comments, and close out the CDBG project.

The City received \$750,000.00 in U.S. Department of Housing and Urban Development (HUD) CDBG funding from the North Carolina Department of Commerce (DOC) for grant 14-D-3029.

Proposed project activities include rehabilitation for 10 homes. The city was able to assist five (5) households with emergency repairs. All of the housing activities benefited low- and moderate- income (LMI) households directly, for 100% benefit to LMI persons.

Program activities are complete and approximately \$129,993.59 of the grant funds were spent - \$89,964 towards rehabilitation and \$40,029.59 towards administrative fees. Final requisitions for funds and CDBG closeout documents have been submitted to DOC.

With only a portion of the funds expended, the City received the remaining \$620,006.41 in U.S. HUD CDBG funding from NC DOC for grant 16-D-3029.

Proposed project activities include rehabilitation of 10 homes. The city was able to assist four (4) households. All of the housing activities benefited low- and moderate- income (LMI) households directly, for 100% benefit to LMI persons.

Program activities are complete and approximately \$431,650.24 of the grant funds were expended – \$396,685.09 towards rehabilitation and \$34,965.15 toward administrative fees. At the conclusion of the program approximately \$108,356.17 of the grant's funds were deobligated due to required grant expenditure deadlines. Final requisitions for funds and CDBG closeout documents have been submitted to DOC.

This has been a successful project and remained in compliance with the required federal regulations associated with funding.

Council member, Joe Will asked about how the money was received. Ms. Whitaker informed him that the City was awarded earmarked money. However, the City never received the money all at once. Rather, the process worked as a reimbursement process. The State does this to ensure that the funds are spent appropriately. After this close out hearing, State staff will come on site and monitor the City's records and checks. Mr. Will expressed gratitude sentiments that the City was fortunate to help several families in need.

Council member, Brenda Boyd inquired about the de-obligated funds. Ms. Whitaker informed her that the City never received the funds. Thus, the State would us that money for another project.

City Manager, Josh Ross – Mr. Ross thanked Ms. Whitaker for assisting City Staff administer this project. Whitaker has been apart of the project since it's inception. Her and the Withers-Ravenel team are phenomenal. Additionally, Mr. Ross highlighted Senator, Kathy Harrington. Ms. Harrington and her officer worked with City Staff to advocate for additional for an additional funding cycle. We ran into tight deadlines with funds from previous years grant cycle. We appreciate Amanda Whitaker and her staff. The City wants to advocate for additional funding to aid homeowners that were not able to receive funds this round.

Mayor Smith asked if there was anyone present to speak in opposition of the CDBG close out. There was none.

By motion of Donnie Griffin and unanimous vote, the public hearing was closed at 7:51 PM.

**Resolution - Approving Minutes of Community Development Block Grant (CDBG)**

By motion of Joe Will, the resolution approving the meeting minutes of the CDBG close out hearing was adopted.

**Public Hearing: Amend Land Development Code (LDC) & Abolish Planning & Zoning Board of Adjustments**

As required by NCGS 160A-346, the City is required to hold a public hearing prior to adopting and amending any changes to Land Development Code (LDC). Mayor and Council wish to abolish the board by rescinding sections 6.2 and 6.3 of the LDC. Public notice of this public hearing was advertised in accordance of N.C.G.S. 160A-364.

By motion of Brent Guffey and unanimous vote, the public hearing was opened at 7:53 PM.

Mayor Smith asked if there was anyone present to speak in favor of the abolishment of the Planning & Zoning Board of Adjustments. There was none.

Mayor Smith asked if there was anyone present to speak in opposition of the abolishment of the Planning & Zoning Board of Adjustments. There was none.

By motion of Dan Boling and unanimous vote, the public hearing was closed at 7:54 PM.

**Public Hearing: Amend Land Development Code (LDC) & Establish Planning & Zoning Board of Adjustments**

As required by NCGS 160A-346, the City is required to hold a public hearing prior to adopting and amending any changes to Land Development Code (LDC). Mayor and Council wish to establish a Planning & Zoning Board of Adjustments by adopting sections 6.2 and 6.3 of the LDC. Public notice of this public hearing was advertised in accordance of N.C.G.S. 160A-364.

By motion of Joe Will and unanimous vote, the public hearing was opened at 7:55 PM.

Mayor Smith asked if there was anyone present to speak in favor of the establishment of the Planning & Zoning Board of Adjustments. There was none.

Mayor Smith asked if there was anyone present to speak in opposition of the establishment of the Planning & Zoning Board of Adjustments. There was none.

By motion of Dan Boling and unanimous vote, the public hearing was closed at 7:56 PM.

City Manager, Josh Ross informed the public that the purpose of the public hearing was to follow NC General Statutes about amending the LDC in respect to board membership. City Staff approached Mayor and City Council to change the Planning & Zoning Board membership numbers from 5 to 7. With 2 of these members in the ETJ. This will be the same case for the Downtown Development Board in the meeting shortly.

**Ordinance to Amend the Land Development Code (LDC) & Establish Planning & Zoning Board of Adjustments**

Staff previously requested that the number of board members be increased from five (5) to seven (7) voting members. Council has previously received several applications. However, City Council will only be installing the current Board Members and terms. New members will be discussed at a later meeting:

<u>Board Member:</u>	<u>Term:</u>
Charlene Hill	December 2023 - June 2025 (ETJ)
Pamela Gladney	December 2023 – June 2026
Bruce Absher	December 2023 – June 2024
Wendy Burgess	December 2023 – June 2026
Vacancy (Allen Hook)	December 2023 - June 2025

By motion of Brenda Boyd and unanimous vote, the ordinance amending Land Development Code (LDC) sections 6.2 and 6.3 and appointments were approved.

**Public Hearing: Abolish Downtown Development Board & Bylaw Changes**

Mayor and Council wish to abolish the downtown development board and change the bylaws.

By motion of Joe Will and unanimous vote, the public hearing was opened at 7:57 PM.

Mayor Smith asked if there was anyone present to speak in favor of the abolishment of the Downtown Development Board. There was none.

Mayor Smith asked if there was anyone present to speak in opposition of the abolishment of the Downtown Development Board. There was none.

By motion of Donnie Griffin and unanimous vote, the public hearing was closed at 7:57 PM.

**Public Hearing: Establish Downtown Development Board & Bylaw Changes**

Mayor and Council wish to establish the downtown development board and change the bylaws.

By motion of Dan Boling and unanimous vote, the public hearing was opened at 7:58 PM.

Mayor Smith asked if there was anyone present to speak in favor of the abolishment of the Downtown Development Board. There was none.

Mayor Smith asked if there was anyone present to speak in opposition of the abolishment of the Downtown Development Board. There was none.

By motion of Brenda Boyd and unanimous vote, the public hearing was closed at 7:58 PM.

**Resolution - Bessemer City Downtown Development Board - Bylaw Changes and Board Appointment** Staff previously requested that the number of board members be increased from five (5) to nine (9) voting members. Council has previously received several applications. However, City Council will only be installing the current Board Members and terms. New members will be discussed at a later meeting:

<u>Board Member:</u>	<u>Term:</u>
Bill Whitmire	December 2023 – June 2026
Dana Ijames	December 2023 – June 2026
Lauren Hogan	December 2023 – June 2024
J.C. Vargas	December 2023 – June 2024

By motion of Donnie Griffin and unanimous vote, the resolution amending the Downtown Development bylaw changes and appointments were approved.

**ABC Board Appointment**

Mayor Smith informed the Board that upon the November 2023 election, ABC Board member Michael Brooks has been elected to serve on City Council. Thus, he has resigned from the ABC Board. Brooks was originally given a term to serve until June 2025. City Staff advertised for volunteer applications. One application from Robert Johnson was received.

By motion Joe Will and unanimously vote, Robert Johnson was appointed to complete Michael Brooks term until June 2025.

**ABC Board Chair**

Mayor Smith informed the Board that upon the November 2023 election, ABC Board member Michael Brooks has been elected to serve on City Council. Thus, he has resigned from the ABC Board. Brooks was originally appointed as Board Chair to serve until June 2024.

By motion Joe Will and unanimously vote, Board member Katie Love was appointed to complete Michael Brooks Board chair term until June 2024.

**City Manager’s Report**

City Manager, Josh Ross, commended Board members Joe Will and Dan Boling for their years of service to the City. Mr. Ross has watched them advocate for the City since he was in grade school.

**Council General Discussion**

Mayor Smith opened the floor for Council general discussion. Council member, Dan Boling thanked the Board, Mayor Smith, and David Splawn for their years of service to the City. Mr. Boling additionally commended the late Kay McCathen for her service and City Manager, Josh Ross. Council member, Donnie Griffin expressed his appreciation for Joe Will and Dan Boling. The Board has always been able to work together for the greater good of the community. Council member, Joe Will stated the he has enjoyed serving for 15 years. There have been struggles at times. However, the City has an incredible staff. The staff make us look good. The Mayor is phenomenal, the Clerk helps us remember engagements. Hiring Joshua Ross as the City Manager was a wonderful decision. Mr. Will recognized previous members that he served with in his tenure: Marilyn Bess, Sonny Boyd, Kay McCathen, Allen Farris, Alfred Carpenter, and Howard Jones. Mrs. Bess was Will’s Board representative and encouraged him to



run for office. Mr. Will congratulated Allen Hook and Michael Brooks on their recent win. Council member, Brent Guffey thanked Dan Boling for encouraging him to run for office and Joe Will.

**Adjournment Sine Die of the 2021-2023 Council Session**

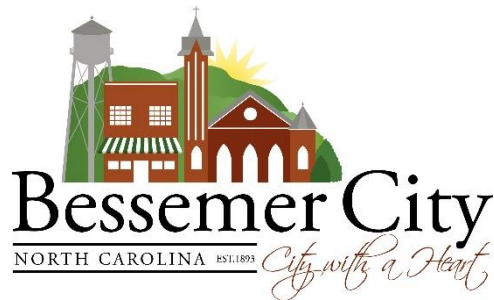
Being no further business to come before the board, by motion of Dan Boling and unanimous vote, the meeting was adjourned at 8:11 PM.

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Becky S. Smith, Mayor

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Hydeia Y. Hayes, City Clerk



**CITY COUNCIL REGULAR MEETING**  
**City Council Chambers**  
**Monday, December 11, 2023 at 8:15 PM (After-Sine)**

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## MINUTES

### Members Present

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

### Oath of Office

City Clerk, Hydeia Hayes administered the Oath of Office to Mayor, Becky S. Smith. Once sworn in Mayor Smith administered the Oath of Office to Allen Hook, Michael Brooks, and Brenda Boyd.

### Call to Order

Mayor Smith called the meeting to order at 8:15 PM.

### Adjustment and Approval of the Agenda

By motion of Brenda Boyd and unanimous vote, the December agenda was approved with no revisions.

**Mayor Pro Tem** – General Statutes direct that the City Council, at its organizational meeting, elect a mayor pro tempore, who is to serve at its pleasure. The direct role of the pro tem is to preside over council meetings in the mayor’s absence. While presiding, the mayor pro tem may vote as a council member but may not, as chairing officer, vote to break a tie. (In the absence of both the Mayor and Pro Tem, the council members present may select a temporary presiding officer). City Council will select a Mayor Pro Tem for the 2023- 2025 Council session.

By motion of Brenda Boyd and unanimous vote, Allen Hook was selected as the Mayor Pro Tem.

### Appointments

The following appointments were unanimously approved by motion of Dan Boling:

Centralina Council of Governments (CCOG)- This delegate serves as Bessemer City’s member of the COG Board, which oversees the operation of the local Council of Governments. Meetings are held every quarter. Council should appoint a delegate and an alternate delegate to the CCOG Board. Donnie Griffin and Brent Guffey were appointed to serve as the representatives for the Board, by motion of Nellie Floyd and unanimous vote.

Metropolitan Planning Organization- The Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) is a multi-jurisdictional entity made up of 34 local governments, NCDOT, USDOT, and other providers of transportation services. Allen Hook was appointed to serve as the representative, and Becky S. Smith as the alternate, by motion of Michael Brooks and unanimous vote.

ABC Board Liaison- While not a formal position, the ABC Board has requested for a number of years that a Council member be appointed to serve as a liaison between the City and the ABC Board. Board meetings are held monthly on the fourth Monday at 5:00 PM. Michael Brooks was appointed to serve as the representative for the Board, by motion of Donnie Griffin and unanimous vote.

Parks & Recreation Advisory Board- This Board is dedicated to making a great community and committed to providing a safe and inviting parks and facilities in Bessemer City. Brenda Boyd was appointed to serve as the representative for the Board, by motion of Brent Guffey and unanimous vote.

Downtown Development Board- This Board is designed to inspire place making through building asset-based economic development strategies that achieve measurable results such as investment, business growth, and jobs. Nellie Floyd was appointed to serve as the representative for the Board, by motion of Brent Guffey and unanimous vote.

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

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

- Aaron Grosdider at 517 Costner School Road: Mr. Grosdider addressed Council regarding the recent election, City water, and City vehicles. Grosdider congratulated all of the newly elected and appointed Council members. Mr. Grosdider made personal remarks on the City's water TOC, Iron, and Manganese levels and discoloration. Additionally, a news article was released stating that raw sewage leaked in the City's water system. Aaron stated that the reports are vague and unclear to the public regarding the City's water situation. Mr. Grosdider requested that the City vehicles have numbers on them for safety reasons.

### **Public Comment Acknowledgment**

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

- The City has a triple redundancy when it comes to water systems. We have connections to the City of Gastonia and Kings Mountain. During a brief period last week we were purchasing water from Gastonia. However, we are back operating on our own system. We bought water as we were in drought conditions and experienced some lighting damage to our system. However, the discolored water does not pose a safety or health risk. The City is required to send out certain notices about the water due to the plants TOC level being low. The City's water plant didn't operate during the month of May and June. Thus, the City was not producing water and maintaining a TOC level. TOC levels are maintained on a running average. The City did have a water break due to low temperatures, unfortunately, some sewage was leaked. However, the City took the appropriate measures to notify the news media and public. The damage and leak was handled within an hour.

### **Consent Agenda**

The following items on the Consent Agenda were unanimously approved by motion of Michael Brooks:

- 2024 Annual Meeting and Holiday Schedule- The annual meeting schedule for Council Regular Meetings, Council Work Sessions, Planning Board/Board of Adjustments Meetings and holiday schedule for the City of Bessemer City.
- Resolution of Authorization: City Council will consider approving a resolution that authorizes the Ridge Runners to hold their annual event with certain guidelines on New Year's Eve.

### **Establish Annual Planning Retreat:**

By motion of Brent Guffey and unanimous vote, City Council will hold their annual Planning Retreat on Thursday, February 22 and Friday, February 23, 2024 at Dhollandia.

**City Manager’s Report**

City Manager, Josh Ross reminded Council that there will not be a Work Session in December. Additionally, he thanked Council for all that they do for the City and employees.

**Council General Discussion**

Mayor Smith opened the floor for Council general discussion. Mayor Smith asked everyone to remember Fire Chief, Brent Gordon’s family. Mr. Gordon recently loss his Dad. Council member, Brenda Boyd inquired about the speed limit on the 500 block of Pennsylvania Avenue. There have been a number of cars speeding in that area. Council member, Brent Guffey inquired about IT, the splashpad, and the fence at Stinger Park and signage at Bess Drive.

**Adjournment**

Being no further business to come before the board, by motion of Brenda Boyd and unanimous vote, the meeting was adjourned at 7:54 PM.

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Becky S. Smith, Mayor

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Hydeia Y. Hayes, City Clerk



**A PROCLAMATION IN HONOR OF  
DR. MARTIN LUTHER KING, JR.**

**WHEREAS**, the Reverend Dr. Martin Luther King, Jr. believed that a person’s worth should not be measured by his or her color, culture, or class, but rather by his or her commitment to creating a better life for all by living a life of service for others, and

**WHEREAS**, Dr. King showed courage, endurance and patience in the face of hostility, criticism and adversity working to promote freedom, justice and peace, and

**WHEREAS**, Dr. King’s message of peace and service and his dream of pursuing a world free from prejudice and injustice lives on since his tragic death on April 4, 1968, and

**WHEREAS**, Dr. Martin Luther King, Jr.’s dream of racial equality, understanding, service and social justice is an inspiration to all of us, and

**WHEREAS**, the City of Bessemer City encourages all citizens to remember and pay tribute to Dr. King and his ideals.

**NOW, THEREFORE**, I, Becky S. Smith, Mayor, and the members of the Bessemer City Council do hereby resolve that Monday, January 15, 2024 be set aside as a day to remember Dr. King and to promote appropriate activities to further enhance the democratic ideals and concepts advanced by this great American.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Bessemer City to be affixed this 8<sup>th</sup> day of January 2024.

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Becky S. Smith, Mayor

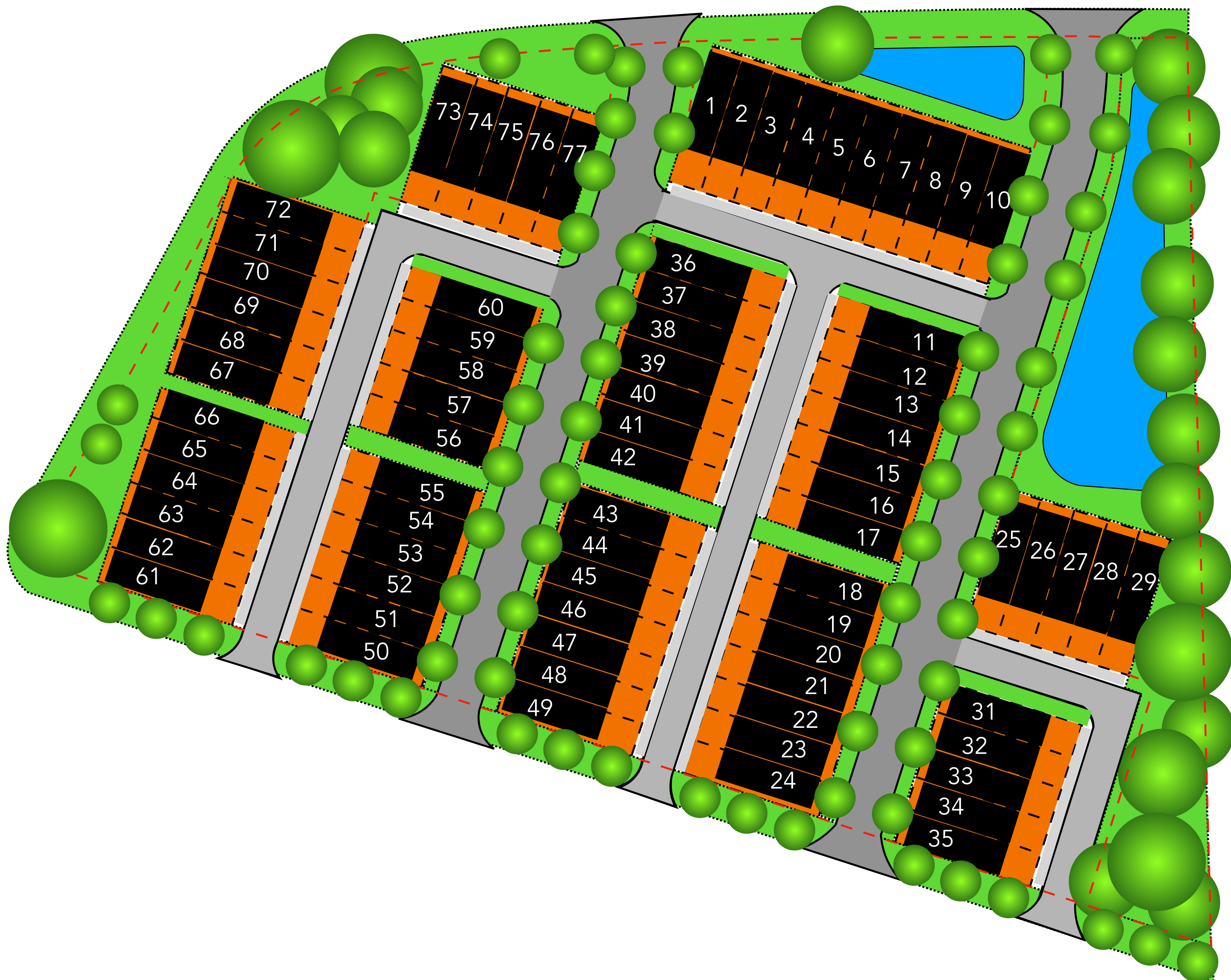
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Hydeia Y. Hayes, City Clerk



# +/- 77 Units

- Two main ROWs through the development.
- Both having an access off of M.L. Kiser Rd. (NCDOT maintained) and Yellow Jacket Ln. (City maintained).
- Sidewalks on both sides with street trees.
- Alleyway system within development to accommodate rear entry town homes.



+/- 77 Units



## Board Appointment Application

The Mayor and City Council of Bessemer City believe that all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a citizen member of one of the City's advisory boards or committees. If you wish to be considered for such an appointment, please complete the following application and return to the City Clerk, 132 W. Virginia Ave., Bessemer City, NC 28016. Phone: 704-729-6509 Email: hhayes@bessemercity.com

REQUEST FOR APPOINTMENT TO: Zoning Board / Planning

NAME: Constantine Manny Tsambouniery

ADDRESS: 516 E Lee Ave

TELEPHONE: HOME \_\_\_\_\_ WORK \_\_\_\_\_ CELL 704 474 6062

EMAIL ADDRESS: Ctsambouniery@gmail.com

CURRENT OCCUPATION: Realtor @ Vickie Spurling / Owner at Dinos

EDUCATIONAL BACKGROUND: ~~Bachelor~~ Bachelor of Arts (Pol sci)

**VOLUNTEER/CIVIC/PROFESSIONAL ACTIVITIES:**

Many of my civic/volunteer activities take place at Dinos, which include donating pizza to Boys and Girls club amongst countless other organizations.

**BRIEFLY STATE WHY YOU WOULD LIKE TO BE CONSIDERED TO SERVE ON THIS BOARD OR COMMITTEE:**

I possess the personal knowledge and will that this community deserves. As a business owner and community resident my ideas can help further Bessemer City's already great progress.

**WHAT QUALITIES DO YOU POSSESS THAT MAKES YOU THE RIGHT CANDIDATE FOR THIS BOARD?**

My political Science Degree as well as my Real Estate Licensure, ensures I possess the knowledge necessary. My community relationships will help guide my decisions.



CITY OF BESSEMER CITY- BOARD APPOINTMENT APPLICATION  
HOW CAN YOU POSITIVELY IMPACT THE COMMUNITY BY SERVING ON THIS BOARD?

Item 7.

By making the best decisions possible with use of my professional knowledge in all capacities.

SIGNATURE: *Manny Thompson*  
DATE: 10/18/23

**CLERK USE ONLY**

Received On: \_\_\_\_\_

Received By: \_\_\_\_\_

Signature: \_\_\_\_\_

CITY OF BESSEMER CITY- BOARD APPOINTMENT APPLICATION



# Board Appointment Application

The Mayor and City Council of Bessemer City believe that all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a citizen member of one of the City's advisory boards or committees. If you wish to be considered for such an appointment, please complete the following application and return to the City Clerk, 132 W. Virginia Ave., Bessemer City, NC 28016. Phone: 704-729-6509 Email: hhayes@bessemercity.com

REQUEST FOR APPOINTMENT TO: Planning & Zoning Board

NAME: Bryan Hoffman

ADDRESS: 704 S. 15th St. Bessemer City, NC. 28016

TELEPHONE: HOME \_\_\_\_\_ WORK \_\_\_\_\_ CELL 704-915-5051

EMAIL ADDRESS: jachin691@gmail.com

CURRENT OCCUPATION: Bus Driver - Gaston Early College

EDUCATIONAL BACKGROUND: Graduated BCHS 1980

VOLUNTEER/CIVIC/PROFESSIONAL ACTIVITIES:  
Member Whetstone Masonic Lodge #515

BRIEFLY STATE WHY YOU WOULD LIKE TO BE CONSIDERED TO SERVE ON THIS BOARD OR COMMITTEE:  
Would like to be more involved in my community

WHAT QUALITIES DO YOU POSSESS THAT MAKES YOU THE RIGHT CANDIDATE FOR THIS BOARD?  
I care about my community and want to see it grow and prosper.

CITY OF BESSEMER CITY- BOARD APPOINTMENT APPLICATION  
HOW CAN YOU POSITIVELY IMPACT THE COMMUNITY BY SERVING ON THIS BOARD?

*By making good choices and decisions concerning  
the growth of our City.*

SIGNATURE: *[Signature]*  
DATE: *9/12/23*

**CLERK USE ONLY**

Received On: \_\_\_\_\_

Received By: \_\_\_\_\_

Signature: \_\_\_\_\_

CITY OF BESSEMER CITY- BOARD APPOINTMENT APPLICATION



Board Appointment Application

The Mayor and City Council of Bessemer City believe that all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a citizen member of one of the City's advisory boards or committees. If you wish to be considered for such an appointment, please complete the following application and return to the City Clerk, 132 W. Virginia Ave., Bessemer City, NC 28016. Phone: 704-729-6509 Email: hhayes@bessemerncity.com

REQUEST FOR APPOINTMENT TO: Planning & Zoning Board of Adjustments

NAME: Linda T. Willis

ADDRESS: 112 West Gaston Ave., Bessemer City, NC 28016

TELEPHONE: HOME \_\_\_\_\_ WORK \_\_\_\_\_ CELL 704-718-6675

EMAIL ADDRESS: linda@parkswilsonlaw.com

CURRENT: OCCUPATION: Paralegal, North Carolina certified paralegal

EDUCATIONAL BACKGROUND: high school, Associates Degree - Gaston College

VOLUNTEER/CIVIC/PROFESSIONAL ACTIVITIES:

current volunteer: Bessemer City Woman's Club; Committee member - Christmas in the City  
First Wesleyan Church, active member - Executive Board - Wesleyan Women, Chairman, Church Decorating Committee, Chairman - Back to  
School committee partnering with Bessemer City Middle School for 2023/2024,  
Professional: North Carolina Certified Paralegal

BRIEFLY STATE WHY YOU WOULD LIKE TO BE CONSIDERED TO SERVE ON THIS BOARD OR COMMITTEE:

With a background in residential and commercial real estate to provide input to maintain an orderly development of real  
estate growth and development in Bessemer City for both residential and commercial properties

WHAT QUALITIES DO YOU POSSESS THAT MAKES YOU THE RIGHT CANDIDATE FOR THIS BOARD?

Since 1977, Paralegal career specializing in residential and real estate law; title examinations, surveys, estate administration,  
lender and cash closings, title insurance, 1031 exchanges, foreclosures, corporations, bankruptcy,  
Trust Account, Risk Management, construction law - mechanic's liens & Material's liens,

CITY OF BESSEMER CITY- BOARD APPOINTMENT APPLICATION  
HOW CAN YOU POSITIVELY AFFECT THE COMMUNITY BY SERVING ON THIS BOARD?

to govern the use of real property based on the legal requirements as set  
forth by the Zoning Ordinance and to participate in the review and decision of any Zoning Request  
to maintain orderly development  
to insure that the City of Bessemer will be the best it can be for future growth and development

SIGNATURE: Ronda J Willis  
DATE: 12/19/2023

**CLERK USE ONLY**  
Received On: \_\_\_\_\_  
Received By: \_\_\_\_\_  
Signature: \_\_\_\_\_



# Board Appointment Application

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REQUEST FOR APPOINTMENT TO: Zoning Board of Adjustments

NAME: Frances "Ellen" Bullard

ADDRESS: 422 East Washington Avee.

TELEPHONE: HOME (704) 629-4722 WORK Retired CELL Have one but never turn it in.

EMAIL ADDRESS: ebullard5@Carolina.rr.com

CURRENT: OCCUPATION: Retired

EDUCATIONAL BACKGROUND: BCHS (1968) Evans College of Commerce (1969) Secretarial Certificate; Gaston College (1992) Legal Secretarial (1993) Paralegal Degree

VOLUNTEER/CIVIC/PROFESSIONAL ACTIVITIES:

20+ Years on this board, several years as chairperson. Meals on Wheels, 20+ years working for Elections Board

BRIEFLY STATE WHY YOU WOULD LIKE TO BE CONSIDERED TO SERVE ON THIS BOARD OR COMMITTEE:

I want to serve the City in any way I can

WHAT QUALITIES DO YOU POSSESS THAT MAKES YOU THE RIGHT CANDIDATE FOR THIS BOARD?

Experience on this board

CITY OF BESSEMER CITY- BOARD APPOINTMENT APPLICATION  
HOW CAN YOU POSITIVELY IMPACT THE COMMUNITY BY SERVING ON THIS BOARD?

Bringing many years experience. Open minded to consider any concerns the citizens may have with no prejudice and no preconceived ideas or opinions.

SIGNATURE: Shancey Allen Bullard  
DATE: 10/17/2017

**CLERK USE ONLY**

Received On: \_\_\_\_\_

Received By: \_\_\_\_\_

Signature: \_\_\_\_\_

Bessemer City High School, 1968

Evans College of Commerce, 1969 / Secretarial Certificate

Gaston College, 1992 / A.A.S. Legal Secretarial Degree

Gaston College, 1993 / A.A.S. Paralegal Degree



# Bessemer City Planning Board/Board of Adjustment

Wendy Burgess		June 2023-June 2026
Pamela Gladney		June 2023 - June 2026
David Absher		June 2021- June 2024
Charlene Hill	Vice-Chair	June 2022- June 2025
Vacant ( <i>Allen Hook Term</i> )	Chair	June 2022- June 2025
Vacant		June 2024- June 2027
Vacant		June 2024- June 2027

*(Draw a line to which  
cand. & term)*

**You have 4 candidates:**

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- Linda Willis
- Bryan Hoffman
- Constantine "Manny" Tsambouniery
- Ellen Bullard

**You have 3 available terms:**

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- January 2024- June 2027
- January 2024- June 2027
- June 2022- June 2025

State of North Carolina  
Gaston County

**BUILDING REHABILITATION GRANT AND FAÇADE IMPROVEMENT GRANT  
AGREEMENT**

This agreement, made and entered into this the \_\_ day of \_\_\_\_\_, 2024 by and between the City of Bessemer City (GRANTOR) and Sue Ann Propst (GRANTEE), doing business as Wicked Waffle Co.

On Monday, January 8th, 2023 the City Council of Bessemer City voted 6:0 to approve this Building Rehabilitation Incentive Grant (BRIG) and Façade Improvement Grant (FIG) to Sue Ann Propst, business owner of Wicked Waffle Co. located at 130 W. Virginia Ave.

**WITNESSETH:**

In witness whereof, the parties have hereunto set their hands and seals, this the day and year first above written.

The Grantor hereby approved to reimburse the Grantee with up to 50% of eligible expenses for the Grantee's interior building improvements at 115 W. Pennsylvania Ave., Bessemer City, NC 28016 as allowed in the City of Bessemer City's Building Rehabilitation Incentive Grant (BRIG) Program. This funding will be used to pay for interior improvements only.

The Grantee affirms that J&M Holdings is the current owner of 130 W. Virginia Ave. with Wicked Waffle Co. as the current business in operation and that the Building Rehab Grant Application and supplemental items submitted are true and accurate.

This grant may only be used for the item(s) detailed below:

- Cosmetic cleanup of interior of building
- Electrical repair
- Plumbing repair
- Interior wall repair
- Interior painting
- Front window and awning signage

Grantee agrees to provide the City with all invoices from project elements stated above.

Grantee agrees to provide promptly such additional information, reports, and documents that the Grantor may request.

The Grantor shall reimburse the Grantee a total of \$1,000 after the project is completed, proof of payment has been provided, and a Certificate of Occupancy (C.O.) is provided to the Grantor. The maximum amount eligible for the grant is up to \$10,000 according to the grant's guidelines. The project total cost is \$2,000.

Grantee must request all reimbursable expenses outlined herein by Friday, February 23<sup>rd</sup>, 2024.

The Grantor reserves the right to discontinue, modify or withhold any payments to be made under this grant award or to require a total or partial refund of any grant funds, if it, in the Grantor's sole discretion, such

action is necessary: (1) because Grantee has not fully complied with the terms and conditions of this grant as outlined in the grant guidelines; (2) to protect the purpose and objectives of the grant; or (3) to comply with any law or regulation applicable to the Grantee, to the Grantor or this grant.

I understand and agree to the terms and conditions of the City of Bessemer City's Building Rehabilitation Incentive Grant (BRIG) Program and Façade Improvement Grant Program (FIG), and hereby certify my authority to execute this agreement.

To the fullest extent permitted by law, I, Sue Ann Propst (Grantee) agree to hold harmless the City of Bessemer City (Grantor), its elected and appointed officials, employees and volunteers and others working on behalf of the City against any and all claims, demands, suits or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City, its elected and appointed officials, employees, volunteers or others working on behalf of the City by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this agreement.

\_\_\_\_\_  
GRANTEE SIGNATURE

\_\_\_\_\_  
GRANTEE NAME AND TITLE

\_\_\_\_\_  
GRANTOR SIGNATURE

\_\_\_\_\_  
GRANTOR NAME AND TITLE

State of North Carolina  
Gaston County

I, \_\_\_\_\_, a Notary Public for said County and State, do hereby certify that \_\_\_\_\_ and \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Official Seal)

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_, 20 \_\_\_\_.

### BUDGET AMENDMENT 2023-2024

January 8, 2024

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, 2024.

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

**General Fund**

<b>Dept Number</b>	<b>Description</b>	<b>Increase</b>	<b>Decrease</b>	<b>Debit</b>	<b>Credit</b>
100-10-4340-121	Fire Department Salaries	\$ 130,000.00			
100-80-6130-330	Park Utilities	\$ 110,000.00			

This will result in a net increase in appropriations of \$240,000 for the General Fund.

To provide for the increase, the following General Fund Revenue Accounts will be increased.

**General Fund**

<b>Dept Number</b>	<b>Description</b>	<b>Increase</b>	<b>Decrease</b>	<b>Debit</b>	<b>Credit</b>
100-00-3991-991	Fund Balance Appropriated	\$ 240,000.00			

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

Adopted by Council, this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Becky S. Smith, Mayor

Attest:

\_\_\_\_\_  
Hydeia Y. Hayes, Clerk