

CITY OF BESSEMER, ALABAMA

REGULAR SESSION

The Council of the city of Bessemer, Alabama met in regular session at the City Hall in said City on Tuesday, June 2, 2026, at 6:00 p.m. Central Standard Time. The meeting was called to order by Council President Jarvis Collier.

The invocation was given by Councilor Cleophus King and the Pledge of Allegiance was led by Councilor Teco Stephens.

Upon roll call, the following council members were found to be present; Councilors Cleophus King, Sarah B. Person, Teco Stephens, Donna Thigpen, and Jarvis Collier. Absent: Councilors Carla F. Jackson and Chester W. Porter. City Clerk Wanda D. Taylor stated that a quorum was present and the meeting was opened for the transaction of business.

The minutes from the May 19, 2026, meeting were presented to the Council by City Clerk Wanda D. Taylor.

Councilor Thigpen made a motion to approve the minutes. Councilors Stephens and Person seconded the motion. Upon roll call, the following votes were recorded: Ayes Councilors Cleophus King, Sarah B. Person, Teco Stephens, Donna Thigpen, and Jarvis Collier. Nays: None. The motion carried.

Presentation, Awards, Announcements, and Recognition:

Mayor Kenneth E. Gulley greeted the Council and all attendees present at the meeting. He commended the council members and everyone who participated in the Bessemer Area Chamber of Commerce I CARE Clean-up Program on Saturday. Mayor Gulley encouraged everyone to attend the 13th Annual Marvel City Caribbean Festival on Saturday, June 6, 2026, from 11:00 a.m. to 9:00 p.m. He also invited everyone to the 2026 Battle of the Badges Softball game between the Bessemer Fire Department and the Bessemer Police Department, which will be held at the Kenneth E. Gulley Recreation Center on Saturday, June 13, 2026, at 2:00 p.m.

City Clerk Wanda D. Taylor presented Item#6: Hearing for Weed Nuisance Report

for May 5, 2026.

WNR 4/21/2026
STATUS UPDATE REPORT

SITE ADDRESS	PARCEL NUMBER	OWNER(S)	MAIL STATUS	PROPERTY STATUS
1. 91 1 ST AVENUE NORTH	38 00 16 3 022 004.000	GLOVER MITTIE B EST OF 91 1 ST AVENUE NORTH BESSEMER, AL 35020	RETURNED	NOT CUT
2. 92 1 ST AVENUE NORTH	38 00 16 3 023 007.000	HILL DINA B 92 1 ST AVENUE NORTH BESSEMER, AL 35020-7408	RETURNED	NOT CUT
3. 95 1 ST AVENUE NORTH	38 00 16 3 022 002.000	GRANT ALBERT 1200 WOODBRIDGE STREET SAINT CLAIR SHORES, MI 48080	RECEIVED	CUT BY OWNER
4. 3150 PINE CREEK LOOP	38 00 27 2 001 024.005	MURPHY TANeko 3150 PINECREEK LOOP BESSEMER, AL 35022-4977	RETURNED	CUT BY OWNER
5. 1906 SHORT 18 TH STREET NORTH	38 00 05 4 007 003.000	MOSTELLA WILLIAM B JR 5966 WILKESBORO LANE KNOXVILLE, TN 37912-4561	UNKNOWN	NOT CUT
6. 1916 SHORT 18 TH STREET NORTH	38 00 05 4 007 006.000	CHAMBLISS ROBERT L 396 DICKERSON AVENUE BESSEMER, AL 35020-1509	RETURNED	INCOMPLETE
7. 1812 19 TH AVENUE NORTH	38 00 05 4 007 002.000	66 22 LLC 425 OAK RIDGE DRIVE PLEASANT GROVE, AL 35127	RECEIVED	CUT BY OWNER
8. 1814 19 TH AVENUE NORTH	38 00 05 4 007 001.000	STOUDIMIRE PENNY G 1814 19 TH AVENUE NORTH BESSEMER, AL 3520-8831	RETURNED	CUT BY OWNER
9. 1519 15 TH AVENUE NORTH	38 00 05 4 036 004.000	PEEPLES RICHARD IV 17843 SW 87 TH PLACE PALMETTO BAY, FL 33157	RECEIVED	INCOMPLETE
10. 1523 15 TH AVENUE NORTH	38 00 05 4 036 003.000	POLAR BEAR PAW AL LLC 70 OAKMONT LANE NORTH FT WORTH, TX 76112	RETURNED	CUT BY OWNER
11. 1527 15 TH AVENUE NORTH	38 00 05 4 036 002.000	FAITH MISSIONARY BAPTIST CHURCH 1605 15 TH AVENUE NORTH BESSEMER, AL 35020-4629	RECEIVED	INCOMPLETE
12. 1600 15 TH AVENUE NORTH	38 00 05 4 024 006.000	1600 15 TH AVE N TRUST KAREN MIZE AS TRUSTEE OR THE SUCCESSOR PO BOX 436 LINCOLN, AL 35096	RETURNED	INCOMPLETE
13. 1609 15 TH AVENUE NORTH	38 00 05 4 023 004.000	FAITH MISSIONARY BAPTIST 1605 14 TH AVENUE NORTH BESSEMER, A L 35020-4629	RETURNED	INCOMPLETE
14. 1504 15 TH STREET NORTH	38 00 05 4 038 001.000	SHORT JAMIE 8279 ALLIANCE SHORT CREEK ROAD BESSEMER, AL 35023	RECEIVED	CUT BY OWNER
15. 1615 15 TH STREET NORTH	38 00 05 4 034 009.000	HERRERA SALVADOR JR 3991 MCCLENDON CHAPEL ROAD BESSEMER, AL 35022	RECEIVED	CUT BY OWNER
16. 1804 15 TH STREET NORTH	38 00 05 4 041 002.000	PATTON AARON 1011 VALLEY VIEW LANE BESSEMER, AL 35020	RETURNED	INCOMPLETE
17. 1808 15 TH STREET NORTH	38 00 05 4 041 003.000	MOSLEY JABARI & BEVILLE HERBERT 4011 1 ST AVENUE NORTH	RETURNED	INCOMPLETE

		BIRMINGHAM, AL 35233		
18. 1812 15 TH STREET NORTH	38 00 05 4 041 004.000	ROBINSON JAMES J JR ESTATE OF PO BOX 12265 BIRMINGHAM, AL 35202-2265	RECEIVED	INCOMPLETE
19. 1816 15 TH STREET NORTH	38 00 05 4 041 005.000	HARPER CARRIE MAE & 1816 15 TH STREET NORTH BESSEMER, AL 35020-4537	RETURNED	INCOMPLETE
20. 1826 15 TH STREET NORTH	38 00 05 4 041 007.000	RUIZ ROSA HERNANDEZ & AVIEL HAREL GARCIA 689 COOPERTOWN ROAD UNIONVILLE, TN 37180	UNKNOWN	INCOMPLETE
21. 1829 15 TH STREET NORTH	38 00 05 4 032 008.000	BUIE DERRICK F 3720 WATER AVENUE SELMA, AL 36703	UNKNOWN	CUT BY OWNER
22. 2208 15 TH STREET NORTH	38 00 05 3 007 002.000	HENLEY KENNETH JR 2208 15 TH STREET NORTH BESSEMER, AL 35020	RETURNED	INCOMPLETE
23. 2214 15 TH STREET NORTH	38 00 05 3 007 004.000	WELLS LAKITA D (D) 2214 15 TH STREET NORTH BESSEMER, AL 35020-3919	RETURNED	NOT CUT
24. 1800 16 TH STREET NORTH	38 00 05 4 032 001.000	ACOFF E'DEIDRA D 1019 2 ND AVENUE NORTH BESSEMER, AL 35020	RECEIVED	CUT BY OWNER
25. 1802 16 TH STREET NORTH	38 00 05 4 032 003.001	SIMPSON NAYLAN (I/S) 1019 2 ND AVENUE NORTH BESSEMER, AL 35020	RECEIVED	CUT BY OWNER
26. 1808 16 TH STREET NORTH	38 00 05 4 032 003.000	SIMPSON NAYLAN (I/S) 1019 2 ND AVENUE NORTH BESSEMER, AL 35020	RECEIVED	CUT BY OWNER
27. 1821 16 TH STREET NORTH	38 00 05 4 027 011.000	FOSTER ODESSA ESTATE OF 1821 16 TH STREET NORTH BESSEMER, AL 35020-3956	RETURNED	NOT CUT
28. 1713 LONG 12 TH STREET NORTH	38 00 08 1 020 005.000	CREEL TED 7601 15 TH STREET ROAD HUEYTOWN, AL 35023-5551	UNKNOWN	INCOMPLETE
29. 1900 LONG 14 TH STREET NORTH	38 00 05 4 043 001.000	HACKWORTH KEVIN M 1900 LONG 14 TH STREET NORTH BESSEMER, AL 35020	RETURNED	NOT CUT
30. 2005 LONG 14 TH STREET NORTH	38 00 05 3 009 013.000	ROYAL SPARROW HOLDINGS INC PO BOX 856 LYNDEN, WA 98264	RETURNED	CUT BY OWNER
31. 2012 LONG 14 TH STREET NORTH	38 00 05 3 010 004.000	LEWIS JOE LARRY (D)(A) & JARRIOUS DAVIS 2012 LONG 14 TH STREET BESSEMER, AL 35020-3907	RETURNED	INCOMPLETE
32. 2017 LONG 14 TH STREET NORTH	38 00 05 3 009 011.000	RAMIREZ-FRANCISCO VANESSA SALMAI 409 VEGA DRIVE S.W. BESSEMER, AL 35020	RECEIVED	INCOMPLETE
33. 2021 LONG 14 TH STREET NORTH	38 00 05 3 009 010.000	LAWSON FANNIE I 413 29 TH PLACE, APT. A TUSCALOOSA, AL 35401-7119	UNKNOWN	INCOMPLETE
34. 2024 LONG 14 TH STREET NORTH	38 00 05 3 010 007.000	BARON & BAXTER HOLDINGS LLC 181 W VALLEY AVENUE, SUITE 245-347 BIRMINGHAM, AL 35209	UNKNOWN	CUT BY OWNER
35. 2025 LONG 14 TH STREET NORTH	38 00 05 3 009 009.000	BROOKS JEFFREY D 1568 PINE TREE DRIVE BIRMINGHAM, AL 35235-1710	RETURNED	NOT CUT
36. 2121 LONG 14 TH STREET NORTH	38 00 05 3 008 011.000	BACCOUS ALESHEIA 517 EAST END AVENUE DURHAM, NC 27703	UNKNOWN	INCOMPLETE
37. 2125 LONG 14 TH STREET NORTH	38 00 05 3 008 010.000	WRIGHT JANAY H 1037 COUNTY ROAD 33 LOT 19 CALERA, AL 35040-2504	RECEIVED	CUT BY OWNER
38. 2200 LONG 14 TH STREET NORTH	38 00 05 3 012 001.000	RAYFORD BERNARD C & TURNER	RETURNED	INCOMPLETE

		2400 OLD MILTON PKWY, UNIT 977 ALPHARETTA, GA 30009		
39. 2208 LONG 14 TH STREET NORTH	38 00 05 3 012 005.000	HORN ROSLYN DENISE 6511 CREEK CIRCLE BESSEMER, AL 35022	RECEIVED	NOT CUT
40. 2210 LONG 14 TH STREET NORTH	38 00 05 3 012 006.000	HORNE EDWARD & MABEL 2208 LONG 14 TH STRTEET NORTH BESSEMER, AL 35020-3911	RETURNED	NOT CUT
41. 2232 LONG 14 TH STREET NORTH	38 00 05 3 012 008.000	ZAMUDIO PEDRO MARTINEZ 2232 LONG 14 TH STREET NORTH BESSEMER, AL 35020	RETURNED	NOT CUT
42. 2204 SHORT 14 TH STREET NORTH	38 00 05 3 013 002.000	ZG MEDIA LLC 5933 RAVENSWOOD ROAD, SUITE BB3 FORT LAUDERDALE, FL 33312	RETURNED	NOT CUT
43. 1625 ARLINGRTON AVENUE	38 00 10 3 015 007.000	SEALES HORACE D & REBECCA A 3939 SEALES DRIVE BESSEMER, AL 35022-6410	UNKNOWN	NOT CUT
44. 1411 BERKLEY AVENUE	38 00 10 3 030 005.000	ROBINSON EDWARD G (D) & VICKIE SCOTT 1411 BERKLEY AVENUE BESSEMER, AL 35020-6544	RECEIVED	INCOMPLETE
45. 1522 BERKLEY AVENUE	38 00 10 3 027 012.000	ODELL NATIONWIDE LLC 1900 THE EXCHANGE SE, STE 410 ATLANTA, GA 30339	RETURNED	NOT CUT
46. 1625 BERKLEY AVENUE	38 00 10 3 016 002.000	DOVI KOFFI H 416 18 TH STREET SOUTH BESSEMER, AL 35020-7932	RETURNED	CUT BY OWNER
47. 3006 7 TH AVENUE NORTH	38 00 03 2 015 007.000	WRIGHT JAMES E (R/S) 1948 ORO VISTA ROAD SAN DIEGO, CA 92154	RECEIVED	NOT CUT
48. 3020 7 TH AVENUE NORTH	38 00 03 2 015 008.000	WRIGHT JAMES 5519 TERRACE Q BIRMINGHAM, AL 35208	UNKNOWN	NOT CUT
49. 3100 7 TH AVENUE NORTH	38 00 03 2 008 009.000	JACKSON BRIAN S 5121 GOLDMAR DRIVE IRONDALE, AL 35210	RETURNED	NOT CUT
50. 3102 7 TH AVENUE NORTH	38 00 03 2 008 010.000	TINOCO ISIDRO GARCIA 3102 7 TH AVENUE NORTH BESSEMER, AL 35020	RECEIVED	INCOMPLETE
51. 3114 7 TH AVENUE NORTH	38 00 03 2 008 012.000	BRYANT ARTHUR LEE HEIRS OF 1981 CAHABA COVE HOOVER, AL 35244	RECEIVED	CUT BY OWNER
52. 3118 7 TH AVENUE NORTH	38 00 03 2 008 013.000	WILSON ANNETTE E 219 NOLIA STREET MIDFIELD, AL 35228-2944	RECEIVED	NOT CUT
53. 2625 8 TH AVENUE NORTH	38 00 03 2 035 005.000	COLLINS RHONDA 305 NEW AVENUE BESSEMER, AL 35020	RETURNED	CUT BY OWNER
54. 2629 8 TH AVENUE NORTH	38 00 03 2 035 002.000	HARRIS COLEMAN HEIRS OF 2631 8 TH AVENUE NORTH BESSEMER, AL 35020-3508	RETURNED	CUT BY OWNER
55. 1401 19 TH AVENUE NORTH	38 00 05 4 041 010.000	MAYE CATHERINE PO BOX 997 BESSEMER, AL 35021-0997	UNKNOWN	NOT CUT
56. 606 33 RD STREET SOUTH	38 00 02 3 010 016.000	GRACE HERBERT & MARTHA HEIRS 6301 MYRON MASSEY BLVD FAIRFIELD, AL 35064-2592	RETURNED	NOT CUT
57. 3310 AVENUE E	38 00 02 4 003 001.000	KENNEDY DEV PROPERTIES INC PO BOX 110014 BIRMINGHAM, AL 35211	RECEIVED	NOT CUT
58. 3314 AVENUE E	38 00 02 1 014 001.000	STRATEGY INVESTING LLC 2745 MICCOURUKEE ROAD TALLAHASSEE, FL 32308	RECEIVED	INCOMPLETE
59. 3331 AVENUE E	38 00 02 1 011 002.000	TUCKER DAVID JR &	RETURNED	NOT CUT

		3331 AVENUE E BESSEMER, AL 35020-4441		
60. 3330 AVENUE E	38 00 02 1 012 010.000	EASON LEONARDUS (R/S WITH DEED) 3138 AVENUE E BESSEMER, AL 35020	RECEIVED	NOT CUT
61. 3333 AVENUE E	38 00 02 1 011 001.001	TUCKER DAVID & 3331 AVENUE E BESSEMER, AL 35020-4441	RETURNED	NOT CUT
62. 3219 FAIRFAX AVENUE	38 00 02 3 010 015.000	MOLETTA AMERICAN INVESTMENT LLC (R/S W DEED) 44475 CARAMBOLA CIRCLE SOUTH COCONUT CREEK, FL 33066	RETURNED	NOT CUT
63. 3212 EXETER AVENUE	38 00 02 3 009 012.000	CRUMPTON ROSHALINA (R/S) 16121 PALMAER AVENUE HURON, CA 93234	RETURNED	NOT CUT
64. 3215 EXETER AVENUE	38 00 02 3 010 004.001	LONG CHERYL 2706 GRANVILLE AVENUE BESSEMER, AL 35020-5273	RETURNED	NOT CUT
65. 413 32 ND STREET SOUTH	38 00 02 3 009 008.000	WASHINGTON OTIS 1333 8 TH PLACE PLEASANT GROVE, AL 35127	RETURNED	INCOMPLETE
66. 617 30 TH STREET SOUTH	38 00 02 3 026 010.000	J & M REAL ESTATE EQUITIES, LLC (R/S) 50 SPRING VALLEY COURT NEWNAN, GA 30265	UNKNOWN	INCOMPLETE
67. 616 30 TH STREET SOUTH	38 00 02 3 034 017.000	GACHUZ GENARO PEREZ & ZENAIDA MENDOZA JERONIMO 616 30 TH STREET SOUTH BESSEMER, AL 35020	RETURNED	INCOMPLETE
68. 3005 FAIRFAX AVENUE	38 00 02 3 026 008.000	O'BANNON LAWANDA JEAN 3105 HOLBROOK AVENUE BESSEMER, AL 35020-4336	RETURNED	CUT BY OWNER
69. 2931 FAIRFAX AVENUE	38 00 02 3 034 001.000	GARCIA-CASTILLO EVERARDO (R/S W DEED) 2606 GARZA ROAD ZOLFO SPRINGS, FL 33890	RECEIVED	INCOMPLETE
70. 2927 FAIRFAX AVENUE	38 00 02 3 034 002.000	THOMAS WILLIE G JR 612 OAKLAND AVENUE FAIRFIELD, AL 35064	UNKNOWN	INCOMPLETE
71. 2926 FAIRFAX AVENUE	38 00 02 3 035 017.000	CHARLES W CARTER JR 2930 FAIRFAX AVENUE BESSEMER, AL 35020-5267	RETURNED	INCOMPLETE
72. 2924 FAIRFAX AVENUE	38 00 02 3 035 016.000	JONES ONETHA Y 3007 CRESTLINE DRIVE ADAMSVILLE, AL 35005	RETURNED	INCOMPLETE
73. 137 WAVERLY CIRCLE	38 00 17 4 006 007.000	M E SCHILLECI PROPERTIES LLC 112 FRONT STREET KEY WEST, FL 33040	RECEIVED	NOT CUT
74. 709 SOUTHGATE LANE	38 00 30 1 003 001.000	WEST MATTHEW GLENN 1599 CHACE TERRACE HOOVER, AL 35244-3716	UNKNOWN	NOT CUT
75. 725 SOUTHGATE LANE	38 00 30 2 001 083.000	WEST MATTHEW GLENN & SARAH CHEK 1599 CHACE TERRACE HOOVER, AL 35244-3716	UNKNOWN	NOT CUT
76. 1 CARRIAGE HOUSE ROAD SW	38 00 30 3 001 003.000	LEWIS M E 612 CASTLEWOOD DRIVE BESSEMER, AL 35020-6006	RETURNED	NOT CUT
77. 16 CARRIAGE HOUSE ROAD SW	38 00 30 3 001 010.000	CEGA INVESTMENTS LLC 9001 SOUTHWEST 49 TH STREET COOPER CITY, FL 33328	RETURNED	NOT CUT
78. 22 CARRIAGE HOUSE ROAD SW	38 00 30 3 001 013.000	CONREX ML SMA 2019 01 OPERATING CO LLC 1505 KING STREET EXT, STE 100	RETURNED	INCOMPLETE

		BESSEMER, AL 35022-5320		
79. 29 CARRIAGE HOUSE ROAD SW	38 00 30 3 001 039.000	GUARDIAN TAX AL LLC (I/S) 830 S 107 TH AVENUE, STE 250 OMAHA, NE 68114	RECEIVED	CUT BY OWNER
80. 499 FLINT HILL ROAD	38 00 30 2 001 069.000	MOTLEY JUANITA & SAMUEL L 420 ENCLAVE CIRCLE FULTONDALE, AL 35068	RETURNED	NOT CUT
81. 3826 PARKWOOD ROAD SE	38 00 36 4 001 001.000	RHYNE DAVID N & DIANE 2 BELLE OAK ROAD DOTHAN, AL 36303	RECEIVED	INCOMPLETE
82. 2323 MAPLE STREET SE	38 00 26 3 004 001.000	SHIVER DONALD LEE & LINDA RAY 5278 S SHADES CREST ROAD BESSEMER, AL 35022-4221	UNKNOWN	NOT CUT
83. 1912 5 TH AVENUE NORTH	38 00 09 1 006 010.000	DAVIS GEORGE W & MATTHEW W 4616 KENISTON AVENUE LOS ANGELES, CA 90043-1755	RETURNED	INCOMPLETE

Sanitation and Ordinance Inspector Aleria Harper greeted all and presented the weed nuisance report to the city council. Mrs. Harper stated that the hearing is for the properties listed on the May 5, 2026, weed nuisance report.

Maria Canela, 1504 6th Avenue North, stated that her property listed as number 76 on the weed nuisance report has since been cut and cleaned.

Mrs. Harper asked the council for an extension to be given to Mrs. Canela until June 16, 2026, at 9:00 a.m.

Councilor Thigpen made a motion that all properties not cut be deemed incomplete or not cut, all items requesting an extension be extended to June 16, 2026, and all items cut by owner be abated. Councilors King and Stephens seconded the motion. Upon roll call, the following votes were recorded: Ayes: Councilors Cleophus King, Sarah B. Person, Teco Stephens, Donna Thigpen, and Jarvis Collier. Nays: None. The motion carried.

City Clerk Wanda D. Taylor presented Item#7: Set Hearing Date for Weed Nuisance Report for June 2, 2026.

WEED NUISANCE REPORT
6/2/2026

Proposed Hearing Date: 7/7/2026 at 6:00 P.M.

PROPERTY LOCATION	PARCEL NUMBER
-------------------	---------------

1. 2025 SHORT 14 TH STREET NORTH	38 00 05 3 010 010.000
2. 2024 SHORT 14 TH STREET NORTH	38 00 05 3 016 007.000
3. 2028 SHORT 14 TH STREET NORTH	38 00 05 3 016 008.000
4. 1023 14 TH AVENUE NORTH	38 00 08 1 031 002.000
5. 1031 14 TH AVENUE NORTH	38 00 08 1 031 001.000
6. 1304 13 TH AVENUE NORTH	38 00 08 1 013 007.000
7. 1716 25 TH STREET NORTH	38 00 0 2 009 004.000
8. 2206 9 TH AVENUE NORTH	38 00 04 4 020 014.000
9. 2218 9 TH AVENUE NORTH	38 00 04 4 020 015.000
10. 2224 9 TH AVENUE NORTH	38 00 04 4 020 016.000
11. 919 25 TH STREET NORTH	38 00 04 1 034 011.000
12. 1029 3 RD AVENUE NORTH	38 00 09 4 039 002.000
13. 1027 3 RD AVENUE NORTH	38 00 09 4 039 003.000
14. 1025 3 RD AVENUE NORTH	38 00 09 4 039 004.000
15. 316 7 TH STREET NORTH	38 00 16 2 020 002.000
16. 715 4 TH AVENUE NORTH	38 00 16 2 009 007.000
17. 831 19 TH STREET NORTH	38 00 04 4 033 007.000
18. 827 19 TH STREET NORTH	38 00 04 4 033 008.000
19. 817 19 TH STREET NORTH	38 00 04 4 033 009.000
20. 1911 9 TH AVENUE NORTH	38 00 04 4 033 006.000
21. 1915 9 TH AVENUE NORTH	38 00 04 4 033 005.000
22. 1919 9 TH AVENUE NORTH	38 00 04 4 033 004.000
23. 501 FAIRFAX AVENUE	38 00 16 4 001 015.000
24. 503 FAIRFAX AVENUE	38 00 16 4 001 013.000
25. 320 FAIRFAX AVENUE	38 00 16 4 011 017.000
26. 1320 5 TH AVENUE NORTH	38 00 09 4 016 009.000
27. 149 BENTLEY LANE SE	39 00 19 4 000 030.000
28. 159 BENTLEY LANE SE	39 00 19 4 000 029.000
29. 170 BENTLEY LANE SE	39 00 19 4 000 028.002
30. 170 BENTLEY LANE SE	39 00 19 4 000 028.00.
31. 136 BENTLEY LANE SW	39 00 19 4 000 038.001
32. 2330 8 TH AVENUE NORTH	38 00 04 4 014 017.000
33. 2326 8 TH AVENUE NORTH	38 00 04 4 014 016.000
34. 2324 8 TH AVENUE NORTH	38 00 04 4 014 015.000
35. 2322 8 TH AVENUE NORTH	38 00 04 4 014 014.000
36. 2320 8 TH AVENUE NORTH	38 00 04 4 014 013.000
37. 2318 8 TH AVENUE NORTH	38 00 04 4 014 012.000
38. 2314 8 TH AVENUE NORTH	38 00 04 4 014 011.000
39. 809 23 RD STREET NORTH	38 00 04 4 014 010.000
40. 810 24 TH STREET NORTH	38 00 04 4 014 018.000
41. 814 24 TH STREET NORTH	38 00 04 4 014 019.000
42. 801 24 TH STREET NORTH	38 00 04 4 007 014.000
43. 827 24 TH STREET NORTH	38 00 04 4 007 011.001
44. 825 24 TH STREET NORTH	38 00 04 4 007 011.000
45. 2407 9 TH AVENUE NORTH	38 00 04 4 007 010.000
46. 2409 9 TH AVENUE NORTH	38 00 04 4 007 009.000
47. 2417 9 TH AVENUE NORTH	38 00 04 4 007 008.000
48. 2421 9 TH AVENUE NORTH	38 00 04 4 007 007.000
49. 2423 9 TH AVENUE NORTH	38 00 04 4 007 006.000
50. 2513 9 TH AVENUE NORTH	38 00 04 4 003 001.000
51. 2501 9 TH AVENUE NORTH	38 00 04 4 003 003.000
52. 172 MCCALLA ROAD	38 00 31 3 000 002.001

Sanitation and Ordinance Inspector Aleria Harper stated that there are 52 properties that are out of code, and she would like the hearing date to be set for July 21, 2026, at 9:00 a.m.

Councilor Thigpen made a motion to approve the item. Councilor Stephens seconded the motion. Upon roll call, the following votes were recorded: Ayes: Councilors Cleophus King, Sarah B. Person, Teco Stephens, Donna Thigpen, and Jarvis Collier. Nays: None. The motion carried.

City Clerk Wanda D. Taylor presented Item#8: Approval of West Jefferson Second Chance Hiring Fair at the Bessemer Civic Center on July 30, 2026 from 9am-2pm.

RESOLUTION NO. 660-26

A RESOLUTION AUTHORIZING THE USE OF BESSEMER CIVIC CENTER BY JEFFERSON COUNTY DISTRICT ATTORNEY’S OFFICE TO HOST A SECOND CHANCE JOB FAIR

WHEREAS, the Jefferson County District Attorney’s Office, Bessemer Division, will host the “West Jefferson County Second Chance Hiring and Job Fair” on Thursday July 30, 2026, from 10:00 a.m. to 1:00 p.m., and has requested the use of Bessemer Civic Center for the event without charge; and

WHEREAS, while the job fair is open to all applicants, it will give ex-felons and others with criminal backgrounds an opportunity to gain employment from companies that have demonstrated a willingness to hire felons’ and

WHEREAS, the City Council of the City of Bessemer, Alabama having reviewed the request of the Jefferson County District Attorney’s Office has determined that the event promotes health, welfare, morals, prosperity, contentment, safety and security of the community and public.

NOW THEREFORE, BE IT RESOLVED by the City Council of The City of Bessemer, Alabama, at a regular meeting duly assembled, a quorum being present, as follows:

1. That the City Council of The City of Bessemer, Alabama hereby determines that the Job Fair sponsored by Jefferson County District Attorney’s Office, Bessemer Division, serves a valid and sufficient public purpose in that it promotes the health, welfare, morals, prosperity, contentment, safety and security of the community and general public.
2. That the City Council for The City of Bessemer, Alabama hereby authorizes the use of Bessemer Civic Center by Jefferson County District Attorney’s Office on the date stated herein above at no cost.

This Resolution shall become effective immediately upon its adoption by the City Council of the City of Bessemer, Alabama as required by law.

ADOPTED this the 2nd day of June 2026.

District Attorney Lynneice Washington stated that her office hosts a Second Chance Hiring Fair twice a year and they plan to host the first one on July 30, 2026, from 9:00 a.m.

to 2:00 p.m. She also requested the use of the Bessemer Civic Center at no cost for a public purpose.

Councilor Thigpen made a motion to approve the item. Councilor Person seconded the motion. Upon roll call, the following votes were recorded: Ayes: Councilors Cleophus King, Sarah B. Person, Teco Stephens, Donna Thigpen, and Jarvis Collier. Nays: None. The motion carried.

City Clerk Wanda D. Taylor presented Item#9: Chateau Bevvv Winery Manufacturer Type-200-Tabacco and Alternative Nicotine Products Type-990.

Councilor Stephens made a motion to approve the item. Councilor Person seconded the motion. Upon roll call, the following votes were recorded: Ayes: Councilors Cleophus King, Sarah B. Person, Teco Stephens, Donna Thigpen, and Jarvis Collier. Nays: None. The motion carried.

City Clerk Wanda D. Taylor presented Item#10: Retail Bear-Type 050-Retail Wine-Type 070-Tabacco and Alternative Nicotine Products-Type 990.

Councilor Person made a motion to approve the item. Councilor Stephens seconded the motion. Upon roll call, the following votes were recorded: Ayes: Councilors Cleophus King, Sarah B. Person, Teco Stephens, Donna Thigpen, and Jarvis Collier. Nays: None. The motion carried.

City Clerk Wanda D. Taylor presented Item#11: An Ordinance setting the last day to qualify for election and authorizing publication of the Notice of the 2026 Municipal Election in the City of Bessemer, Alabama.

ORDINANCE NO. 3700

AN ORDINANCE SETTING LAST DAY TO QUALIFY FOR ELECTION AND AUTHORIZING PUBLICATION OF THE NOTICE OF THE 2026 MUNICIPAL ELECTION IN THE CITY OF BESSEMER, ALABAMA

WHEREAS, Code of Ala. § 11-46-22 (1975), as amended, states the Mayor is to give notice of all municipal elections by publishing notice thereof in a newspaper published in the City of Bessemer, Alabama on the second Tuesday in June preceding the election or the first business day thereafter; and

WHEREAS, Code of Ala. § 11-46-2 (1975), states that the governing body of all municipal corporations of this state may, by ordinance, establish and fix a qualification fee of not less than

\$10.00 nor more than \$50.00 to be imposed upon all candidates seeking election in municipal elections; and

WHEREAS, prior to the 2010 election, the City Council of the City of Bessemer, Alabama in Ordinance No. 3442, designated a qualifying fee of \$50.00; and

WHEREAS, the 2026 municipal election in the City of Bessemer, Alabama for Mayor, City Council and School Board is set by law for the 4th Tuesday in August 2026 (August 25, 2026) with the runoff election, should one be necessary, on the 4th Tuesday following the regular election (September 22, 2026); and

WHEREAS, the City of Bessemer desires to publish a list of the polling places for the 2026 Municipal election;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BESSEMER, ALABAMA, as follows:

1. That the last day for candidates to qualify for the 2026 Municipal election in the City of Bessemer, Alabama for Mayor, City Council and School Board is set by law Pursuant to Ala. Code 1975, § 11-46-25, the qualifying period for the Municipal election shall be from the date of this notice (**June 9, 2026**) until the fourth Tuesday in June (**June 23, 2026**) at 5:00 P.M.
2. That the qualifying fee is set at fifty dollars (\$50.00).
3. That the Mayor shall publish notice of the Municipal elections of the City of Bessemer, Alabama in a newspaper published in the City of Bessemer, Alabama as required by Code of Ala. § 11-46-22 (1975).
4. That this Ordinance shall become effective immediately upon its adoption and publication as required by law.

ADOPTED this the 2nd day of June 2026.

Attorney Killings stated that, pursuant to Code of Alabama § 11-46-22 (1975), the mayor is required to provide notice of all municipal elections by publishing notice in the newspaper and around the City of Bessemer on the second Tuesday in June preceding the election, or on the first business day thereafter. He further explained that Code of Alabama § 11-46-25 (1975) requires the governing body to establish a candidate qualification fee of not less than \$10.00 and not more than \$50.00 for municipal elections. He noted that the qualifying period for candidates seeking the offices of Mayor, City Council, and Board of Education in the 2026 Municipal Election will begin on June 9, 2026, and end on June 23, 2026, at 5:00 p.m., and that the qualification fee has been set at \$50.00.

Councilor King made a motion to approve the item. Councilor Stephens seconded the motion. Upon roll call, the following votes were recorded: Ayes: Councilors Cleophus King, Sarah B. Person, Teco Stephens, Donna Thigpen, and Jarvis Collier. Nays: None. The motion carried.

City Clerk Wanda D. Taylor presented Item#12: An Ordinance adopting the 2026 Floodplain and Development Ordinance.

ORDINANCE NO. 3701

AN ORDINANCE ADOPTING THE 2026 FLOODPLAIN DEVELOPMENT ORDINANCE FOR THE CITY OF BESSEMER, ALABAMA; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Bessemer, Alabama, finds that it is necessary to adopt and enforce floodplain management regulations in order to minimize threats to life and property due to flooding; and

WHEREAS, participation in the National Flood Insurance Program (“NFIP”) administered by the Federal Emergency Management Agency (“FEMA”) requires the adoption and enforcement of floodplain management regulations meeting or exceeding the minimum standards established by federal law and regulations; and

WHEREAS, the attached *2026 Floodplain Development Ordinance* has been prepared to meet the requirements of the National Flood Insurance Program and applicable Alabama law, and to promote the public health, safety, and general welfare of the citizens of the City of Bessemer, Alabama; and

WHEREAS, the City Council has reviewed the proposed ordinance and finds that its adoption is in the best interests of the city of Bessemer.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bessemer, Alabama, as follows:

SECTION 1. ADOPTION

The document attached hereto and incorporated herein by reference, entitled “**2026 Floodplain Development Ordinance**,” consisting of fifty-three (53) pages, is hereby adopted in its entirety as the official Floodplain Development Ordinance of the city of Bessemer, Alabama.

SECTION 2. INCORPORATION BY REFERENCE

The attached *2026 Floodplain Development Ordinance* shall be maintained on file in the office of the City Clerk and shall have the same force and effect as though fully set forth herein.

SECTION 3. REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict, including any prior flood damage prevention or floodplain management ordinances previously adopted by the city of Bessemer, Alabama.

SECTION 4. SEVERABILITY

Should any section, subsection, sentence, clause, phrase, or provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. COMPLIANCE WITH FEDERAL REQUIREMENTS

This Ordinance is adopted for the purpose of maintaining eligibility for participation in the National Flood Insurance Program and shall be construed and administered in a manner consistent with all applicable FEMA regulations, including 44 C.F.R. Part 60.

This Ordinance shall become effective immediately upon its adoption and publication as required by law.

ADOPTED and APPROVED this the 2nd day of June **2026**.



City of Bessemer

FLOODPLAIN DEVELOPMENT ORDINANCE

Adopted June 2, 2026

Prepared by:

Aaron Killings – City Attorney

Ronald R. Gilbert – City Engineer

Tom Harmon – Chief Building Official

Scott Gurley - Stormwater Specialist

TABLE OF CONTENTS

	<u>PAGE</u>
ARTICLE 1	STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE & OBJECTIVES3
	<u>SECTION A</u> : STATUTORY AUTHORIZATION.....3
	<u>SECTION B</u> : FINDINGS OF FACT3
	<u>SECTION C</u> : STATEMENT OF PURPOSE4
	<u>SECTION D</u> : OBJECTIVES.....4
ARTICLE 2	GENERAL PROVISIONS6
	<u>SECTION A</u> : LANDS TO WHICH THIS ORDINANCE APPLIES6
	<u>SECTION B</u> : BASIS FOR SPECIAL FLOOD HAZARD AREAS6
	<u>SECTION C</u> : ESTABLISHMENT OF FLOODPLAIN DEVELOPMENT PERMIT7
	<u>SECTION D</u> : COMPLIANCE7
	<u>SECTION E</u> : ABROGATION AND GREATER RESTRICTIONS7
	<u>SECTION F</u> : INTERPRETATION7
	<u>SECTION G</u> : WARNING AND DISCLAIMER OF LIABILITY7
	<u>SECTION H</u> : PENALTIES FOR VIOLATION7
	<u>SECTION I</u> : SAVINGS CLAUSE11
	<u>SECTION J</u> : REPEALER11
ARTICLE 3	ADMINISTRATION12
	<u>SECTION A</u> : DESIGNATION OF FLOODPLAIN ADMINISTRATOR12
	<u>SECTION B</u> : PERMIT PROCEDURES12
	<u>SECTION C</u> : DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR14
ARTICLE 4	PROVISIONS FOR FLOOD HAZARD REDUCTION19
	<u>SECTION A</u> : GENERAL STANDARDS.....19
	<u>SECTION B</u> : SPECIFIC TECHNICAL STANDARDS.....20
	<u>SECTION C</u> : FLOODWAYS29
	<u>SECTION D</u> : BUILDING STANDARDS FOR STREAMS WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS30
	<u>SECTION E</u> : STANDARDS FOR AREAS OF SHALLOW FLOODING31
	<u>SECTION F</u> : STANDARDS FOR SUBDIVISIONS AND OTHER DEVELOPMENT32
ARTICLE 5	VARIANCE PROCEDURES33
	<u>SECTION A</u> : DESIGNATION OF VARIANCE AND APPEALS BOARD33
	<u>SECTION B</u> : DUTIES OF BOARD33
	<u>SECTION C</u> : CONDITIONS FOR VARIANCES33
	<u>SECTION D</u> : VARIANCE PROCEDURES.....34
	<u>SECTION E</u> : VARIANCES FOR HISTORIC STRUCTURES35
	<u>SECTION F</u> : VARIANCE NOTIFICATION AND RECORDS35
ARTICLE 6	DEFINITIONS37
ARTICLE 7	LEGAL STATUS PROVISIONS51
	<u>SECTION A</u> : SEVERABILITY51
	<u>SECTION B</u> : ENFORCABILITY OF ORDINANCE AND FUTURE REVISIONS.....51
	<u>SECTION C</u> : EFFECTIVE DATE51
	<u>SECTION D</u> : ADOPTION SIGNATURES AND CERTIFICATION51

FLOODPLAIN DEVELOPMENT ORDINANCE

City of Bessemer
Ordinance No. XXXX

ARTICLE 1

STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE, AND OBJECTIVES

The National Flood Insurance Program (NFIP) is managed by the Federal Emergency Management Agency (FEMA). Communities are not required to participate in the program by any law or regulation, but instead participate voluntarily in order to obtain access to NFIP flood insurance. Communities that choose to participate in the NFIP are required to adopt and enforce a floodplain development ordinance with land use and control measures that include effective enforcement provisions to regulate development in the floodplain resulting in reduced future flood losses.

FEMA has set forth in federal regulations the minimum standards required for participation in the NFIP; however, these standards have the force of law only because they are adopted and enforced by a state or local government; referred to as an NFIP community. Legal enforcement of the floodplain management standards is the responsibility of the participating NFIP community, which can elect to adopt higher standards as a means of mitigating flood risk. The City of Bessemer agrees to adopt and enforce this Ordinance, which meets or exceeds the minimum standards of the Code of Federal Regulations Title 44 §60.3 in order to participate in the NFIP and have access to federal flood insurance and other federal assistance.

SECTION A **STATUTORY AUTHORIZATION**

The Legislature of the State of Alabama has in Title 11, Chapter 19, Sections 1-24; Chapter 45, Sections 1-11; Chapter 52, Sections 1-84; and Title 41, Chapter 9, Section 166 of the Code of Alabama, 1975, authorized local government units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City Council of The City of Bessemer, Alabama, does ordain as follows:

SECTION B **FINDINGS OF FACT**

(1) The flood hazard areas of The City of Bessemer, Alabama (the Federal Emergency Management Agency's [FEMA] designated Special Flood Hazard Areas (SFHAs) or other areas designated by The City of Bessemer as flood-prone areas) are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect public health, safety, and general welfare.

(2) These flood losses are caused most often by development, as defined in this Ordinance, in areas designated as FEMA SFHAs or other areas designated by The City of Bessemer as vulnerable to flooding, including structures which are inadequately elevated or floodproofed (only non-residential structures) or are otherwise unprotected from flood damages; or by the cumulative effect of development in areas subject to flooding that cause increases in flood heights and velocities.

SECTION C **STATEMENT OF PURPOSE**

It is the purpose of this Ordinance to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.
- (2) Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which increase flood heights, velocities, or erosion.
- (3) Control development (including filling, grading, paving, dredging, and all other development as defined in this Ordinance).
- (4) Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters, or which may increase flood hazards to other lands.
- (5) Control the alteration of natural floodplains, stream channels, and natural protective barriers which may influence the flow of water.

SECTION D **OBJECTIVES**

The objectives of this Ordinance are to:

- (1) Protect human life and health;
- (2) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
- (3) Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize flood blight areas;
- (4) Minimize expenditure of public money for costly flood control projects;
- (5) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (6) Minimize prolonged business interruptions; and
- (7) When asked for assistance regarding flood risk, ensure that potential home buyers are aware that a property is in an area subject to flooding.

ARTICLE 2
GENERAL PROVISIONS

SECTION A LANDS TO WHICH THIS ORDINANCE APPLIES

This Ordinance shall apply to all FEMA SFHAs and any additional areas designated by The City of Bessemer as floodplains or areas subject to flooding within the jurisdiction of The City of Bessemer, Alabama.

SECTION B BASIS FOR SPECIAL FLOOD HAZARD AREAS

The SFHAs identified by FEMA in Jefferson County's **Flood Insurance Study (FIS)**, dated September 24, 2021, with accompanying Flood Insurance Rate Maps (FIRMs) and other supporting data **and any revision thereto**, are adopted by reference and declared a part of this Ordinance. For those lands acquired by a municipality through annexation, the current effective FIS and data for Jefferson County are hereby adopted by reference. Community Flood Hazard Areas may also be regulated as SFHAs. FEMA encourages communities to adopt areas prone to flooding to be added to the FIRMs. They may include those areas known to have flooded historically or that have been defined through standard engineering analysis by a professional engineer, licensed to practice in the State of Alabama; or by governmental agencies or private organizations that are not yet incorporated into the FIS or otherwise designated by the community.

The following areas are designated as Community Flood Hazard Areas and will be regulated and permitted in like manner as the Special Flood Hazard Areas:

When Preliminary Flood Insurance Studies and Flood Insurance Rate Maps have been provided by FEMA to the City of Bessemer:

- (1) Prior to the issuance of a Letter of Final Determination by FEMA, the use of the preliminary flood hazard data shall only be required where no BFEs and/or floodway areas exist or where the preliminary BFEs or floodway area exceed the BFEs and/or floodway widths in the effective flood hazard data provided by FEMA. Such preliminary data may be subject to revision through valid appeals.
- (2) Upon the issuance of a Letter of Final Determination (LFD) by FEMA, the revised flood hazard data shall be used and replace all previously effective flood hazard data provided by FEMA for the purposes of administering these regulations.

Where adopted regulatory standards conflict, the more stringent BFE shall prevail. Preliminary FIS data may be subject to change by a valid appeal.

SECTION C: ESTABLISHMENT OF A FLOODPLAIN DEVELOPMENT PERMIT

A Development Permit shall be required in conformance with the provisions of this Ordinance PRIOR to the commencement of any development, as defined in this Ordinance, in identified SFHAs and any additional identified **Community Flood Hazard Areas** within the community.

SECTION D. COMPLIANCE

No structure or land shall hereafter be located, extended, converted, or altered without **full compliance** with the terms of this Ordinance and other applicable regulations.

SECTION E. ABROGATION AND GREATER RESTRICTIONS

This Ordinance is not intended to repeal, abrogate, or impair any existing ordinance, easements, covenants, or deed restrictions. However, where this Ordinance and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

SECTION F. INTERPRETATION

In the interpretation and application of this Ordinance all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body, and; (3) deemed neither to limit nor repeal any other powers granted under State statutes.

SECTION G. WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur; flood heights may be increased by man-made or natural causes. This Ordinance does not imply that land outside the SFHAs or other identified areas subject to flooding or uses permitted within such areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of The City of Bessemer or by any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made thereunder.

SECTION H. PENALTIES FOR VIOLATION

Violation of the provisions of this Ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions shall constitute a misdemeanor. The Code of Alabama (1975), Title 11, Chapters 19 and 45 grant local governments in Alabama the authority to administer the enforcement provisions stated within this section of the Ordinance.

- (1) Stop Work Order. The community may issue a stop work order, which shall be served on the applicant or other responsible person.
 - (a) Upon notice from the Administrator, work on any building, structure or premises that is being performed contrary to the provisions of this Ordinance shall immediately cease.
 - (b) Such notice shall be in writing and shall be given to the owner of the property, or to his or her agent, or to the person doing the work, and shall state the conditions under which work may be resumed.

The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violation or violations described therein. The stop work order must include a provision that it may be withdrawn or modified to enable the applicant or other responsible person to take the necessary remedial measures to cure such violation or violations.

- (2) Notice of Violation. If the community determines that an applicant or other responsible party for the development has failed to comply with the terms and conditions of a permit, or otherwise not in accordance with the provisions of this Ordinance, it shall issue a written Notice of Violation, by certified return receipt mail, to such applicant or other responsible person. Where the person is engaged in activity covered by this Ordinance without having first secured a permit, the notice shall be served on the owner or the party in charge of the activity being conducted on the site. Therefore, any work undertaken prior to submission and approval of an official permit by the City of Bessemer or otherwise not in accordance with this Ordinance shall constitute a violation of this Ordinance and be at the permit holder's risk. The notice of violation shall contain:

- (a) The name and address of the owner or the applicant or the responsible party;
 - (b) The address or other description of the site upon which the violation is occurring;
 - (c) A statement specifying the nature of the violation (including failure to obtain a permit);
 - (d) A description of the remedial measures necessary to bring the action or inaction into compliance with the permit or this Ordinance and the date for the completion of such remedial action;
 - (e) A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed, and;
 - (f) A statement in the Notice of Violation shall be included that the determination of violation may be appealed to the community by filing a written Notice of Appeal within ten (10) working days after the Notice of Violation. Exceptions for the deadline for this Notice include: 1) in the event the violation constitutes a danger to public health or public safety, then a 24-hour notice shall be given; 2) if there is an imminent or immediate threat to life or property, then immediate action is required.
- (3) Civil penalties. Any person who violates this Ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$500.00 or imprisoned for not more than 180 days, or both, and in addition, shall pay all costs and expenses involved in the case: Each day such violation continues following receipt of the Notice of Violation shall be considered a separate offense. Nothing contained herein shall prevent the City of Bessemer from taking such other lawful actions as is necessary to prevent or remedy any violation.
- (1) Additional Enforcement Actions. If the remedial measures described in the Notice of Violation have not been completed by the date set forth in the Notice of Violation, any one or more of the following enforcement actions may be enacted against the person to whom the Notice of Violation was directed.

Before taking any of the following enforcement actions or imposing any of the following penalties, the City of Bessemer shall first notify the applicant or other responsible person in writing of its intended action. The City of Bessemer shall provide reasonable opportunity, of not less than ten days (except, in the event the violation constitutes a danger to public health or public safety, then a 24-hour notice shall be sufficient; if there is an imminent or immediate threat to the public health or public safety then immediate action is required) to cure such violation.

In the event the applicant or other responsible party fails to cure such violation after such notice and cure period, the City of Bessemer may take or impose any one or more of the enforcement actions or penalties listed below.

- (a) Termination of water service and/or withhold or revoke Certificate of Occupancy. The community may terminate utility services to the property and/or refuse to issue and/or revoke a certificate of occupancy for the building or other improvements/repairs conducted on the site. The order shall remain in-place until the applicant or other responsible party has taken the remedial measures set forth in the Notice of Violation or has otherwise cured the violation or violations described therein.
- (b) Suspension, revocation, or modifications of permit. The community may suspend, revoke, or modify the permit that authorizes the development project. A suspended, revoked, or modified permit may be reinstated after the applicant or other responsible party has taken the remedial measures set forth in the Notice of Violation or has otherwise cured the violations described therein, provided such permit may be reinstated (upon such conditions as the community may deem necessary). That would enable the applicant or other responsible party to

take the necessary remedial measures to cure such violations.

- i. The Administrator may revoke a permit issued under the provisions of this Ordinance in case there has been any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based.
 - ii. The Administrator may revoke a permit upon determination that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the structure for which the permit was issued is in violation of, or not in conformity with, the provisions of this Ordinance.
- (c) Section 1316 Declaration. A Section 1316 declaration shall be used only when all other legal means included in this Ordinance to remedy a violation have been exhausted and the structure remains non-compliant. Once invoked, the property's flood insurance coverage will be terminated and no new or renewal policy can be issued, no NFIP insurance claim can be paid on any policy on the property, and federal disaster assistance will be denied for the property.

The declaration must be in writing (letter or citation), from the community to the property owner and to the FEMA Regional Office, and must contain the following items:

- i. The name(s) of the property owner(s) and address or legal description of the property sufficient to confirm its identity and location;
- ii. A clear and unequivocal declaration that the property is in violation of a cited State or local law, regulation, or ordinance;
- iii. A clear statement that the public body making the declaration has authority to do so and a citation of that authority;
- iv. Evidence that the community has taken and exhausted all legal means to remedy the violation, including all Community enforcement actions, as specified in this Ordinance; and
- v. Notice of violation, and a statement regarding the prospective denial of insurance.

The structure will be considered a violation until such time the violation has been remedied. If a structure that has received a Section 1316 declaration is made compliant with all the applicable provisions of this Ordinance, then the Section 1316 declaration can be rescinded by the community and flood insurance eligibility restored.

- (2) Administrative appeal; judicial review. Any person receiving a Notice of Violation may appeal the determination of the community, including but not limited to the issuance of a stop work order, the assessment of an administratively-imposed monetary penalty, the suspension, revocation, modification, or grant with condition of a permit by the community upon finding that the holder is in violation of permit conditions, or that the holder is in violation of any applicable ordinance or any of the community's rules and regulations, or the issuance of a notice of bond forfeiture.

The Notice of Appeal must be in writing to the Floodplain Administrator and must be received within ten (10) days from the date of the Notice of Violation. A hearing on the appeal shall take place within thirty (30) days from the date of receipt of the Notice of Appeal.

- (3) All appeals shall be heard and decided by the community's designated appeals board, which shall be The City of Bessemer Zoning Board of Adjustment, or their designees. The appeals board shall have the power to affirm, modify, or reject the original penalty, including the right to increase or decrease the amount of any monetary penalty and the right to add or delete remedial actions required for correction of the violation and compliance with the community's floodplain development ordinance, and any other applicable local, state, or

federal requirements. Appeals cannot be in opposition to the provisions of this Ordinance. The decision of the appeal board shall be final.

- (4) A judicial review can be requested by any person aggrieved by a decision or order of the community, after exhausting his/her administrative remedies. They shall have the right to appeal de novo to the Circuit Court of Jefferson County, Alabama, Bessemer Division, as provided in Section 11-52-80, et seq., Code of Alabama (2022).

SECTION I. SAVINGS CLAUSE

If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held to be noncompliant with 44 Code of Federal Regulation 59-78, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION J. REPEALER

Ordinance No. 3600 of the City of Bessemer, Alabama is hereby repealed. This Repealer shall not, however, effect, terminate, or preclude any rights, duties, requirements, or terms which arose or existed while said Ordinance was in effect, all of which are specifically preserved.

ARTICLE 3
ADMINISTRATION

SECTION A DESIGNATION OF FLOODPLAIN ADMINISTRATOR

The Building Inspection Officer is hereby appointed to administer and implement the provisions of this Ordinance. The Building Inspection Officer shall hereto after be referred to as the Floodplain Administrator in this Ordinance.

SECTION B PERMIT PROCEDURES

Application for a Floodplain Development Permit shall be made to the Floodplain Administrator on forms furnished by the community **PRIOR** to any development (any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials) in the SFHAs of the community, and may include, but not be limited to, the following: plans in duplicate drawn to scale showing the elevations of the area of development and the nature, location, and dimensions of existing or proposed development.

Specifically, the following procedures and information are required for all projects in the SFHA or other designated floodplains within the jurisdiction of The City of Bessemer:

(1) Application Stage

Plot plans are to include:

- (a) The BFEs where provided as set forth in Article 4, Section B and C;
- (b) Boundary of the Special Flood Hazard Area and floodway(s) as delineated on the FIRM or other flood map as determined in Article 2, Section B;
- (c) Flood zone designation of the proposed development area as determined on the FIRM or other flood map as set forth in Article 2, Section B;
- (d) Elevation in relation to mean sea level (or highest adjacent grade) of the regulatory lowest floor elevation, including basement, of all proposed structures;
- (e) Elevation in relation to mean sea level to which any non-residential structure will be flood-proofed;
- (f) Design certification from a professional engineer, who is licensed to practice in the State of Alabama, or a licensed architect, who is registered to practice in the State of Alabama, that any proposed non-residential flood-proofed structure will meet the flood-proofing criteria of Article 4, Sections B (2), and E (2);
- (g) A Foundation Plan, drawn to scale, that shall include details of the proposed foundation system to ensure all provisions of this Ordinance are met. These details include, but are not limited to, the proposed method of elevation (i.e., fill, solid foundation perimeter wall, solid backfilled foundation, open foundation on columns/posts/piers/piles/shear walls) and description of any flood openings required in accordance with Article 4, Sections B (1), and B (3) when solid foundation perimeter walls are used.
- (h) Usage details of any enclosed areas below the lowest floor shall be described.
- (i) Plans and/or details for the protection of public utilities and facilities such as sewer, gas, electrical, and water systems to be located and constructed to minimize flood damage.
- (j) Description of the extent to which any watercourse will be altered or relocated as a result of a proposed development including current and proposed locations of the watercourse. An engineering report shall be prepared by a professional engineer, who is licensed to practice in the State of Alabama, on the effects of the proposed project on the flood-carrying capacity of the watercourse

and the effects to properties located both upstream and downstream. The affected properties shall be depicted on a map or on the plot plan.

(k) Certification of the plot plan by a professional engineer or surveyor, who is licensed to practice in the State of Alabama, is required.

(l) In any lot or lots/areas that will be or have been removed from the special flood hazard area utilizing a Letter of Map Revision Based on Fill (LOMR-F), the top of fill elevation must meet the community's freeboard elevation at that location. If the top of fill elevation is below the freeboard elevation, all new structures, additions to existing buildings or substantial improvements must meet the required community freeboard elevation.

(2) Construction Stage

For all new construction and substantial improvements, the permit holder shall provide to the Floodplain Administrator an as-built certification of the regulatory floor elevation or flood-proofing level **using appropriate FEMA elevation or floodproofing certificate** immediately after the lowest floor or flood-proofing is completed. In addition:

(a) When flood-proofing is utilized for non-residential structures, said certification shall be prepared by professional engineer, who is licensed to practice in the State of Alabama, or architect, who is registered to practice in the State of Alabama.

(b) **Any work undertaken prior to submission of these certifications shall be at the permit holder's risk.**

(c) The Floodplain Administrator shall review the above referenced certification data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed. Failure to submit certification, or failure to make the required corrections, shall be cause to issue a Notice of Violation and/or Stop-Work Order for the project.

(d) The Floodplain Administrator shall make **periodic inspections** of projects during construction throughout the SFHAs within the jurisdiction of the community to ensure that the work is being done according to the provisions of this Ordinance and the terms of the permit. Members of the inspections/engineering department shall have the right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction of The City of Bessemer during normal business hours of the community for the purposes of inspection or other enforcement action.

(e) The Floodplain Administrator may **revoke and require the return of the floodplain development permit** by notifying the permit holder in writing stating the reason(s) for the revocation. Permits shall be revoked for any departure from the approved application, plans, and specifications; for refusal or failure to comply with the requirements of State or local laws; or for false statements or misrepresentations made in securing the permit. Any floodplain development permit mistakenly issued in violation of an applicable State or local law may also be revoked.

(3) Finished Construction

Upon completion of construction, a FEMA elevation certificate (FEMA Form 81-31 or equivalent), which depicts all finished construction elevations, must be submitted to the Floodplain Administrator prior to issuance of a Certificate of Occupancy.

(a) If the project includes a floodproofing measure, a FEMA floodproofing certificate must be submitted by the permit holder to the Floodplain Administrator.

(b) The Floodplain Administrator shall review the certificate(s) and the data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Compliance/Occupancy issuance.

(c) In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required

corrections shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy.

(d) Documentation regarding completion of and compliance with the requirements stated in the permit application and with Article 3, Section B (1) of this Ordinance shall be provided to the local Floodplain Administrator at the completion of construction or records shall be maintained throughout the Construction Stage by inspectors for the Floodplain Administrator. Failure to provide the required documentation shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy.

(e) All records that pertain to the administration of this Ordinance shall be maintained in perpetuity and made available for public inspection, recognizing that such information may be subject to the Privacy Act of 1974, as amended.

SECTION C DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR

The Floodplain Administrator and his/her designated staff is hereby authorized and directed to enforce the provisions of this Ordinance. The Floodplain Administrator is further authorized to render interpretations of this Ordinance, which are consistent with its spirit and purpose. Duties of the Floodplain Administrator shall include, but shall not be limited to:

(1) Require permits for all proposed construction or other development in the community, including the placement of manufactured homes, so that it may be determined whether such construction or other development is proposed within flood-prone areas. Ensure the public is aware that floodplain development permits are required for development in SFHAs.

(2) Conduct regular inspections of the community's SFHAs for any unpermitted development and issue Stop Work Orders and Notice of Violations for any such development. Any unpermitted structure or non-structural development in the SFHA will be considered a violation until such time that the violation has been remedied.

(3) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. Maintain such permits permanently with floodplain development permit file.

(4) Review all permit applications of proposed development, to determine whether the proposed construction or other development will be reasonably safe from flooding and to assure compliance with this Ordinance.

(a) If the provisions of this Ordinance have been met, approve the permit.

(b) If the provisions of this Ordinance have not been met, request that either corrections and accurate completion of the application be made or disapprove the permit.

(5) When BFE data or floodway data have not been provided in accordance with Article 2, Section B then the Floodplain Administrator shall obtain, review, and reasonably utilize any BFE and floodway data available from a Federal, State, or other sources in order to administer the provisions of Article 4.

(6) Verify and record the actual elevation of the lowest floor, in relation to mean sea level (or highest adjacent grade), including basement, of all new construction or substantially improved residential structures in accordance with Article 3, Section B (2).

(a) Review elevation certificates and require incomplete or incorrect certificates to be corrected and resubmitted for approval.

- (b) A post-construction elevation certificate is required to be kept with the permit and certificate of occupancy in perpetuity; a pre-construction elevation certificate can be used to ensure the correct elevation for the lowest floor and machinery along with the correct number of vents that will be used.
- (7) Verify and record the actual elevation, in relation to mean sea level to which any new or substantially improved non-residential structures have been elevated or floodproofed, in accordance with Article 3, Section B, or Article 4, Sections B (2) and E (2).
- (8) When floodproofing is utilized for a non-residential structure, the Floodplain Administrator shall obtain certification of design criteria from a professional engineer, licensed to practice in the State of Alabama, or licensed architect, registered to practice in the State of Alabama, in accordance with Article 3, Section B (1) and Article 4, Section B (2) or E (2).
- (9) Notify adjacent communities and the Alabama Department of Environmental Management and the appropriate district office of the U.S. Army Corps of Engineers prior to any alteration or relocation of a watercourse. Submit evidence of such notification to FEMA and the NFIP State Coordinator's Office (Alabama Department of Economic and Community Affairs, Office of Water Resources).
- (10) For any altered or relocated watercourse, submit engineering data/analysis within six (6) months after completion of the project to FEMA and State to ensure accuracy of community flood maps through the Letter of Map Revision process. Assure flood carrying capacity of any altered or relocated watercourse is maintained following completion of the project.
- (11) Where interpretation is needed as to the exact location of boundaries of the SFHA (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), the Floodplain Administrator shall make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Ordinance.
- (12) All records pertaining to the provisions of this Ordinance shall be maintained, in perpetuity, at the office of the Floodplain Administrator and shall be available for public inspection when requested.
- (13) For any improvements made to **existing construction** located in the SFHA (as established in Article 2, Section B) ensure that a permit is obtained. Also, **conduct Substantial Improvement (SI)** (as defined in Article 6 of this Ordinance) **reviews and analysis of all structural development permit applications**. Maintain a record of the SI calculations and comments within the permit files in accordance with Section B(3)(e) of this Article.
- (14) For any residential and nonresidential structures located in the SFHAs that are damaged from any source, natural hazard or man-made, **conduct Substantial Damage (SD)** (as defined in Article 6 of this Ordinance) **assessments**.
- (a) The Floodplain Administrator shall ensure that permits are obtained, in accordance with this Ordinance, prior to any repairs commencing.
- (b) Make SD determinations **whenever structures within the SFHA area are damaged** by any cause or origin. SD determinations shall not be waived to expedite the rebuilding process during a post-disaster recovery or for any other reason.
- (c) If the community has a large number of buildings in their SFHA that have been damaged, they should decide in advance how best to handle permitting and inspecting damaged buildings for substantial damage determinations.

- (d) If required, a **moratorium may be placed on all non-disaster** related construction permits until the community has sufficiently completed its SD determinations.
- (e) The SD determinations should be performed immediately after the damage-causing event or other cause of damage.
- (f) The community shall utilize **methods and tools** for collecting building data and performing analyses that will provide **reasonable and defensible SD determinations**. Those tools shall be capable of generating reports for record-keeping purposes and to provide to the applicable property owners if requested.
- (g) Maintain a record of the SD calculations within permit files in accordance with Article 3, Section B(3)(e) of this Article.
- (h) If the SD determination finds that the extent that the **cost of restoring the structure to its before damaged condition** would **equal or exceed 50 percent of the market value** of the structure before the damage occurred, the Floodplain Administrator shall:
 - i. Coordinate with the property owner and issue a letter to convey the SD determination.
 - ii. Determine if the damage was caused by flooding and include the cause in the letter to the property owner. Also, include whether or not the structure qualifies as a repetitive loss structure per the definitions in Article 6 of this Ordinance. The information can be used to determine if the claim is eligible for an Increased Cost of Compliance claim.
 - iii. Coordinate with property owners and insurance companies for any NFIP claims.
 - iv. If the repairs are to proceed, coordinate with the permit applicant to ensure a permit is obtained and inspections are conducted to ensure that all applicable provisions of this Ordinance are adhered to without exception or waiver.
- (i) A structure qualifies as a **repetitively damaged structure** (synonymous to repetitive loss property) if it is determined to have been damaged by flooding two or more times within a 10-year period where the cost of repairing the flood damage, on average, equaled or exceeded 25 percent of its market value at the time of each flood event. All of the provisions of Article 3, Section C (13) for substantial damages shall apply to any repetitively damaged structure, whether it is covered by NFIP flood insurance or not.
- (j) Ensure that phased improvements and incremental repairs do not circumvent the SI/SD requirements.
- (k) Ensure that any combinations of elective improvements being made in addition to the necessary repairs to damages are included in making the SI/SD determination.
- (l) An applicant for a permit may appeal a decision, order, or determination that was made by the local official for the following:
 - i. The local official's finding or determination that the proposed work constituting a SI/SD were based on insufficient information, errors, or repair/improvement costs that should be included and/or excluded;
 - ii. The local official's finding or determination that the proposed work constituting a SI/SD were based on inappropriate valuations of costs for the proposed work, or an inappropriate method to determine the market value of the building.
- (m) It is not appropriate for a permit applicant to seek an appeal who wishes to build in a manner that is contrary to the regulations and codes included in this ordinance. In those cases, the applicant should seek a variance.
- (n) Ensure that any building located in a floodway that constitutes an SI/SD has an engineering analysis performed in accordance with Article 4, Section C (2). If that analysis indicates any increase in the BFE, the local official must not allow the proposed work unless the structure is brought into full compliance with this Ordinance.

(15) **Coordinate with insurance adjusters** prior to permitting any proposed work to bring any flood-damaged structure covered by a standard flood insurance policy into compliance (either substantially damaged structures or repetitive loss structures) **to ensure eligibility for ICC funds.**

(16) Right of Entry:

- (a) After the Certificate of Occupancy has been issued for a building and the Floodplain Administrator observes or has reasonable cause to believe that renovations or retrofits have been made to the building, structure, or premises located in a SFHA that appear to be in violation of any provisions of this Ordinance, he/she shall have the right to seek entry into that building as described in (b) to (e) below.
- (b) Whenever it becomes necessary to make an inspection to enforce any of the provisions of this Ordinance, the Floodplain Administrator may enter such building, structure, or premises at all reasonable times (normal business hours for the community) to inspect the same or perform any duty imposed upon the Floodplain Administrator by this Ordinance.
- (c) If such building or premises are occupied, the Floodplain Administrator shall first present proper credentials and request entry. If such building, structure, or premises are unoccupied, he/she shall first make a reasonable effort to locate the owner or other persons having charge or control of such building or premises prior to entry.
- (d) If entry is refused or owner cannot be located, the Floodplain Administrator shall have recourse to every remedy provided by law to secure the right of entry of the building, structure, or premises.
- (e) When the Floodplain Administrator shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building, structure, or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the Floodplain Administrator for the purpose of inspection and examination pursuant to this Ordinance.

ARTICLE 4
PROVISIONS FOR FLOOD HAZARD REDUCTION

SECTION A GENERAL STANDARDS

In ALL SFHAs and flood-prone areas regulated by The City of Bessemer, the following provisions are required for **all proposed development** including new construction, **reconstruction or repairs made to repetitive loss structures**, and **substantial improvements**:

- (1) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including but, not limited to Section 404 of the Federal Water Pollution Control Act Amendments (1972, 33 U.S.C. 1334) and the Endangered Species Act (1973, 16 U.S.C. 1531-1544). Maintain such permits permanently with floodplain development permit file.
- (2) New construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- (3) New construction and substantial improvements shall be constructed with materials resistant to flood damage below the BFE.
- (4) New construction and substantial improvements shall be constructed by methods and practices that minimize flood damages.
- (5) New construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- (6) Review subdivision proposals and other proposed development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed development is in a SFHA, any such proposals shall be reviewed to assure that:
 - (a) They are consistent with the need to minimize flood damage within the SFHA,
 - (b) All public utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage,
 - (c) All new and replacement water supply systems are to be designed to minimize or eliminate infiltration of flood waters into the systems,
 - (d) All new and replacement sanitary sewage systems are to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters,
 - (e) Onsite waste disposal systems are to be located to avoid impairment to them or contamination from them during flooding, and
 - (f) Adequate drainage provided to reduce exposure to flood hazards.
- (7) Manufactured homes shall be installed using methods and practices which minimize flood damage. They must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local requirements for resisting wind forces.
- (8) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems.

- (9) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.
- (10) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
- (11) Any alteration, repair, reconstruction or improvement to new construction and substantial improvements which is not compliant with the provisions of this Ordinance, shall be undertaken only if the non-conformity is not furthered, extended, or replaced.
- (12) Proposed new construction and substantial improvements that are partially located in a SFHA shall have the entire structure meet the standards of this Ordinance for new construction.
- (13) Where new construction and substantial improvements located in multiple SFHAs or in a SFHA with multiple BFEs, the entire structure shall meet the standards for the most hazardous SFHA and the highest BFE.

SECTION B SPECIFIC TECHNICAL STANDARDS

In ALL Special Flood Hazard Areas designated as A, AE, AH (with engineered or estimated BFE), the following provisions are required:

- (1) Residential Structures - Where BFE data is available, new construction, reconstruction or repairs made to a repetitive loss structure, and substantial improvement of any structure or manufactured home shall have the lowest floor, including basement, elevated no lower than **two (2) feet above the base flood elevation (also referred to as the design flood elevation)**. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of flood waters shall be provided in accordance with standards of Article 4, Section B (3).
- (2) Non-Residential Structures - New construction, reconstruction or repairs made to a repetitive loss structure, and substantial improvement of any non-residential structure located in AE or AH zones, may be floodproofed (dry) in lieu of elevation. The structure, together with attendant utility and sanitary facilities, must be designed to be watertight to at least **one (1) foot above the base flood elevation (herein after referred to as the design flood elevation)**, with walls substantially impermeable to the passage of water, and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy.
 - (a) A professional engineer, who is licensed to practice in the State of Alabama, or licensed architect, who is registered to practice in the State of Alabama, shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with the standards in ASCE-24 (for dry floodproofing) or other compatible standards of practice for meeting the provisions above, and shall provide such certification to the official as set forth above and in Article 3, Section C(8).
 - (b) A record of such certificates, which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed, shall be maintained with the official permitting records for the structure and kept in-perpetuity.
 - (c) Any non-residential functionally dependent structure (as defined in Article 6) that cannot meet the standards stated in Section B(2)(a) shall require a variance to be issued in accordance with Article 5, Section C (3), and D (1).
 - (d) Any non-residential structure, or part thereof, made watertight below the DFE shall be floodproofed in accordance with the applicable standards in ASCE 24. All plans

and specifications for such floodproofing shall be accompanied by a statement certified by a professional engineer, who is licensed to practice in the State of Alabama, or licensed architect, who is registered to practice in the State of Alabama, which states that the proposed design and methods of construction are in conformance with the above referenced standards. There should be a statement submitted with the permit application and a statement submitted with the as-built Floodproofing Certificate prior to the issuance of the Certificate of Occupancy.

- (e) Prior to the issuance of the Certificate of Occupancy, the following must be submitted for any non-residential structure that will be floodproofed.
- (i) An inspection and maintenance plan detailing the annual maintenance of floodproofed components ensuring that all components will operate properly under flood conditions. Components that must be inspected include at a minimum:
- Mechanical equipment such as sump pumps and generators,
 - Flood shields and closures,
 - Walls and wall penetrations, and
 - Levees and berms (as applicable).
- (ii) A Flood Emergency Operation Plan detailing the procedures to be followed during a flooding event and must include information pertaining to how all components will operate properly under all conditions, including power failures. The design professional must prepare the plan which shall include the following:
- An established chain of command and responsibility with leadership responsibilities clearly defined for all aspects of the plan.
 - A procedure for notification of necessary parties when flooding threatens and flood warnings are issued. Personnel required to be at the building should have a planned and safe means of ingress/egress and should have no other emergency response duties during a flood event. Alternates should be assigned in the event that the primary persons responsible are unable to complete their assigned duties under the plan.
 - A list of specific duties assigned to ensure that all responsibilities are addressed expeditiously. The locations of materials necessary to properly install all floodproofing components must be included in the list.
 - An evacuation plan for all personnel or occupants; those without duties for the flood emergency as well as those with duties for implementing the plan. All possible ingress and egress routes must be identified.
 - A periodic training and exercise program to keep personnel and occupants aware of their duties and responsibilities. Training drills should be held at least once a year and should be coordinated with community officials.

(3) Enclosures for Elevated Buildings - All new construction, reconstruction or repairs made to a repetitive loss structure, and substantial improvements of existing structures (residential and non-residential) that include **ANY fully enclosed area** below the BFE, located below the lowest floor formed by the foundation and other exterior walls shall be designed so as to be an unfinished or flood resistant enclosure. The enclosure shall be designed to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of flood waters.

- (a) Designs for complying with this requirement must either be certified by a professional engineer, who is licensed to practice in the State of Alabama, or a licensed architect, registered to practice in the State of Alabama, or meet the following minimum criteria:
- (i) Provide a minimum of two openings for each enclosed area having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding (if a structure has more than one enclosed area below the BFE, each shall have openings on exterior walls);

- (ii) Openings shall be in at least two walls of each enclosed area (includes areas separated by interior walls);
 - (iii) The bottom of all openings shall be no higher than one-foot above grade;
 - (iv) Openings may be equipped with screens, louvers, valves and other coverings or devices provided that they permit the automatic entry and exit of floodwaters in both directions without impeding or blocking flow and shall be accounted for in determination of the net open area; and
 - (v) Openings meeting the requirements of (3)(a)(i) – (iv) that are installed in doors are permitted.
- (b) So as not to violate the "Lowest Floor" criteria of this Ordinance, the unfinished or flood resistant enclosure shall only be used for parking of vehicles, limited storage, or access to the elevated area.
 - (c) The interior portion of such enclosed area shall not be partitioned or finished into separate rooms.
 - (d) All interior walls, ceilings, and floors below the BFE shall be unfinished and/or constructed of flood damage-resistant materials. This practice is also referred to as "wet floodproofing." The definitions for "flood damage-resistant materials" and "wet floodproofing" are included in Article 6.
 - (e) Mechanical, electrical, or plumbing devices shall be installed not less than one foot above the BFE. The interior portion of such enclosed area(s) shall be void of utilities except for essential lighting and power, as required, that are watertight or have otherwise been floodproofed.
- (4) Standards for Manufactured Homes and Recreational Vehicles Where Base Flood Elevation Data is Available.
- (a) Require that all manufactured homes placed or substantially improved:
 - (i) Outside of a manufactured home park or subdivision,
 - (ii) In a new or substantially improved manufactured home park or subdivision,
 - (iii) In an expansion to an existing manufactured home park or subdivision, or
 - (iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood,
 be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated two feet or more above the BFE and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.
 - (b) Require that all manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision that are **not** subject to the provisions of Subsection (4)(a) be elevated so that either:
 - (i) The lowest floor of the manufactured home is two feet or more above the BFE; OR
 - (ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above the highest adjacent grade and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.
 - (iii) Concrete block piers (and other foundation systems) are to be designed in accordance with the Code of Federal Regulations Title 24, Part 3285 and with the specifications in *FEMA P-85: Protecting Manufactured Homes from Floods and Other Hazards – A Multi-Hazard Foundation and Installation Guide*. The §3285.306 *Design procedures for concrete block piers* and *FEMA P-85* (Table SP-1.1), specify that the maximum allowable pier height (measured from top of grade) for concrete piers to be five (5) feet.
 - (iv) The chassis and its supporting equipment are to be above the pier or other foundation. The areas below the chassis must be constructed with flood-resistant materials. All utilities and mechanical equipment must be elevated to a minimum of three (3) feet above the highest adjacent grade. Any utility and mechanical components that must be below the BFE must be made

watertight to that same elevation to meet the standards in Article 4, Section A (5).

- (c) Require that all recreational vehicles placed on sites must either:
 - (i) Be on the site for fewer than 180 consecutive days,
 - (ii) Be fully licensed and ready for highway use on its wheels or jacking system,
 - (iii) Be attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached structures or additions; OR
 - (iv) Must meet all the requirements for "New Construction," including the anchoring and elevation requirements of Article 4, Section B, provisions (4)(a) and (4)(b).

(5) Standards for Manufactured Homes Where No Base Flood Elevation Exists.

- (a) Require that all manufactured homes to be placed within a Zone A area on the FIRM shall be installed using methods and practices which minimize flood damage.
- (b) Manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors.
- (c) The manufactured home chassis must be supported by reinforced piers or other foundation elements of at least equivalent strength such that the bottom of the chassis and its supporting equipment be no less than 36 inches and up to a maximum 60 inches (five feet) above the highest adjacent grade and be securely anchored to an adequately anchored foundation system.
- (d) The areas below the chassis must be constructed with flood-resistant materials. All utilities and mechanical equipment must be elevated to a minimum of 3 feet above the highest adjacent grade. Any utility and mechanical components that must be below the BFE must be made watertight to that same elevation to meet the standards in Article 4, Section A (5).

(6) Require, until a regulatory floodway is designated, that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A and AE on the City of Bessemer's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than **one foot** at any point within the community.

(7) Accessory and Agricultural Structures – When an accessory structure meets the requirements outlined below, these structures may be wet-floodproofed and do not have to be elevated to one foot above the BFE as required in Article 4, Section B (2).

A permit shall be required prior to construction or installation of any accessory structures and any agricultural structures built below the DFE and the following provisions apply:

- (a) Must be adequately anchored to prevent flotation, collapse, or lateral movement;
- (b) Must be designed with an unfinished interior and constructed with flood damage-resistant materials below the DFE as described in Article 4, Section B (3);
- (c) Must have adequate flood openings as described in Article 4, Section B (3);
- (d) Must be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
- (e) Must comply with the requirements for development in floodways in accordance with Article 4, Section C;
- (f) Must elevate any mechanical and other utility equipment in or servicing the structure to or above the DFE or must be floodproofed in accordance with Article 4, Section A;
- (g) Prohibit storage of any hazardous or toxic materials below the DFE.
- (h) Permits for small accessory structures may be issued to provide wet floodproofing measures in accordance with the standards described in subsections (i) through (iv) below without requiring a variance. Before issuing permits for small accessory structures, the Floodplain Administrator must verify:

- (i) Use is limited to parking of vehicles or storage;
 - (ii) Size is less than or equal to a one-story, two-car garage for all A zones;
 - (iii) Structures are a minimal investment and have a low damage potential with respect to the structure and contents;
 - (iv) Structures will not be used for human habitation;
 - (v) Structures comply with the wet floodproofing requirements in Article 4, Section B (3).
- (i) Permits for accessory structures larger than the size allowed for in subsection (7)(h) above, shall require a variance to be granted on a case-by-case basis in accordance with Article 5, Section D (3). Variances shall not be granted for entire subdivisions for accessory structures.
 - (j) Permits for new construction of all agricultural structures require a variance to be granted on a case-by-case basis in accordance with Article 5, Section D (4).
 - (k) Typically, when structures are substantially damaged by any cause or will be substantially improved, communities must require that the structures be brought into compliance with all requirements for new construction. In accordance with guidance in FEMA Publication 2140, agricultural structures that are substantially damaged by flooding and agricultural structures that are repetitive loss structures are permitted to be repaired or restored to pre-damage condition, provided the following are satisfied:
 - (i) If substantially damaged, the substantial damage determination is based only on the cost to repair damage caused by flooding to pre-damage conditions.
 - (ii) The proposed repair or restoration does not change the size of the structure and does not significantly alter the nature of the building. With the exception of costs associated with wet floodproofing in accordance with Article 4, Section B (3), proposals that include work beyond or in addition to that necessary to repair or restore the structure to pre-damage conditions must be regulated as substantial improvements as provided for in this Ordinance.
 - (iii) The repaired or restored structure will continue to be an agricultural structure, as defined in this Ordinance.
 - (iv) Owners are notified, in writing, that agricultural structures approved under this subsection:
 - Will not be eligible for disaster relief under any program administered by FEMA or any other Federal agency.
 - Will have NFIP flood insurance policies rated based on the structure's risk.
 - May be denied NFIP flood insurance policies if repairs do not include the wet floodproofing requirements of Article 4, Section B (3).
 - (v) When owners elect to wet floodproof flood-damaged agricultural structures as part of repair or restoration to pre-damage condition, the structure shall comply with the requirements of Article 4, Section B (3).
 - (vi) A variance shall be required to allow wet floodproofing in-lieu of elevation or dry-floodproofing in accordance with the definitions in Article 6.
 - (l) Prohibit the storage of hazardous substances (as defined in Article 6) in any residential accessory structure located in a SFHA. Limit the storage in non-residential accessory structures to only fertilizers, petroleum products, and pesticides essential for landscaping purposes. Limit storage in agricultural structures to only fertilizers, petroleum products, and pesticides necessary for agricultural purposes. In both cases, storage shall be in strict compliance with the requirements of Article 4, Section B (9).
- (8) Underground and Aboveground Storage (Liquid and Gas) Tanks - Tanks and tank inlets, fill openings, outlets, and vents that are located below the DFE shall be designed, constructed, installed, and anchored to resist all flood-related loads (flotation, collapse, or lateral movement resulting from hydrostatic and hydrodynamic forces) and any other loads, including the effects of buoyancy, during flooding up to and including the 100-year

flood and without release of contents into floodwaters or infiltration of floodwaters into the tanks.

- (a) A permit that includes floodplain development shall be required prior to construction or installation of any underground and aboveground tanks (including their foundation and support systems) located within a special flood hazard area.
- (b) Loads on underground tanks and aboveground tanks exposed to flooding shall be determined assuming at least 1.3 times the potential buoyant and other flood forces acting on the empty tank.
- (c) Tanks and associated piping shall be installed to resist local scour and erosion during the 100-year flood.
- (d) Aboveground tanks located in Zone A/AE flood hazard areas shall be either:
 - (i) Elevated to or above the DFE on platforms or structural fill,
 - (ii) Elevated to or above the DFE where attached to structures and the foundation system supporting the structures shall be designed to accommodate any increased loads resulting from the attached tanks,
 - (iii) Permitted below the DFE where the tank and its foundation are designed to resist all flood-related loads including floating debris, or
 - (iv) Permitted below the DFE where the tank and its foundation are designed to resist flood loads and are located inside a barrier designed to protect the tank from floating debris.
- (e) Aboveground tanks located in areas designated as Zone V/VE, Coastal A-Zones, and other high risk flood hazard areas (see ASCE 24-14) shall be elevated to or above the DFE on platforms that conform to the foundation requirements of ASCE 24-14, Section 4.5. Aboveground tanks shall not be permitted to be located under elevated structures or **attached to structures at elevations below one foot above the DFE** in these areas.
- (f) Underground tanks located in areas designated as Zone V/VE, Coastal A-Zones, and other high risk flood hazard areas (see ASCE 24-14) shall have the determination of flood-related loads take into consideration the eroded ground elevation.
- (g) Tank inlets, fill openings, outlets, and vents shall be:
 - (i) At or above the DFE or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the 100-year flood.
 - (ii) Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the 100-year flood.

(9) Structures and Sites for the Storage or Production of Hazardous Substances – Require that all outdoor storage sites, new construction, reconstruction or repairs made to a repetitive loss structure, and substantial improvements to be used for the production or storage of hazard substances (as defined in Article 6) which are located in the special flood hazard area shall be built in accordance with all applicable standards in this Ordinance in addition to the following requirements:

- (a) No structures containing hazardous substances shall be permitted for construction in a floodway;
- (b) Residential structures shall have the area in which the hazard substances are to be stored elevated or dry floodproofed a minimum of two (2) feet above the BFE;
- (c) Non-residential structures shall be permitted to be built below the BFE in accordance with Article 4, Section B (2) such that the area where the hazard substance production or storage is located will be:
 - (i) elevated or designed and constructed to remain completely dry to at least two (2) feet above the BFE, and
 - (ii) designed to prevent pollution from the storage containers, structure, or activity during the course of the base flood.

- (d) Any solid, liquid, or gas storage containers of hazardous substances and any associated mechanical, electrical, and conveyance equipment shall be watertight and shall be properly anchored and protected from the hydrostatic and hydrodynamic forces of flood waters and debris carried by the base flood.

It is prohibited for any outdoor storage sites, new construction and substantial improvements used for the production or storage of hazard substances (as defined in Article 6) to be located within the SFHA.

(10) Construction of Fences - New and replacement fences may be allowed in flood hazard areas if they do not act as a flow boundary and redirect the direction of flow, collect flood debris and cause blockages, cause localized increases in flood levels, or if damaged, become debris that may cause damage to other structures.

(11) Structures Elevated on Fill – Fill for structures shall be designed to be stable under conditions of flooding, including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and flood-related erosion and scour. The standards from ASCE 24 should be followed for any fill placed in flood hazard areas. All new construction for residential or non-residential structures may be constructed on permanent structural fill in accordance with the following:

- (a) The lowest floor (including basement) of the structure or addition along with any appurtenant utilities shall be no lower than one foot above the BFE.
- (b) The nearest wall foundation of the structure shall have a minimum setback distance of 25 feet from the edge of the floodplain boundary. If less than 25 feet the Engineer of Record shall submit a letter stating that the wall foundation of the structure is safe from rapid rise and rapid drawdown of floodwaters, prolonged inundation, and flood-related erosion and scour.
- (c) Fill used for structural support or protection shall consist of granular and earthen material that is free of vegetation and foreign or organic materials and suitable for its intended use.
- (d) The fill shall be placed in layers no greater than one foot deep before compacting and should extend at least ten (10) feet beyond the foundation of the structure before sloping below the BFE, said slope being no greater than a 1:1.5 (vertical / horizontal) ratio unless a stability analysis is provided by a registered professional engineer. However, the ten-foot minimum may be waived if a structural engineer certifies an alternative method to protect the structure from damage due to erosion, scour, and other hydrodynamic forces.
- (e) All new structures built on fill must be constructed on properly designed and compacted fill (ASTM D-698 or equivalent) that extends beyond the building walls before dropping below the BFE.
- (f) The top of the fill shall be no lower than one foot above the BFE.
- (g) The fill shall not adversely affect the flow or surface drainage from or onto any neighboring properties.
- (h) Structural fill, including side slopes, shall be protected from scour and erosion under flood conditions up to and including the base flood discharge. When expected velocities during the occurrence of the base flood are greater than five feet per second, armoring with stone or rock protection shall be provided. When expected velocities during the base flood are five feet per second or less, protection shall be provided by covering them with vegetative ground cover.
- (i) The design of the fill or the fill standard must be approved by a licensed professional engineer.
- (j) The applicant shall submit a Letter of Map Revision based on fill (LOMR-F) utilizing FEMA's MT-1 application forms to FEMA requesting a revision to the FIRM for the placement of fill.
- (k) This standard is not applicable for placement of fill in a floodway; fill in a floodway is prohibited.

- (12) Vegetative Buffer Strips (Riparian Zones) – For all activities involving construction within 25 feet of the channel, the following criteria shall be met:
- (a) A natural vegetative buffer strip shall be preserved within at least 25 feet of the mean highwater level of the channel.
 - (b) Where it is not possible to protect this buffer strip during the construction of an appropriate use, a vegetated buffer strip shall be established upon completion of construction.
 - (c) The use of native riparian vegetation is preferred in the buffer strip. Access through this buffer strip shall be provided for stream maintenance purposes.

SECTION C FLOODWAYS

Located within Special Flood Hazard Areas established in Article 2, Section B, are areas designated as floodway. A floodway may be an extremely hazardous area due to velocity floodwaters, debris, or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights. Therefore, the following provisions shall apply:

- (1) The community shall select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood, without increasing the water surface elevation of that flood more than one foot at any point;
- (2) Encroachments, including fill, new construction, substantial improvements, or other development are prohibited within the adopted regulatory floodway unless it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment **would not result in any increase** in BFEs during the occurrence of the base flood discharge. A registered professional engineer must provide supporting technical data and certification (No-Rise Certificate) to FEMA for the proposed floodway encroachment. The No-Rise Certificate must be submitted to the Floodplain Administrator with the development permit (including a Site Plan showing the current and proposed floodway alignment) for approval.
- (3) **ONLY** if Article 4, Section C, provisions (1) and (2) are satisfied, then any new construction or substantial improvement in a floodway shall comply with all other applicable flood hazard reduction provisions of Article 4. After satisfying the required provisions stated in this section, encroachments in floodways should be limited to the following types of projects:
 - (a) flood control and stormwater management structures;
 - (b) road improvements and repairs;
 - (c) utility easements/rights-of-way; and
 - (d) public improvements or public structures for bridging over the floodway.
- (4) Fencing shall be prohibited in floodways unless it is demonstrated that such development will not cause any increase in the BFE. Appropriate analysis and documentation shall be submitted along with the development permit for review and approval. Fences that have the potential to block or restrict the passage of floodwaters (by trapping debris or with openings too small to allow unhindered passage of water), such as stockade and wire mesh fences, shall meet the requirements of Article 4, Section C (2).

SECTION D BUILDING STANDARDS FOR STREAMS WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS (APPROXIMATE A- ZONES)

Located within the SFHAs established in Article 2, Section B, where streams exist but no base flood data have been provided (Approximate A-Zones), the following provisions apply:

- (1) BFE data shall be provided for new subdivision proposals and other proposed development (including manufactured home parks and subdivisions) greater than fifty (50) lots or five (5) acres, whichever is the lesser.
- (2) When BFE data or floodway data have not been provided in accordance with Article 2, Section B then the Floodplain Administrator shall obtain, review, and reasonably utilize any scientific or historic BFE and floodway data available from a Federal, State, or other source, in order to administer the provisions of Article 4. ONLY if data are not available from these sources, then Article 4, Section D, provisions (4) and (5) shall apply.
- (3) All development in Zone A must meet the requirements of Article 4, Section A and Sections B (1), B (2), B (3), B (5), B (6), B (7), B (8), B (9), B (10), B (11), B (12), and B (13).
- (4) In SFHAs without BFE data, new construction and substantial improvements of existing structures shall have the lowest floor (for the lowest enclosed area; including basement) elevated no less than three (3) feet above the highest adjacent grade. As the requirements set forth in Article 4, Section B (1) and B (2) stipulate the lowest floor to be elevated no less than two feet above the BFE, then the structure for this condition shall be elevated no less than five (5) feet above the highest adjacent grade.
- (5) In the absence of a BFE, a manufactured home must also meet the elevation requirements of Article 4, Section B(4)(b)(ii) – B(4)(b)(iv) in that the structure cannot be elevated above a maximum of 60 inches (5 feet) and all utilities and mechanical equipment must be elevated a minimum of three (3) feet above the highest adjacent grade.
- (6) Enclosures for elevated buildings in Zone A areas shall comply with the standards of Article 4, Section B(3)(a). The Floodplain Administrator shall certify the lowest floor elevation level and the record shall become a permanent part of the permit file.
- (7) No encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or twenty-five feet, whichever is greater, measured from the top of the stream bank, unless certification by a registered professional engineer is provided demonstrating that such encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.

SECTION E STANDARDS FOR AREAS OF SHALLOW FLOODING (AO ZONES)

Special flood hazard areas established in Article 2 Section B may include designated "AO" shallow flooding areas. These areas have base flood depths of one to three feet (1'-3') above ground, with no clearly defined channel. The following provisions apply:

- (1) All new construction and substantial improvements of residential and nonresidential structures shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM) plus one foot of freeboard. **If no depth number is specified, the lowest floor (including basement) shall be elevated at least three (3) feet above the highest adjacent grade.** Openings sufficient to facilitate the unimpeded movements of flood waters shall be provided in accordance with standards of Article 4, Section B (3).

The Floodplain Administrator shall certify the lowest floor elevation level and the record shall become a permanent part of the permit file.

- (2) New construction and the substantial improvement of a **non-residential structure** may be floodproofed in lieu of elevation. The **structure, together with attendant utility and sanitary facilities, must be designed to be water tight to the specified flood level**

in Article 4, Section E (1) or three (3) feet (if no depth number is specified), above highest adjacent grade, with walls substantially impermeable to the passage of water, and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. As the requirements set forth in Article 4, Section B (2) stipulates the lowest floor to be elevated no less than one foot above the BFE, then the structure for this condition shall be elevated no less than four (4) feet above the highest adjacent grade.

A professional engineer, who is licensed to practice in the State of Alabama, or licensed architect, who is registered in the State of Alabama, shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above and shall provide such certification to the official as set forth above and as required in Article 3, Section B (1) and (2).

(3) Drainage paths shall be provided to guide floodwater around and away from any proposed structure.

SECTION F **STANDARDS FOR SUBDIVISIONS AND OTHER DEVELOPMENT**

All subdivision proposals and other proposed development (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, shall include within the drawings, plans, and permits for such proposals the following:

- (1) BFE data;
- (2) Provisions to minimize flood damage;
- (3) Public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;
- (4) Adequate drainage provided to reduce exposure to flood hazards without negatively impacting adjacent properties;
- (5) **Preliminary plans** for review and approval of the platted subdivision which identifies the Special Flood Hazard Area, floodway boundaries, the BFE, and other areas regulated by the community;
- (6) **Final subdivision plats** that identify the boundary of the special flood hazard area, the floodway boundary, the BFEs, and any drainage easements to reduce the risk for flash flooding;

ARTICLE 5 **VARIANCE PROCEDURES**

SECTION A. **DESIGNATION OF VARIANCE AND APPEALS BOARD**

The Zoning Board of Adjustment as established by the City of Bessemer shall hear and decide requests for appeals or variance from the requirements of this Ordinance.

SECTION B. **DUTIES OF BOARD**

The Board shall hear and decide appeals when it is alleged an error in any requirement, decision, or determination is made by the Floodplain Administrator in the enforcement or administration of this Ordinance. Any person aggrieved by the decision of the Zoning Board of Adjustment may appeal such decision to the Circuit Court of Jefferson County, Alabama, Bessemer Division, as provided in Code of Alabama 1975, Section 11-52-81.

SECTION C. CONDITIONS FOR VARIANCES

The provisions of this Ordinance are minimum standards for flood loss reduction, therefore any deviation from the standards must be weighed carefully. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

- (1) A variance may be issued for new construction and substantial improvements to be erected on a lot one-half acre or less in size, contiguous to and surrounded by lots with existing structures constructed below the base flood level, in conformance with the procedures of Sections C (3), C (4), F (1) and F (2) of this Article.
- (2) In the instance of a Historic Structure, a determination is required that the variance be the minimum necessary so as not to destroy the historic character and design of the building.
- (3) A variance shall be issued ONLY when there is:
 - (a) A finding of good and sufficient cause;
 - (b) A determination that failure to grant the variance would result in exceptional hardship (cannot be personal physical or financial hardship); and
 - (c) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- (4) A variance shall only be issued upon the determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (5) Variances shall not be issued “after the fact.”

SECTION D. VARIANCE PROCEDURES

In reviewing requests for variance, the Zoning Board of Adjustment shall consider all technical evaluations, relevant factors, and standards specified in other sections of this Ordinance, and:

- (1) Certain facilities and structures must be located on or adjacent to water in order to perform their intended purpose which may result in practical and operational difficulties due to the physical characteristics of the property. Variances may be issued for development necessary for conducting of a functionally dependent use, provided the criteria of this Article are met, no reasonable alternative exists, the development is protected by methods that minimize flood damage during the base flood, and it creates no additional threats to public safety.
- (2) Variances shall not be issued within any designated floodway if ANY increase in flood levels during the base flood discharge would result.
- (3) Variances may be issued for the construction or substantial improvement of accessory structures provided it has been determined that the proposed structure:
 - (a) Represents minimal investment and has low damage potential (amount of physical damage, contents damage, and loss of function).
 - (b) Is larger than the size limits specified in Article 4, Section B(7)(i).

- (c) Complies with the wet floodproofing construction requirements of Article 4, Section (B)(3).
- (4) Variances may be issued for the construction or substantial improvement of agricultural structures provided it has been determined that the proposed structure:
 - (a) Is used exclusively in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, or storage of tools or equipment used in connection with these purposes or uses, and will be restricted to such exclusive uses.
 - (b) Has low damage potential (amount of physical damage, contents damage, and loss of function).
 - (c) Does not increase risks and pose a danger to public health, safety, and welfare if flooded and contents are released, including but not limited to the effects of flooding on manure storage, livestock confinement operations, liquified natural gas terminals, and production and storage of highly volatile, toxic, or water-reactive materials.
 - (d) Is an aquaculture structure that is dependent on proximity to water if located in a coastal high-hazard area (Zones V, VE, V1 30, and VO).
 - (e) Complies with the wet floodproofing construction requirements of Article 4, Section (B)(3).
- (5) The evaluation must be based on the characteristics unique to that property and not be shared by adjacent parcels. The characteristics must pertain to the land itself, not to the structure, its inhabitants, or its owners.
- (6) Variances should never be granted for multiple lots, phases of subdivisions, or entire subdivisions.
- (7) Careful consideration and evaluation should be given to the following factors:
 - (a) The danger of life and property due to flooding or erosion damage including materials that may be swept onto other lands to the injury of others.
 - (b) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner and the community.
 - (c) The safety of access to the property during flood conditions for daily traffic and emergency vehicles.
 - (d) The importance of the services provided by the proposed facility to the community.
 - (e) The necessity of the facility to be at a waterfront location, where applicable.
 - (f) The compatibility of the proposed use with existing and anticipated development based on the community's comprehensive plan for that area.
 - (g) If applicable, the expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action expected at the site.
 - (h) The costs associated with providing governmental services to the development during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and community infrastructure such as streets, bridges, and culverts.

Upon consideration of factors listed above, and the purpose of this Ordinance, the Zoning Board of Adjustment may attach such conditions to the granting of variances as it deems necessary to further the purposes of this Ordinance.

SECTION E. VARIANCES FOR HISTORIC STRUCTURES

Variances may be issued for the repair or rehabilitation of Historic Structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a Historic Structure and the variance is the minimum to preserve the historic character and design of the structure.

SECTION F. VARIANCE NOTIFICATION AND RECORDS

- (1) Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that specifies the difference between the BFE and the elevation of the proposed lowest floor and stating that the issuance of such a variance could:
 - (a) result in flood insurance rate increases in the hundreds and possibly thousands of dollars annually depending on structure and site-specific conditions; and
 - (b) increase the risk to life and property resulting from construction below the base flood level.
- (2) The Floodplain Administrator shall maintain a record of all variance actions and appeal actions, including justification for their issuance. Report any variances to the Federal Emergency Management Agency Region 4 and the Alabama Department of Economic and Community Affairs/Office of Water Resources upon request.
- (3) A copy of the notice shall be recorded by the Floodplain Administrator in the Office of the City Clerk and shall be recorded in a manner so that it appears in the chain of title (i.e., deed) of the affected parcel of land.

ARTICLE 6 **DEFINITIONS**

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application.

A Zone means the special flood hazard areas on a FIRM without base flood elevations determined.

Administrator means the Administrator of the Federal Emergency Management Agency (FEMA).

Accessory Structure (also referred to as Appurtenant Structures) means a structure which is located on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. Detached garages and small sheds used for limited storage are considered accessory structures. Other examples of accessory structures include gazebos, picnic pavilions, boathouses, small pole barns, storage sheds, and similar buildings. An accessory structure specifically excludes structures used for human habitation.

Addition (to an Existing Building) means any improvement that increases the square footage of a structure. These include lateral additions added to the front, side, or rear of a structure, vertical additions added on top of a structure, and enclosures added underneath a structure. NFIP regulations for new construction apply to any addition that is considered a substantial improvement to a structure.

AE Zone means the special flood hazard areas on a FIRM with base flood elevations determined.

Agricultural Structure means a walled and roofed structure used exclusively for agricultural purposes or uses in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, including aquatic organisms. Aquaculture structures are included within this definition. Structures that house tools or equipment used in connection with these purposes or uses are also considered to have agricultural purposes or uses.

AH Zone means area of special food hazards on a FIRM having shallow water depths and/or unpredictable flow paths between one (1) and three (3) feet, and with water surface elevations determined.

AO Zone means an area of special flood hazards on a FIRM having shallow water depths and /or unpredictable flow paths between one (1) and three (3) feet.

Appeal means a request for a review of the Floodplain Administrator’s interpretation of any provision of this Ordinance.

Appurtenant Structure (see definition for **Accessory Structure**)

AR/AE, AR/AH, AR/AO, and AR/A Zones means an area of special flood hazard on a FIRM that results from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection.

A99 Zone means an area of special flood hazard on a FIRM where enough progress has been made on a protective system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes.

Area of Future-conditions Flood Hazard means the land area that would be inundated by the 1-percent-annual-chance (100-year) flood based on future-conditions hydrology.

Area of Shallow Flooding means a designated AO, AH, AR/AO, AR/AH or VO zone on a community's FIRM with a 1 percent or greater annual chance of flooding to an average depth of one (1) to three (3) feet where a clearly defined channel does not exist, where the path of flooding unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood Hazard (see definition for **Special Flood Hazard Area**)

Base Flood means the flood having a one percent chance of being equaled or exceeded in any given year (also referred to as the “one percent chance flood”).

Base Flood Elevation (BFE) means the elevation of surface water resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year. The BFE is shown on the FIRM for zones AE, AH, A1–A30, AR, AR/A, AR/AE, AR/A1– A30, AR/AH, AR/AO, V1–V30 and VE. It is the regulatory requirement for the elevation of flood proofing of structures. The relationship between the BFE and a structure’s elevation determines the flood insurance premium.

Basement means any portion of a building having its floor sub grade (below ground level) on all sides.

Building (also see **Structure**) means a structure with two or more outside rigid walls and a fully secured roof that is affixed to a permanent site; a manufactured home or a mobile home without wheels, built on a chassis and affixed to a permanent foundation, that is regulated under the community’s floodplain management and building ordinances or laws. “Building” does not mean a gas or liquid storage tank or a recreational vehicle, park trailer, or other similar vehicle.

Community means any State or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, or authorized native organization, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

Community Rating System (CRS) means a voluntary program developed by the Federal Insurance Administration to provide incentives for those communities in the Regular Program

that have gone beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding.

Condominium Building means a type of building in the form of ownership in which each unit owner has an undivided interest in common elements of the building.

Critical Facility (aka, critical action) means facilities or activities for which even a slight chance of flooding is too great a threat. Typical critical facilities include hospitals, fire stations, police stations, storage of critical records, and similar facilities. These facilities should be given special consideration when formulating regulatory alternatives and floodplain management plans. A critical facility should not be located in a floodplain if at all possible.

Critical Feature means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Cumulative Substantial Improvement/Damage means any combination of reconstruction, alteration, or improvement to a building, taking place during a 10-year period, in which the cumulative percentage of improvement equals or exceeds 50 percent of the current market value of the structure before the “start of construction” of the initial improvement. Any subsequent improvement project costs shall be added to the initial costs for the initial improvement project. At the end of a 10-year period from the initial improvement project, an updated valuation for the structure can be used for the next time period. Damages can be from any source.

D Zone means an area in which the flood hazard is undetermined.

Dam means an artificial barrier that has the ability to impound water, wastewater, or any liquid-borne material, for the purpose of storage or control of water.

Design Flood Elevation (DFE) means the locally adopted regulatory flood elevation. It is the minimum elevation to which a structure must be elevated or floodproofed. DFE is the sum of the base flood elevation and freeboard, based a building’s structural category. In areas designated as Zone AO on a community’s flood map, the DFE is the elevation of the highest existing grade of a building’s perimeter plus the depth number specified on the flood hazard map. In areas designated as Zone AO where a depth is not specified on the map, the depth is two feet. In all cases, the DFE must be at least as high as the base flood elevation.

Developed Area means an area of a community that is:

- a. A primarily urbanized, built-up area that has a minimum of 20 contiguous acres, has basic urban infrastructure, including roads, utilities, communications, and public facilities, to sustain industrial, residential, and commercial activities, and
 - i. Within which 75 percent or more of the parcels, tracts, or lots, contain commercial, industrial, or residential structures or uses; or
 - ii. Is a single parcel, tract, or lot in which 75 percent of the area contains existing commercial or industrial structures or uses; or
 - iii. Is a subdivision developed at a density of at least two residential structures per acre within which 75 percent or more of the lots contain existing residential structures at the time the designation is adopted.
- b. Undeveloped parcels, tracts, or lots, the combination of which is less than 20 acres and contiguous on at least 3 sides to areas meeting the criteria of paragraph “a” at the time the designation is adopted.
- c. A subdivision that is a minimum of 20 contiguous acres that has obtained all necessary government approvals, provided that the actual “start of construction” of structures has occurred on at least 10 percent of the lots or remaining lots of a subdivision or 10 percent of the maximum building coverage or remaining building coverage allowed for a single lot subdivision at the time the designation is adopted and construction of structures is underway. Residential subdivisions must meet the density criteria in paragraph (a)(iii).

Development means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

Elevated Building means, for insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, pilings, posts, columns, piers, or shear walls.

Elevation Certificate means a FEMA form used as an administrative tool of the NFIP to provide building elevation information necessary to ensure compliance with community floodplain management ordinances, to inform the proper insurance premium, and to support a request for a LOMA, CLOMA, LOMR-F, or CLOMR-F.

Encroachment means activities or construction within the floodway including fill, new construction, substantial improvements, and other development.

Existing Construction means, for the purposes of determining rates, structures for which the “start of construction” commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. “Existing construction” may also be referred to as “existing structures.” For floodplain management purposes, existing construction means structures for which the start of construction commenced before the effective date of the first floodplain management regulation adopted by the City of Bessemer on June 1, 1981.

Existing Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and final site grading or the pouring of concrete pads) is completed before the effective date of the original floodplain management regulations adopted by the City of Bessemer on June 1, 1981.

Expansion to an Existing Manufactured Home Park or Subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads.

Fair Market Value means the price that the seller is willing to accept and the buyer is to pay on the open market and in an arm's length transaction.

Flood or Flooding means:

- a. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - i. The overflow of inland or tidal waters.
 - ii. The unusual and rapid accumulation or runoff of surface waters from any source.
 - iii. Mudslides which are proximately caused by flooding as described in part “b.” of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- b. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually highwater level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph “a” of this definition.

Flood Damage-Resistant Material means any building product capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. Prolonged

contact is defined as at least 72 hours. Significant damage is any damage requiring more than low-cost cosmetic repair (such as painting).

Flood Elevation Determination means a determination by the Federal Insurance Administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

Flood Elevation Study means an examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation, and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

Flood Hazard Boundary Map (FHBM) means an official map of a community, issued by the Federal Insurance Administration, where the boundaries of special flood hazard areas have been designated as Zones A, M, and/or E.

Flood Insurance Rate Map (FIRM) means an official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

Flood Insurance Study (see **Flood Elevation Study**)

Floodplain (or Flood-Prone Area) means any land area susceptible to being inundated by water from any source (see definition of **Flooding**).

Floodplain Management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations.

Floodplain Management Regulations means this Ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as those for floodplain management, stormwater management, watershed management, grading/earthwork, and erosion control), and other applications of police power. This term describes state or local regulations in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Floodproofing means any combination of structural and nonstructural additions, changes, or adjustments to structures, which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitation facilities, structures, and their contents.

Flood Protection System means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a “special flood hazard” and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees, or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Flood-related Erosion means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high-water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

Flood-related Erosion Area or Flood-related Erosion Prone Area means a land area adjoining the shore of a lake or other body of water, which due to the composition of the

shoreline or bank and high-water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

Flood-related Erosion Area Management means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works, and flood plain management regulations.

Floodway (see definition for **Regulatory Floodway**)

Floodway Fringe (or Flood Fringe) means the portion of the Special Flood Hazard Area outside of the floodway, which experiences shallower, lower-velocity floodwater than in the floodway. It serves as a temporary floodwater storage area during a flood.

Floodway Encroachment Lines mean the lines marking the limits of floodways on Federal, State, and local flood plain maps.

Freeboard means a factor of safety usually expressed in feet above a flood level for purposes of flood plain management. “Freeboard” tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Functionally Dependent Use means a means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Future-conditions Flood Hazard Area, or Future-conditions Floodplain (see **Area of Future-conditions Flood Hazard**)

Future-conditions Hydrology means the flood discharges associated with projected land-use conditions based on a community's zoning maps and/or comprehensive land-use plans and without consideration of projected future construction of flood detention structures or projected future hydraulic modifications within a stream or other waterway, such as bridge and culvert construction, fill, and excavation.

Hazardous Substance (or Material) means any substance or material that, when involved in an accident and released in sufficient quantities, poses a risk to people’s health, safety, and/or property. These substances and materials include explosives, radioactive materials, flammable liquids or solids, combustible liquids or solids, poisons, oxidizers, toxins, and corrosive materials. It includes any substance defined as a hazardous substance pursuant to 42 U.S.C. §9601(14) or listed as a hazardous waste pursuant to the Hazardous Wastes Management Act, Section 22-30-1 et seq. and the regulations promulgated thereunder.

Highest Adjacent Grade means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Historic Structure means any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

- c. Individually listed on a state inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
- d. Individually listed on a local inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
 - i. By an approved state program as determined by the Secretary of the Interior, or
 - ii. Directly by the Secretary of the Interior in states without approved programs.

Increased Cost of Compliance (ICC) means a claim under a standard NFIP flood insurance policy, available to flood insurance policyholders who need additional funding to rebuild after a flood. It provides up to \$30,000 to help cover the increased cost of mitigation measures to bring a building into compliance with the latest state or local floodplain management ordinances. Acceptable mitigation measures are elevation, floodproofing, relocation, and demolition, or any combination of these measures.

Letter of Map Change (LOMC) is an official FEMA determination, by letter, to amend or revise effective Flood Insurance Rate Maps, Flood Boundary and Floodway Maps, and Flood Insurance Studies. LOMC's are broken down into the following categories:

- a. **Letter of Map Amendment (LOMA)**
An amendment based on technical data showing that a property was incorrectly included in a designated SFHA, was not elevated by fill (only by a natural grade elevation), and will not be inundated by the one percent chance flood. A LOMA amends the current effective FIRM and establishes that a specific property is not located in a SFHA.
- b. **Letter of Map Revision (LOMR)**
A revision based on technical data that, usually due to manmade changes, shows changes to flood zones, flood elevations, floodplain, and floodway delineations, and planimetric features. One common type of LOMR, a LOMR-F, is a determination concerning whether a structure or parcel has been elevated by fill above the BFE and is, therefore, excluded from the SFHA.
- c. **Conditional Letter of Map Revision (CLOMR)**
A formal review and comment by FEMA as to whether a proposed project complies with the minimum NFIP floodplain management criteria. A CLOMR does not revise effective Flood Insurance Rate Maps, Flood Boundary and Floodway Maps, or Flood Insurance Studies.

Lowest Adjacent Grade means the lowest elevation of the natural or regraded ground surface, or structural fill (or concrete slab or pavement), at the location of a structure.

Lowest Floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of other provisions of this Ordinance. This definition applies even when the floor below ground level is not enclosed by full-height walls.

Manufactured Home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured Home Park or Subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market Value (see definition for **Fair Market Value**)

Mean Sea Level means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

Mixed Use Building means a building that has both residential and non-residential uses.

National Flood Insurance Program (NFIP) is a federal program created by the United States Congress in 1968 to identify flood-prone areas nationwide and make flood insurance available for properties in participating communities. Communities must enact and enforce floodplain management regulations that meet or exceed the criteria established by FEMA in order to participate in the program. This program requires properties within the floodplain with a federally backed or regulated mortgage, or those that receive federal housing subsidies, to buy flood insurance.

National Geodetic Vertical Datum (NGVD) of 1929 means a national standard reference datum for elevations, formerly referred to as Mean Sea Level (MSL) of 1929. NGVD 1929 may be used as the reference datum on some Flood Insurance Rate Maps (FIRMs).

New Construction means, for the purposes of determining insurance rates, structures for which the “start of construction” commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of the original floodplain management regulation adopted by the City of Bessemer on June 1, 1981, and includes any subsequent improvements to such structures.

An existing building is considered to be new construction if it is substantially improved or once it has been repaired after being substantially damaged/improved.

New Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after June 1, 1981.

Non-Residential Building means, a commercial or mixed-use building where the primary use is commercial or non-habitation.

Non-residential Property means either a non-residential building, the contents within a non-residential building, or both.

North American Vertical Datum (NAVD) of 1988 means the vertical control datum established for vertical control surveying in the United States of America based upon the General Adjustment of the North American Datum of 1988. It replaces the National Geodetic Vertical Datum (NGVD) of 1929. Used by FEMA in many recent Flood Insurance Studies as the basis for measuring flood, ground, and structural elevations.

Post-FIRM means, for floodplain management purposes, a post-FIRM building is one for which construction began after the effective date of a community's NFIP-compliant floodplain management ordinance. For the purpose of determining flood insurance rates under the NFIP, a post-FIRM building is a building for which construction began on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, including any subsequent improvements to such structures.

Pre-FIRM means, for floodplain management purposes, a building for which the start of construction occurred before the effective date of the community's NFIP-compliant floodplain

management ordinance. For the purpose of determining flood insurance rates under the NFIP, a pre-FIRM building is a building for which construction began prior to the effective date of an initial Flood Insurance Rate Map or on or before December 31, 1974, whichever is later.

Recreational Vehicle means a vehicle which is:

- a. Built on a single chassis;
- b. 400 square feet or less when measured at the largest horizontal projection;
- c. Designed to be self-propelled or permanently towable by a light duty truck; and
- d. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regular Program means the Program authorized by the Act under which risk premium rates are required for the first half of available coverage (also known as “first layer” coverage) for all new construction and substantial improvements started on or after the effective date of the FIRM, or after December 31, 1974, for FIRM's effective on or before that date. All buildings, the construction of which started before the effective date of the FIRM, or before January 1, 1975, for FIRMs effective before that date, are eligible for first layer coverage at either subsidized rates or risk premium rates, whichever are lower. Regardless of date of construction, risk premium rates are always required for the second layer coverage and such coverage is offered only after the Administrator has completed a risk study for the community.

Regulatory Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Remedy a Violation means to bring the structures or other development into full or partial compliance with State or local regulations or, if this is not possible, to reduce the impacts of its non-compliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provision of the ordinance, or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development.

Repetitive Loss Agricultural Structure means an agricultural structure covered by a NFIP contract for flood insurance that has incurred flood-related damage on two (2) separate occasions in which the cost of repair, on the average, equaled or exceeded 25 percent of the value of the structure at the time of each such flood event.

Repetitive Loss Property means any NFIP-insured single family or multi-family residential building for which two or more claims of more than \$1,000 were paid by the NFIP within any rolling 10-year period, since 1978. A repetitive loss property may or may not be currently insured by the NFIP.

Residential Building means a non-commercial building designed for habitation by one or more families or a mixed-use building that qualifies as a single-family, two-to-four family, or other residential building.

Residential Property means either a residential building or the contents within a residential building, or both.

Riverine means floodplain relating to, formed by, or resembling a river (including tributaries), stream, brook, etc. Riverine floodplains have readily identifiable channels.

Section 1316 means Section 1316 of the National Flood Insurance Act of 1968, as amended, which provides for the denial of flood insurance coverage for any property which the Administrator finds has been declared by a duly constituted State or local authority to be in violation of State or local floodplain management regulations. Once a duly constituted State or local authority declares a structure as being in violation, the Administrator must deny flood insurance coverage provided that the individual or office making the declaration has the

authority to do so and that the law or regulations violated was, in fact, intended to discourage or otherwise restrict land development or occupancy in the flood-prone area.

Section 1316 was intended for use primarily as a backup for local enforcement actions (i.e., if a community could not force compliance through the enforcement mechanisms in its regulations, it could use Section 1316 as additional leverage) and was not intended merely as a mechanism to remove bad risks from the policy base. Section 1316 will only be implemented in instances where States or communities submit declarations specifically for that purpose.

Severe Repetitive Loss Structure means a single family property (consisting of 1 to 4 residences) that is covered under flood insurance by the NFIP and has incurred flood-related damage for which 4 or more separate claims payments have been paid under flood insurance coverage, with the amount of each claim payment exceeding \$5,000 and with cumulative amount of such claims payments exceeding \$20,000; or for which at least 2 separate claims payments have been made with the cumulative amount of such claims exceeding the reported value of the property.

Sheet Flow Area (see definition for **Area of Shallow Flooding**)

Single-family Dwelling means either (a) a residential single-family building in which the total floor area devoted to non-residential uses is less than 50 percent of the building's total floor area, or (b) a single-family residential unit within a two-to-four family building, other-residential building, business, or non-residential building, in which commercial uses within the unit are limited to less than 50 percent of the unit's total floor area.

Special Flood Hazard Area (SFHA) means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year as shown on a FHBM or FIRM as Zones A, AE, AH, AO, AR, AR/AE, AR/AO, AR/AH, AR/A, A99, or VE. The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

Start of Construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)) means the date the development or building permit was issued (includes substantial improvement), provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of the structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation, and includes the placement of a manufactured home on a foundation.

“Permanent construction” does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means, for floodplain management purposes, a walled and roofed building, including a liquid or gas storage tank, that is principally above ground, as well as a manufactured home. The term "structure" and "building" are interchangeable in the NFIP. For insurance purposes, **structure** means:

- (1) A building with two or more outside rigid walls and a fully secured roof, that is affixed to a permanent site;

- (2) A manufactured home (“a manufactured home,” also known as a mobile home, is a structure built on a permanent chassis, transported to its site in one or more sections, and affixed to a permanent foundation); or
- (3) A travel trailer without wheels, built on a chassis and affixed to a permanent foundation, that is regulated under the community's floodplain management and building ordinances or laws.

For the latter purpose, “structure” does not mean a recreational vehicle or a park trailer or other similar vehicle, except as described in paragraph (3) of this definition, or a gas or liquid storage tank.

Substantial Damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to it before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “repetitive loss” or “substantial damage,” regardless of the actual repair work performed. The term does not, however, include either:

- a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions (provided that said code deficiencies were not caused by neglect or lack of maintenance on the part of the current or previous owners) or;
- b. Any alteration of a “historic structure,” provided that the alteration will not preclude the structure’s continued designation as a “historic structure.”

Variance means a grant of relief by the (Community name) from the terms of a floodplain management regulation.

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in the Code of Federal Regulations (CFR) §44, Sec. 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

Watercourse means only the channel and banks of an identifiable watercourse and not the adjoining floodplain areas. The flood carrying capacity of a watercourse refers to the flood carrying capacity of the channel.

Water surface elevation means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Wet floodproofing means a method of construction that involves modifying a building to allow floodwaters to enter it in order to minimize damage to the building, using flood damage-resistant materials below the DFE throughout the building, raising utilities and important contents to or above the DFE, installing and configuring electrical and mechanical systems to minimize disruptions and facilitate repairs, installing flood openings or other methods to equalize the hydrostatic pressure exerted by floodwaters, and, where required, installing pumps to gradually remove floodwater from basement areas after the flood.

Wet floodproofing shall not be utilized as a method to satisfy the requirements of this Ordinance for bringing substantially damaged or improved structures into compliance. Wet floodproofing is not allowed in lieu of complying with the lowest floor elevation requirements for new residential buildings.

X Zones (shaded) means the areas on a FIRM subject to inundation by the flood that has a 0.2-percent chance of being equaled or exceeded during any given year, often referred to as 500-year flood.

X Zones (unshaded) designates areas on a FIRM where the annual probability of flooding is less than 0.2 percent.

Zone of Imminent Collapse means an area subject to erosion adjacent to the shoreline of an ocean, bay, or lake and within a distance equal to 10 feet plus 5 times the average annual long-term erosion rate for the site, measured from the reference feature.

ARTICLE 7

LEGAL STATUS PROVISIONS

SECTION A. SEVERABILITY

If any section, clause, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

SECTION B. ENFORCEABILITY OF ORDINANCE AND FUTURE REVISIONS

The provisions within this Ordinance must be legally enforceable; applied uniformly throughout the community to all privately and publicly owned land within any regulated flood hazard areas; meet the minimum standards set forth in §60.3 of the Code of Federal Regulations Title 44; and the community must provide that the provisions of this Ordinance take precedence over any less restrictive conflicting local laws, ordinances, or codes.

If the City of Bessemer repeals its floodplain management regulations, allows its regulations to lapse, or amends its regulations so that they no longer meet the minimum requirements set forth in §60.3 of the Code of Federal Regulations Title 44, it shall be suspended from the National Flood Insurance Program (NFIP). The community eligibility shall remain terminated after suspension until copies of adequate floodplain management regulations have been received and approved by the Federal Insurance Administrator. To avoid such occurrences, the City of Bessemer will coordinate with the Alabama NFIP State Coordinator and FEMA Regional Office prior to any revisions to this Ordinance. Without prior approval of the Federal Insurance Administrator, the community shall not adopt and enforce revised floodplain management regulations.

From time-to-time Part 60 of the Code of Federal Regulations Title 44 may be revised to advance flood risk reduction measures as experience is acquired under the NFIP and new information becomes available. The City of Bessemer agrees to revise its floodplain management Ordinance to comply with any such changes within six months from the effective date of any new federal regulation.

SECTION C. EFFECTIVE DATE

This Ordinance adopted on the 2nd day of June 2026.

Attorney Killings stated that the ordinance presented to the Council authorizes the adoption of a Floodplain Development Ordinance. He explained that the National Flood Insurance Program is administered by the Federal Emergency Management Agency

(FEMA). He further stated that municipalities are not required by law to participate in the program; however, participation is necessary for communities that wish to obtain access to its benefits. He noted that adoption of the ordinance makes the city eligible for funding and assistance in the event of a state or federally declared emergency.

Councilor Porter arrived to the city council meeting at 6:27 P.M.

Councilor Thigpen made a motion to consider the ordinance. Councilor King seconded the motion. Upon roll call, the following votes were recorded: Ayes: Councilors Cleophus King, Sarah B. Person, Teco Stephens, Donna Thigpen, Chester W. Porter, and Jarvis Collier. Nays: None. The motion carried.

Councilor Thigpen made a motion to adopt the ordinance. Councilors Person and King seconded the motion. Upon roll call, the following votes were recorded: Ayes: Councilors Cleophus King, Sarah B. Person, Teco Stephens, Donna Thigpen, Chester W. Porter, and Jarvis Collier. Nays: None. The motion carried.

City Clerk Wanda D. Taylor presented Item#13: A Resolution authorizing the temporary closure of a street in District 1.

RESOLUTION NO.: 661-26

A RESOLUTION AUTHORIZING STREET CLOSURE AND INSTALLATION OF A TEMPORARY UTILITY POLE FOR A FATHER’S DAY CELEBRATION IN COUNCIL DISTRICT 1

WHEREAS, the City Council of the City of Bessemer, Alabama, “City” appropriated funds in its fiscal year 2025-2026 budget for use by each council district. Councilor Jarvis Collier has requested that the City appropriate funds in the amount of Five Hundred Dollars and no/100 Cents (\$500.00) from District one (1) Discretionary Fund Line-Item number 001-10000-021-527067 for the purpose of supporting a Father’s Day Celebration on Saturday, June 20, 2026, between the hours of 9:00 a.m. to 7:00 p.m. in District #1; and requests Bessemer Police Department to block 5th Avenue between 14th and 15th Streets; and

WHEREAS, Councilor Collier further requests Bessemer Police Department to block 5th Avenue between 14th and 15th Streets and that Bessemer Utilities be authorized to install a temporary power pole at 1411 5th Avenue North, Bessemer, AL for use during the event, and

WHEREAS, the City Council of the City of Bessemer having considered the request, finds that a public Father’s Day Celebration promotes unity, builds neighborhood relations, and promotes the general welfare and safety of the community. And that it serves a valid and sufficient public purpose in that it has for its objective the promotion of public health, morals, security, prosperity, contentment, and the general welfare of the community and, as such, serves a public purpose.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bessemer, Alabama at a regularly scheduled meeting duly assembled with a quorum being present determines as follows:

1. That the celebration of Father's Day promotes neighborhood unity, public health, morals, security, prosperity, contentment, and the general welfare of the community and, as such, serves a valid and sufficient public purpose.
2. That the Council hereby authorizes Bessemer Police Department to block 5th Avenue between 14th and 15th Streets and that Bessemer Utilities install a temporary power pole at 1411 5th Avenue North, Bessemer, Alabama for use during the event.
3. The Council hereby appropriates Five Hundred Dollars (\$500.00) from District one (1) Discretionary Fund Line-Item number 001-10000-021-527067 payable to Jackson Inflatables in support of this event.

This resolution shall become effective immediately upon its adoption as required by law.

ADOPTED this the 2nd day of June 2026.

Attorney Killings stated that Councilor Collier is planning to host a Father's Day Celebration on June 20, 2026, from 9:00 a.m. to 7:00 p.m. He noted that Councilor Collier is requesting that \$500 be allocated from his discretionary funds to support the event, as well as approval for the road closure of 5th Avenue between 4th Street and 5th Street and the installation of a temporary power pole to provide electrical service to the event area.

Councilor Porter made a motion to approve the item. Councilor Person seconded the motion. Upon roll call, the following votes were recorded: Ayes: Councilors Cleophus King, Sarah B. Person, Teco Stephens, Donna Thigpen, Chester W. Porter, and Jarvis Collier. Nays: None. The motion carried.

City Clerk Wanda D. Taylor presented Item#14: A Resolution authorizing the use of Debardeleben Park.

RESOLUTION NO. 662-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BESSEMER, ALABAMA, AUTHORIZING THE USE OF DEBARDELEBEN PARK ON JUNE 13, 2026, FOR THE SECOND ANNUAL RICKNEY B. HUNTER 3K RUN IN SUPPORT OF MEN'S MENTAL HEALTH AWARENESS, AND REQUESTING SUPPORT FROM THE BESSEMER POLICE DEPARTMENT AND BESSEMER FIRE DEPARTMENT

WHEREAS, the City Council of the City of Bessemer recognizes the importance of promoting public health, wellness, and community awareness regarding mental health issues affecting men; and

WHEREAS, the Second Annual Rickney B. Hunter 3K Run is being organized to raise awareness of men's mental health challenges, reduce stigma surrounding mental health struggles, encourage dialogue and support, and foster healing, hope, and resilience throughout the community; and

WHEREAS, the event further serves to honor the legacy of Rickney B. Hunter by commemorating his life and encouraging advocacy, compassion, and community engagement in support of mental health awareness; and

WHEREAS, the City Council finds that the hosting of this event at DeBardeleben Park serves a valid and worthwhile public purpose by promoting health education, community unity, and public welfare; and

WHEREAS, the organizers have requested permission to utilize DeBardeleben Park on Saturday, June 13, 2026, between the hours of 8:00 a.m. and 12:00 noon for the conduct of said event, together with appropriate public safety support from the City of Bessemer.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BESSEMER, ALABAMA, AS FOLLOWS:

The City Council hereby authorizes the use of DeBardeleben Park on **Saturday, June 13, 2026, from 8:00 a.m. until 12:00 noon**, for the purpose of hosting the **Second Annual Rickney B. Hunter 3K Run Supporting Men’s Mental Health Awareness**, subject to compliance with all applicable City ordinances and, park regulations.

The City Council expressly finds and declares that this event serves a legitimate public purpose by raising awareness of men’s mental health issues, promoting education and community dialogue concerning mental health wellness. And that it serves a valid and sufficient public purpose in that it has for its objective the promotion of public health, morals, security, prosperity, contentment, and the general welfare of the community and, as such, serves a public purpose.

ADOPTED this the **2nd** day of **June** 2026.

Ms. Bryonda Collins, Co-Founder of the Rickney B. Hunter Foundation, stated that she is requesting the use of DeBardeleben Park to host a Men's Mental Health Awareness Run. She noted that she is also requesting assistance from the Bessemer Fire Department and the Bessemer Police Department to support the event.

Councilor Thigpen made a motion to approve the item. Councilor Person seconded the motion. Upon roll call, the following votes were recorded: Ayes: Councilors Cleophus King, Sarah B. Person, Teco Stephens, Donna Thigpen, Chester W. Porter, and Jarvis Collier. Nays: None. The motion carried.

City Clerk Wanda D. Taylor presented Item#15: A Resolution authorizing funds to Community Action Agency of Northeast Alabama.

RESOLUTION NO. 663-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BESSEMER, ALABAMA, AUTHORIZING THE DISBURSEMENT OF TEN THOUSAND DOLLARS (\$10,000.00) TO THE COMMUNITY ACTION AGENCY OF NORTHEAST ALABAMA TO SUPPORT SERVICES AND PROGRAMS BENEFITING THE CITIZENS OF BESSEMER

WHEREAS, the City Council of the City of Bessemer adopted its Fiscal Year 2025–2026 budget and included therein appropriated funds designated for distribution to nonprofit organizations that provide services benefiting the residents of the City of Bessemer; and

WHEREAS, the City Council has received a written request from **Luke Laney, Executive Director of the Community Action Agency of Northeast Alabama**, requesting disbursement of **Ten Thousand Dollars (\$10,000.00)** from said budgeted nonprofit allocation; and

WHEREAS, the Community Action Agency of Northeast Alabama provides programs and services designed to improve the quality of life for citizens through community assistance initiatives, support services, educational resources, housing assistance, family support programs, and related public-benefit services; and

WHEREAS, the City Council finds that the programs and services provided by the Community Action Agency of Northeast Alabama serve a valid public purpose by assisting vulnerable and underserved citizens of Bessemer, promoting community stability, and advancing the health, welfare, and general well-being of the public; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BESSEMER, ALABAMA, AS FOLLOWS:

1. The City Council hereby authorizes the disbursement and payment of **Ten Thousand Dollars (\$10,000.00)** from the Fiscal Year 2025–2026 budgeted nonprofit organization allocation to the **Community Action Agency of Northeast Alabama**.
2. The City Council expressly finds and declares that this expenditure serves a legitimate and lawful public purpose by supporting nonprofit services that provide meaningful assistance to the citizens of Bessemer and promote the public welfare.

ADOPTED this the 2nd day of June 2026.

Attorney Killings stated that funding was allocated in the Fiscal Year 2025–2026 budget for nonprofit organizations that provide beneficial services to the residents of Bessemer. He noted that the City Council received a written request from Luke Laney, Executive Director of the Community Action Agency, seeking disbursement of \$10,000 from the allocated funds to support services provided to the residents of Bessemer.

Councilors Thigpen and Porter asked whether the resolution could be tabled until the next City Council Planning Session to allow a more in-depth discussion of the matter.

Councilor Collier stated that the allocation of funding for nonprofit organizations had been discussed during the previous budget meeting.

Bessemer Utilities Director Jerry Yarbrough stated that Bessemer Utilities communicates with the Community Action Agency on a weekly basis and noted that the agency has provided more than one million dollars in assistance to the citizens of Bessemer over the past three years.

Councilor King made a motion to approve the item. Councilor Stephens seconded the motion. Upon roll call, the following votes were recorded: Ayes: Councilors Cleophus

King, Sarah B. Person, Teco Stephens, Donna Thigpen, and Jarvis Collier. Nays: None.

Abstention: Councilor Chester W. Porter. The motion carried.

City Clerk Wanda D. Taylor presented Item#16: A Resolution to approve discretionary funds to the Nick Bell Foundation from Councilor Cleo King in (District 7).

RESOLUTION NO.: 664-26

A RESOLUTION APPROPRIATING FUNDS FROM DISTRICT SEVEN (7) DISCRETIONARY FUND BUDGET LINE ITEM TO THE NICK BELL FOUNDATION

WHEREAS, the Nick Bell Mentoring Memorial Foundation (NBMMF) has as its mission to support students and young adults by providing opportunities to receive scholarships, mentoring and other programs; and

WHEREAS, the City Council of the City of Bessemer, Alabama, appropriated funds in its fiscal year 2025-2026 budget for use in each council district. Councilor Cleophus King has requested that the City appropriate funds from District Seven (7) Discretionary Fund line-item number 001-10000-027-527067 to the Nick Bell Mentoring Memorial Foundation in the amount of Two Hundred, Fifty Dollars and 00/100 cents (\$250.00); and

WHEREAS, the City Council of the City of Bessemer, Alabama hereby determines the appropriation and expenditure of municipal funds for the purpose of providing support to The Nick Bell Mentoring Memorial Foundation serves a public purpose in that it has for its objective the promotion of public health, safety, morals, security, prosperity, contentment, and the general welfare of the community and, as such, serves a public purpose; and

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Bessemer, Alabama, at a regularly scheduled meeting duly assembled, with a quorum being present, as follows:

1. The Council hereby approves the expenditure of Two Hundred, Fifty Dollars and 00/100 cents (\$250.00) from District Seven (7) Discretionary Fund line-item number 001-10000-027-527067 payable to The Nick Bell Foundation.

That this resolution shall become effective immediately upon its adoption by the City Council of the City of Bessemer, Alabama as required by law.

ADOPTED this the 2nd day of June 2026.

Attorney Killings stated that a Councilor is requesting that \$250 be appropriated from his discretionary funds to support the Nick Bell Memorial Foundation.

Councilor Person made a motion to approve the item. Councilors Stephens and Porter seconded the motion. Upon roll call, the following votes were recorded: Ayes: Councilors Cleophus King, Sarah B. Person, Teco Stephens, Donna Thigpen, Chester W. Porter, and Jarvis Collier. Nays: None. The motion carried.

City Clerk Wanda D. Taylor presented Item#17: Council member's comments, statements, or motions.

Councilor Porter thanked everyone who reached out to him following his recent knee surgery.

Councilor Collier thanked Bessemer Area Chamber of Commerce President Mrs. LaTasha Cook-Williams for the outstanding work she has done with the I CARE program initiative.

City Clerk Wanda D. Taylor presented Item#18: Citizens Participation:

Briana McDade-Boykin, 535 River Haven Circle, invited all teens to the City-Wide Teen Picnic hosted by The Freedom Center Storehouse Teen Ministry at Roosevelt Park on June 20, 2026, from 12:00 p.m. to 3:00 p.m.

Temika Reaser, 1519 6th Avenue North, expressed concern about halfway homes located within her neighborhood. She stated that some of the halfway homes are not authorized and are causing excessive littering in the community.

Mayor Gulley asked if the homes are zoned as halfway houses.

Mrs. Reaser stated that some are properly zoned; however, she is aware of others in the community that are not zoned for that use.

Mrs. Lynneice Washington requested the use of the Kenneth E. Gulley Recreation Center to host an upcoming health fair in partnership with Brenda Brown Bosom Buddies on July 16, 2026, from 5:30 p.m. to 6:30 p.m.

Ms. Brenda Phillips Hong, Founder of Brenda Brown Bosom Buddies, stated that she had spoken with the Director of the Kenneth E. Gulley Recreation Center, Mrs. Makeda Smith, and that the proposed date for the event has been agreed upon. She requested final approval from the Council. She explained that she is a 36-year breast cancer survivor and that the forum will address various health concerns.

Councilor Porter commended Ms. Hong for bringing health awareness to the community and educating the public on healthy living solutions.

Mayor Gulley stated that he has attended several of Ms. Hong's events and found them to be very informative.

Alisha Taylor, member of the Alpha Zeta Sigma Alumnae Chapter of Sigma Gamma Rho, 3014 Chestnut Ridge Lane, thanked the City of Bessemer for allowing use of the Bessemer Civic Center to host their Maternal and Mental Health Symposium on May 16, 2026. She also thanked Councilor Carla F. Jackson for her support, partnership, and dedication to improving the lives of Bessemer residents.

Councilor King asked if there was a timeframe for when power would be restored to residents following the storm.

Mr. Yarbrough stated that power should be restored between Wednesday and Thursday morning.

Mayor Gulley stated that the city has solicited assistance from other municipal utility companies to help address the power outages within the city.

City Clerk Wanda D. Taylor presents item#19: Motion to Adjourn.

Councilor Porter made the motion to adjourn. Councilor Collier adjourned the meeting.

**Wanda D. Taylor
City Clerk**

Presiding Officer