



REGULAR WORK SESSION MEETING

TUESDAY SEPTEMBER 28, 2021 @ 5:30 PM

CHERRYVILLE FIRE DEPARTMENT

411 E. CHURCH ST. CHERRYVILLE, N.C. 28021

The Honorable Mayor H.L. Beam called the meeting to order. Councilmember's Gary Freeman, Jill Puett, Jon Abernethy and Malcolm Parker were present. City Manager Jeff Cash, City Clerk Paige H. Green, City Attorney Palmer Huffstetler Jr., Police Lieutenant Brandon Parker, Public Works Director Brandon Abernathy, Downtown Director David Day, Finance Director Dixie Wall, and Planning & Zoning Director Derrick Mackey were also present. No media coverage.

CONSIDERATION OF VOLUNTARY ANNEXATION PETITION RE: STROUP ACRES, 1404 SHELBY HWY., PLANNING & ZONING DIRECTOR DERRICK MACKEY:

Planning and Zoning Director Derrick Mackey approached the podium to explain the process of a voluntary annexation. Mr. Mackey explained that the property owner must submit a Voluntary Annexation Petition expressing their interest to the City Clerk. Once the City Clerk receives completed Annexation Petition, the petition is then placed on an agenda for a City Council meeting for Council's consideration. City Council will consider the Annexation Petition during the meeting. After discussion by council, legislative action to go forward will need to be taken by the adoption of a resolution directing the City Clerk to investigate the sufficiency of the petition.

City Clerk Paige Green received a Voluntary Annexation Petition from Mr. Hank Stroup of Stroupe Acres, LLC. The address of the property for consideration is, 1404 Shelby Hwy., and includes parcel #'s 305089, 160116, 216819, 160117, and 160120 totally 177.24 acres. Total number of units over a five-year period will be 200 however; once the project is completed, there will be 674 units. All four (4)-property owners, signed the petition.

Mayor Beam asked if there was a time line for the annexation process. City Clerk Paige Green put together a proposed time line and she shared it with everyone.

CONSIDERATION OF RESOLUTION DIRECTING CITY CLERK TO INVESTIGATE SUFFICIENCY OF PETITION, PLANNING & ZONING DIRECTOR DERRICK MACKEY:

Planning and Zoning Director Derrick Mackey shared the following resolution for consideration:



Resolution of the City of Cherryville, North Carolina Directing the City Clerk to Investigate a Petition for Voluntary Annexation Received from Wellspring Carolina Investments, LLC (Stroup Acres)

WHEREAS, a Petition dated July 1, 2021, requesting annexation of the approximately 177.24 acre area contiguous to the City of Cherryville primary boundary and described in said Petition, as shown on the survey map attached hereto as Attachment "A", was submitted to the City Clerk of the City of Cherryville, North Carolina on July 6, 2021; and

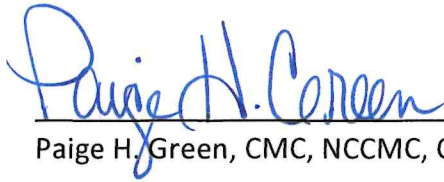
WHEREAS, N.C.G.S. §160A-31© provides that the sufficiency of the Petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

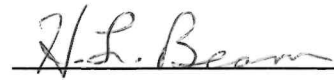
WHEREAS, the City Council of the City of Cherryville, North Carolina deems it advisable to proceed in response to this request for annexation.

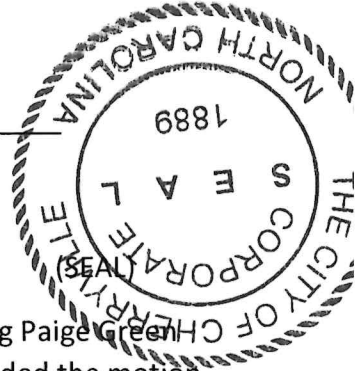
Therefore, Be It Resolved: By the City Council of the Cherryville of Cherryville, North Carolina as follows:

That the City Clerk is hereby directed to investigate the sufficiency of the above-described Petition and to certify as soon as possible, to the City Council of the City of Cherryville, North Carolina, the result of the investigation.

Adopted by the City Council on this 28 day of September 2021.


Paige H. Green, CMC, NCCMC, City Clerk


H.L. Beam, Mayor



Councilmember Abernethy made a motion to approve the resolution directing Paige Green, City Clerk to investigate sufficiency of the petition. Councilmember Pruett seconded the motion and the vote was unanimous.

OTHER BUSINESS:

Mayor Beam shared that he had received some complaints from bus drivers about the right turn onto Pink Street off Church Street. The complaints are that the road on Pink Street is not as wide on one side as it is the other side.

Public Works Director Brandon Abernathy responded by saying he would look into it and see if anything can be done.

Planning and Zoning Director Derrick Mackey spoke up and shared that he is also a bus driver for Gaston County Schools and the bus drivers have been told not to make that turn in the bus. They have been told to take another route to get to the high school.

Downtown Director David Day shared the following about upcoming festivities:

Main Street Events 2021

- i. **October 15th 2021** 6 – 9 pm Hocus Pocus Parade
- ii. **October 21st - 3rd** Thursday in the Mini Park as we have been doing since June. This will be a smaller event with food trucks, beer truck and one singer in the mini park. This is not a large crowd type event.
- iii. **October 22** – Scary-Ville in the Mini Park and Children’s art way along with Main Street.
- iv. **October 29th** – Monsters March down Main Street. We are not sure the schools are going to allow the students to participate but some of the local daycares have called and asked.
- v. **November 27th** – Holiday Market on Main Street and Small Business Saturday. We tried to hold this event last year but due to the State Mandate, we had to cancel a week before. We will have small local vendors, under tents, in the Mini Park and Chamber Parking lot. This is to draw shoppers to Main Street and our Local Merchants for Christmas. We

are planning on **Lighting the Christmas tree** and other decorations that night.

- vi. **December 3rd** – Whooville – Cherryville Mini Park
- vii. **December 11th** - 10 – 12 pm, Annual Christmas Parade on Main Street. We have confirmed the sidewalks will not be an issue from the contractors during this, but again draws large crowds.

We do have some other smaller events we are looking at doing on Friday evenings in December that will involve the Mini Park and encourage shopping at our local stores for the Holiday – Special Music in the Mini Park, Choirs.

Main Street Christmas Decorations – The special Task Force made up of community members

1. Wade Stroupe
2. Dennis Workman
3. Tammy Johnson
4. Mark Jones
5. Ashley Patterson
6. Debbie Hopper
7. Steve Panton
8. Mary Beth Tackett

This task force met to decide the Theme, How to Decorate, and Market out Christmas on Main Street destination. The team voted on “A Very Cherry Christmas”. We will do special light shows in certain parts of main street and purchase special ornaments that will attract citizens and visitors to our Main Street. However, this year our order cannot be shipped until after February 2022 at the earliest. We are ordering these supplies and will use them in 2022 and the streetscape should be completed. We are going to use repurposed items with new lights as stated before and have Farris Fabricators make some items to use local merchants as well. This will be done mid-to late November for the Christmas Tree Lighting on Nov 27.

PBS – WTVI UNC Charlotte has almost finished the “Trail Of History” documentary on Cherryville. New Year’s Shooters, Baseball, Lotta Burgers, Carolina Freight, and other historic mills will be covered. This will cover the beginnings of Cherryville through the new revitalization of Main Street. It should air in late Nov or early Dec.

PBS – New Hour recorded last Thursday a 15-to-20-minute new program about the impact of our town’s revitalization and the economic impact we are seeing now and in the future. Should air in Oct.

PBS – New Hour will come back Late October and record us hanging the Veterans Flags and interview Rebecca at Butter Me Up about why as a veteran she chose to open a business on our Main Street, and he might want to interview other local veterans for their Veterans Day Special. He is to advise.

City Manager/Fire Chief Jeff Cash shared that he has received several calls about Halloween. Elm Street residence always have a very large crowd and they have a committee that is asking for direction from the city.

After some discussion, Mayor Beam shared that it would be better to celebrate Halloween Saturday October 31st this year. This will be put on the web site for the community to see.

City Manager/Fire Chief Jeff Cash handed out an updated map of Piedmont Lithium asked Brandon Abernathy to give an update on Piedmont Lithium. Mr. Abernathy shared that, He and City Manager/Fire Chief Jeff Cash attended a utilities meeting at Donnie Hicks’ office in Belmont. It was a group of approximately 12-14 folks, all of which had some level of interest in supplying Piedmont Lithium with services. The individuals in attendance were Michael Peoples of Gastonia, several of his staff members from Two Rivers Utilities, Dominion Energy, REA, and Duke Power. There was county EDC staff present as well. Piedmont had six representatives in attendance. It is clear to us that Piedmont Lithium is not interested in any voluntary annexation discussions. Below is what we learned at the meeting.”

“As far as gas is related, of course, it will be handled by Dominion Energy.”

“The electric service is going to be provided by REA and Duke Power in a partnership.”

“The water is a different issue. They want to build a line from Apple Creek Industrial Park in Dallas to Cherryville. There would be a transfer station where we would have to negotiate a price with Gastonia. Recil and I feel that a pump would have to be purchased, as well as an elevated tank, to build the line. The county and Gastonia want Piedmont Lithium to pay \$40 million for this construction. With this scenario, Cherryville would reap some benefits in providing water. Some for processing and some for domestic use.”

Brandon explained that, "The City of Cherryville is capable of supplying the water, especially with our Lincoln/Lincoln County interconnect. "Piedmont Lithium will need 540,000 gallons of water a day. The water plant is permitted for 3.5 million gallons of water a day and we are currently using 800,000 gallons a day. Cherryville has the capacity to handle Piedmont Lithium's needs."

Brandon went on to say, their big issue is that Indian Creek cannot supply the numbers needed. We feel this is a way for them to correct the low needed fire flows for Costner Elementary School, as well as the water needs for the Apple Creek project. There are positive pieces of the plan; however, there are also negative aspects. They have done a study concerning the hydraulics; however, we have not been provided a copy of the study to date."

Brandon Explained, "The sewer is also a sticky subject. Recil Wright (city engineer) also feels that Cherryville can supply the sewer service; however, this would come with some additional costs to get the second ditch at the waste treatment plant back operational. Donnie Hicks, the County, and the City of Gastonia want the sewer to go to Long Creek in High Shoals and then into Gastonia's system (Two Rivers). This is a way for them to solve a sewer problem in the High Shoals area."

Brandon explained that, The City of Cherryville is capable of handling Piedmont Lithium's wastewater needs as well. Piedmont Lithium is estimating .5 million gallons of discharge a day. The waste treatment plant is permitted to treat 2.5 million gallons a day. We currently treat 500,000 to 600,000 gallons a day. At one time, Travis Knits was using one million gallons of water a day and not only did the city supply their needs but, also all other customers in and out of the city limits."

Mr. Cash shared that he has asked Recil Wright and Piedmont Lithium to provide us with numbers. The actual numbers that Piedmont needs for water and sewer. The other aspect is to have Recil determine if we can supply the water and sewer. Mr. Cash has requested our operating permits from both plants and he will be forwarding them to Recil Wright. Mr. Cash also emailed Patrick Brindle today to get Piedmont's numbers.

Councilmember Parker shared that several of the volunteers at the museum have complained to him about issues with mold. They are saying that when they volunteer the mold makes them sick.

Mr. Abernathy responded by saying that he was not aware of any mold.

Councilmember Parker asked what the issues was with payroll last week. He stated that he had a couple employees come by his restaurant saying they were not paid.

City Clerk Paige Green does payroll and she explained that employees were paid but it was a day later than normal. Mrs. Green explained that during the payroll process when the final

reports were being printed the printer stopped working. Mrs. Green called the vendor to try to get the reports but was unable to. She was told the reports were gone. Mrs. Green shared that once payroll is updated the reports cannot be reprinted. The direct deposit file is in the system ready to go to the bank after it is created in the payroll process. Mrs. Green made the finance department aware that she was unable to get any reports. Each week the city clerk sends the amount of payroll to finance from the reports, where it is then sent to the bank. Mrs. Green could not send the total amount of payroll this week to finance because, she did have the amount to send. Mrs. Green had calls into Tyler, the software company, to see if any of the reports could be reprinted. Mrs. Green explained that a check and balance step is now in payroll and the finance department sends the file to the bank. Once the bank confirms the amount of the file that was sent, they send back a confirmation to the finance department and a copy of the confirmation is sent back to payroll.

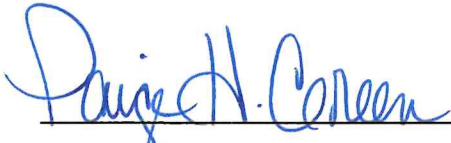
Finance Director Dixie Wall shared that the finance department does not have access to the file other than to send it to the bank. She explained that the only way they know that the file is correct is by the total amount that Mrs. Green sends each week. The totals have to match.

Mrs. Green shared that accounts payable did send the file on Thursday morning. Mrs. Green was able to print several reports Thursday morning for


ADJOURNMENT:

Councilmember Parker made a motion to adjourn the meeting. Councilmember Abernethy seconded the motion and the vote was unanimous. The meeting adjourned at 6:55 pm.

Adopted this 11 day of October 2021.



Paige H. Green, CMC, NCCMC, City Clerk



H.L. Beam, Mayor



