



**REGULAR RESCHEDULED WORK SESSION MEETING
THURSDAY DECEMBER 28, 2023 @ 5:30 PM
CHERRYVILLE COMMUNITY BUILDING
W.J. ALLRAN JR. COUNCIL CHAMBERS
106 S. JACOB STREET CHERRYVILLE, NC 28021**

The Honorable Mayor H.L. Beam called the meeting to order. Councilmember's Gary Freeman, Jon Abernethy, and Jill Puett were present. Councilmember Janice Hovis joined by phone. City Manager Brian Dalton, Planning & Zoning Director Richard Elam and Finance Director Dixie Wall were also present. Wise News Network was present for media coverage.

CONSENT AGENDA:

PUBLIC HEARING FOR JANUARY 8, 2024 RE: RE-ZONING CHANGE FROM R-12 (SINGLE FAMILY RESIDENTIAL) TO CZ/R-9 (CONDITIONAL CLUSTER DEVELOPMENT ZONING) GASTON COUNTY PID #158768, TERRACE ESTATES, PLANNING & ZONING DIRECTOR RICHARD ELAM:

This public hearing will be on the January 8, 2024 agenda for consideration.

AGENDA APPROVAL/REVISION:

Councilmember Puett made a motion to approve the agenda as written. Councilmember Abernethy seconded the motion and the vote was unanimous.

ITEMS FOR DISCUSSION OR CONSIDERATION:

PRESENTATION OF TWO PROPOSALS RE: CHERRYVILLE PERFORMING ARTS CENTER, MR. WADE STROUPE:

Former Mayor Wade Stroupe gave a presentation regarding two proposals for the Cherryville Little Theatre. Mr. Stroupe shared that his proposal in no way represented any opinion or action of the Cherryville Little Theatre even though he serves on the board.

Mr. Stroupe presented an outline for a Cherryville Performing Arts Center, stating that it would be a huge asset to the city and the citizens. He went on to say that the opportunities to accommodate various cultural events at a city-owned venue, would be a great advantage for our community. Below is a copy of the two proposals and a design for additions to the Cherryville Little Theatre:

Proposal # 1

That committee's first specific tasks would be to report to and work with the City Council on two issues:

- 1) Study and recommend to City Council the feasibility of creating a 'Performing Arts Center' (as proposed) and if approved, report to the Council on the design, implementation, and administration of this concept.*
- 2) To gather information and make recommendations to Council for a Cherryville History Museum. This committee could also serve as the conduit and liaison for City governance and maintenance of any future museum endeavor.*

Attachment A
12/11/2023

Renovations and Additions - Cherryville Municipal Auditorium (aka Cherryville Little Theatre)
proposed renovation for new Cherryville Performing Arts Center

- 1) ADDITION - New Lobby/Public Restroom facilities (green shaded area on attached)
Expand northwest corner of Lobby toward Academy Street
Create/Add 753 square feet of new space
Primary use of space (475 sq ft) to be used for new restrooms
Women's Room - 1 ADA & 2 standard toilets with double vanity sink
Men's Room - 1 ADA toilet & 2 urinals with double vanity sink
Additional expansion used for general open floor space in Lobby
If funding is sourced for facility expansion, then exterior cosmetic issues should be:
Refurbish exterior front entry, Replace side entry doors, New signage,
Paint all brickwork, and Artwork/Decorative pieces on sidewall (facing Elm St)
- 2) ADDITION - Storage and more room in Backstage area (yellow shaded area on attached)
 - A) Build 414 square foot addition on the back southwest corner of building
Addition built at stage level & entry from new double doors directly off stage
Existing concrete pad could be improved and used for foundation
Basic electric (outlets/work lights) - No plumbing - (Mechanical ???)
 - or--
 - B) Addition built ground level – on raised pad outside existing double doors (Dixie St. side)
Simple construction - no plumbing / no mechanical
One standard metal double entry door on front/Academy side
- 3) Redesign of Existing Lobby & Bathrooms - more room/storage space
Demo existing Ladies Restroom
Convert into concession/utility/storage room
Demo existing Men's Restroom
Convert to sitting area/small meeting area - off expanded lobby
- 4) Refurbish and update Backstage Restrooms
Cosmetic mainly - paint and new light fixtures

May replace fixtures (2 toilets & two single bowl vanities)

- 5) Upgrade enhance stage lighting and audio equipment
 - New light fixtures for stage lighting
 - Upgrade audio and lighting controls
 - Install HD projector and motorized screen
- 6) Sand and refinish Hardwood floors on and around Main stage area
- 7) New stage curtains
- 8) Refurbish - rework all auditorium seats - repair and replace as necessary
- 9) Expand and renovate Light and Sound booth in Auditorium/Secure old Light booth

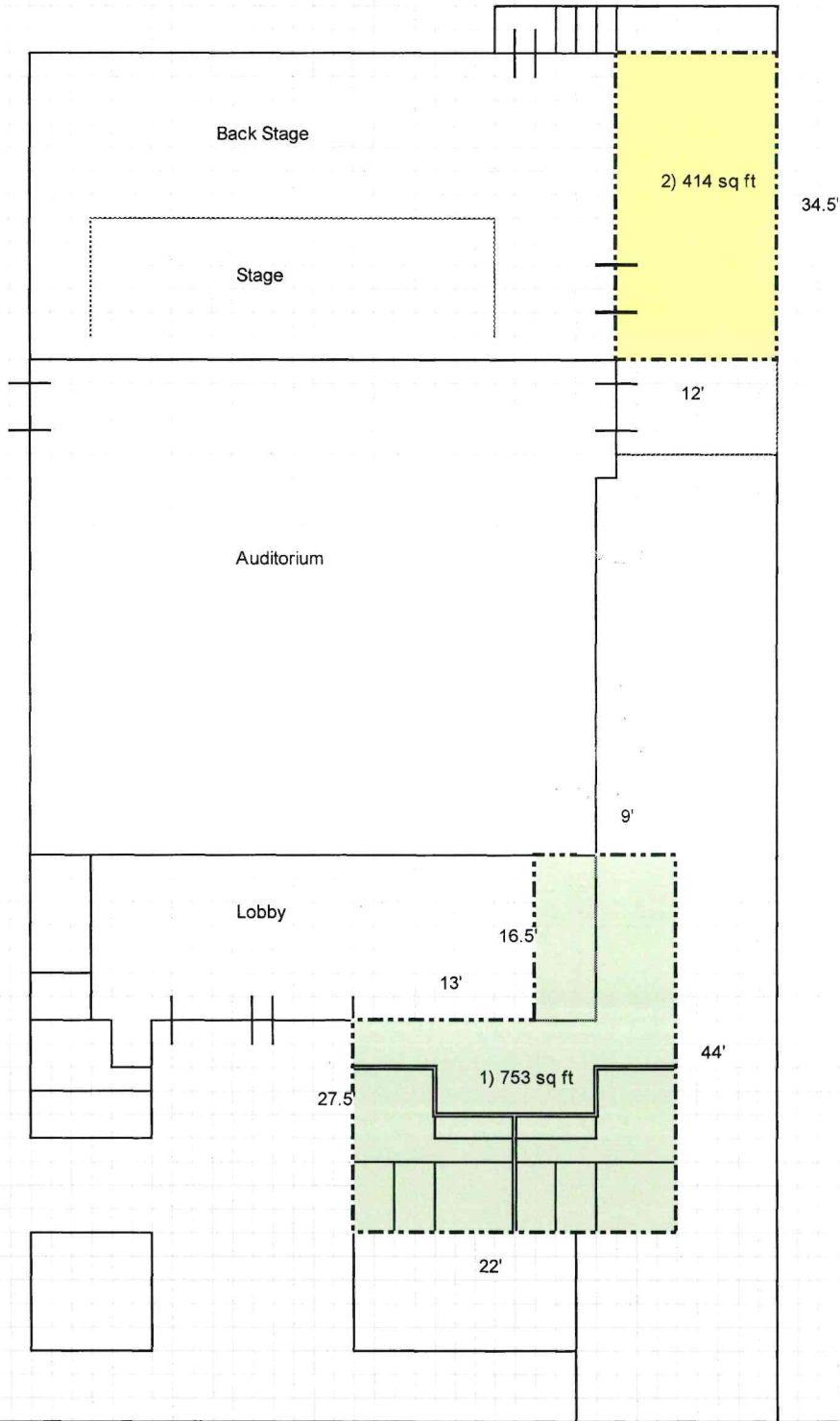
- Additions to Cherryville Municipal Auditorium**
- 1) 753 square foot addition to front lobby - more lobby space and new restrooms
 - 2) 414 square foot addition to rear of building - more space back stage and storage

2) Add 414 sq ft addition
all block - 3 sides
4th side attached to brick
existing wall of building
2 standard double metal
security doors facing
Academy St
Ceiling/Roof - 16 ft
Electrical = work lights over
outlets down bldg side wall

1) 753 sq ft expansion of lobby
Expand lobby outward on
Dixie & Academy sides
Add 2 rest rooms (M & W)
W = 1 ADA & 2 standard toilets
M - 1 ADA toilet & 2 urinals
Both with double bowl vanities
Electric - std as per code

Demo existing mens restroom
remove all for lobby expansion /
sitting area
Gut existing women's rest room
for combination storage room
and for concessions

Parking
Lot



<<< Academy Street >>>

Mr. Stroupe wanted to present the proposals and hopes that these topics was be discussed in the future at city council meetings.

DISCUSSION OF COUNCIL APPOINTMENTS, MAYOR H.L. BEAM:

A discussion was held regarding the appointments for city council members. This will be on the January 8, 2024 agenda for consideration. Below is a list for consideration in January:



<u>Appointment</u>	<u>Current Appointee</u> <u>Appointed 01/08/2024</u>
Mayor Pro-Tem	Councilmember Jill Puett
ABC Board Liaison	Councilmember Jon Abernethy
Appearance Committee/Garden Club	Councilmember Hovis
Audit Committee	Mayor H L Beam Councilmember Jon Abernethy-Chairman
Centralina Council of Government	Councilmember Jill Puett Alt. Mayor H.L. Beam
Cemetery Committee Liaison	Councilmember Jill Puett
Chamber of Commerce Liaison	Councilmember Gary Freeman Alt. Councilmember Jon Abernethy
Depot Museum Liaison & Historical Museum	Councilmember Hovis Alt. Councilmember Gary Freeman
ElectriCities Board	Mayor H L Beam Alt. Brian Dalton-City Manager
ElectriCities Rate Committee	Councilmember Jill Puett Alt. Dixie Wall
Fire Department Relief Fund Board	Councilmember Jon Abernethy
Gaston-Cleveland - Lincoln Transportation Advisory Committee (MPO)	Mayor H L Beam Alt. Councilmember Jill Puett
Recreation Advisory Committee Liaison	Councilmember Gary Freeman

YMCA Liaison

Alt. Councilmember Hovis
Councilmember Gary Freeman
Alt. Councilmember Janice Hovis

Main Street Program

Councilmember Jill Puett
Councilmember Gary Freeman

DISCUSSION OF CITIZENS TO BE HEARD, TIME LIMIT TO SPEAK, MAYOR H.L. BEAM:

A discussion was held regarding citizens to be heard. Currently the time limit for citizens to speak at a meeting is 5 minutes. Councilmember Abernethy made a motion to change the time limit for citizens to be heard from 5 minutes to 3 minutes. Councilmember's Freeman and Puett seconded the motion. Councilmember's Abernethy, Freeman and Puett voted for the change, and Hovis voted against the change. Beginning January 8, 2024, there will be a time limit of three minutes for citizens to be heard.

OTHER BUSINESS:

City manager Dalton shared that Vickie Spurling had brought him an offer on the city owned property located on Bates Ave. Currently the property is two lots that the city inherited from a citizen back in the 90's. Mr. Seth Harrelson has made an offer to purchase the two lots for \$36,000. Mr. Dalton shared that if the council accepts the offer that has been presented from Mr. Harrelson, then staff will start the upset bid process and see if any other offers come in. Mr. Dalton went on to share that Mr. Harrelson is wanting the property to build a duplex or townhome.

Councilmember Freeman made a motion to accept the offer and start the upset bid process for the two lots that the city owns on Bates Ave. Councilmember Abernethy seconded the motion and the vote was unanimous.

Mayor Beam asked if the Cherryville Little Theatre was under the City's insurance coverage. Yes, the city owns that building and we carry the coverage.

ADJOURNMENT:

Councilmember Abernethy made a motion to adjourn the work session meeting. Councilmember Puett seconded the motion and the vote was unanimous. The meeting adjourned at 6:20 pm.

Adopted this 8th day of January 2024.



Paige H. Green, CMC, NCCMC, City Clerk



H.L. Beam, Mayor

