



**SPECIAL WORK SESSION MEETING  
TUESDAY AUGUST 23, 2022 @ 6:00 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, Malcolm Parker, Jon Abernethy, and Councilmember Jill Puett were present. City Manager Brian Dalton, City Clerk Paige H. Green, City Attorney Palmer Huffstetler Jr., Planning & Zoning Director Alex Blackburn, Police Chief Cam Jenks, Fire Chief Jason Wofford, and Public Works Director Brandon Abernathy, were also present. Michael Powell of the Cherryville Eagle was present for media coverage.

**ITEMS FOR DISCUSSION OR ACTION:**

**CONSENT AGENDA:**

- A. PUBLIC HEARING SCHEDULED FOR MONDAY SEPTEMBER 12, 2022 RE:  
CONSIDERATION OF REZONING 109 S. JACOB STREET (GIS PARCEL #129868)
- B. PUBLIC HEARING SCHEDULED FOR MONDAY SEPTEMBER 12, 2022 RE:  
CONSIDERATION OF REZONING 1407 E. MAIN STREET (GIS PARCEL #215920)
- C. PUBLIC HEARING CONTINUED MONDAY SEPTEMBER 12, 2022 RE:  
CONSIDERATION OF REZONING CHERRYVALE

Councilmember Parker made a motion to approve the consent agenda. Councilmember's Puett and Abernethy seconded the motion and the vote was unanimous.

**DISCUSSION OF CHERRYVILLE HISTORICAL MUSEUM, MAYOR H.L. BEAM & PALMER HUFFSTETLER SR:**

Mr. Palmer Huffstetler Sr. approached the podium to share that Mayor Beam invited him to come and give some history on the Cherryville Historical Museum. Mr. Huffstetler stated that he wanted to offer suggestions for strengthening the organizational structure of the museum. He went on to say, he has visited museums in other cities and Cherryville is lucky to have such a beautiful building to house the museum.

Mr. Huffstetler shared that he was president of the Rotary Club in 1969-1970, and they adopted the project of having a historical museum. From 1970-mid 1980's, project was dormant until Howell Stroup took the initiative to assemble various items and artifacts. Interest

was revived which led to the incorporation of The Cherryville Historical Association (CHA) by Howell Stroup, Ruth Stroup, and himself. In 1985, the historical museum gained momentum and in 1986, Lester Nail contacted him to say that the family would like to give the old fire station (the building) to the Historical Association to be used for the museum. Mr. Huffstetler informed Mr. Nail that the association was not yet qualified as a tax-exempt entity and he suggested that the property be given to the City of Cherryville in order to qualify as a tax-deductible contribution. In December 1986, the Nail family members sold the building to the City of Cherryville for \$10.00.

Mr. Huffstetler stated that he like to suggest that the City of Cherryville enter into a lease agreement with the CHA and amend the bylaws to allow the City to name those who will serve on the association's board of directors. Then the board of directors would have the responsibility of governing day-to-day affairs of the association including electing officers, complying with applicable laws especially those pertaining to the continued tax-exempt status of the association.

After some discussion, Council agreed that Councilmember Parker, liaison to the museum board, and Mayor Beam would meet with the museum board and explain that the lease agreement needs updating, and the bylaws amended, so the council can appoint board members.

#### **DISCUSSION OF CHERRYVALE PROPERTY LOCATED ON REQUA RD., MAYOR H.L. BEAM:**

Mr. Robert Johnson approached the podium to share that he along with Andrew Eagle, traffic engineer, Mr. Ramey, Kemp & Associates, and Jerod Carpenter, Meritage Homes, were available to answer any questions that anyone may have concerning Cherryvale.

Mr. Eagle explained how the traffic study is conducted and what all is compiled to determine if a subdivision can be built in an area.

Mr. Carpenter explained the types of home that could be built in the subdivision and the cost. Many questions were asked concerning the proposed area located on Requa Rd.

Mr. Johnson did share that there will be to entrances and two exits in and out of the subdivision.

This public hearing for the rezoning of this area was continued from the August 15, 2022 meeting. The public hearing will continue at the September 12, 2022 meeting.

#### **DISCUSSION OF LAWN CARE MAINTENANCE RE: SAINT JOHN'S LUTHERAN CHURCH, CITY MANAGER BRIAN DALTON:**

City Manager Brian Dalton shared that is has been brought to his attention that the City of Cherryville mows the old part of the Lutheran cemetery. When he asked why we mow it, no one was clear about why. After some research of minutes and conversations with others, it was determined that on November 13, 1978, council voted at a meeting, that the city would maintain the old section of the Lutheran cemetery. Mr. Dalton explained that the City of Cherryville should not be mowing any part of the Lutheran cemetery because we do not own the property and never have.

Councilmember Abernethy made a motion to stop mowing the old section of the Lutheran cemetery after the last mow of 2022. Councilmember Puett seconded the motion and the vote was unanimous.

**DISCUSSION OF ADMINISTRATIVE FEE RE: CEMETERY PLOTS, CITY MANAGER BRIAN DALTON:**

City Manager Dalton explained that the city clerk spends a lot of time selling cemetery plots, preparing cemetery deeds, and recording the information. He realizes that anyone can purchase plots or niches and then sell them back to the city and he explained that a lot of time is spent refunding a customer. He explained that he is suggesting an administrative fee for this process.

The cemetery committee will meet soon and propose an administrative fee for consideration.

**DISCUSSION OF TEXT AMENDMENT RE: THE DIFFERENCE BETWEEN BOARD OF ADJUSTMENT AND CITY COUNCIL, PLANNING & ZONING DIRECTOR ALEX BLACKBURN:**

Mr. Blackburn shared that he will be meeting with the planning & zoning board in regards to the agenda item concerning the Zoning Text Amendment. He is working to clarify the boundaries and processes involved in Special Use Permitting Procedures so that there will be less confusion for both the City as well as all applicants and members of the respective Boards and City Council. He will bring to council for consideration after the planning board meeting.

**DISCUSSION OF ENGINEERING REIMBURSEMENT FEE, PLANNING & ZONING DIRECTOR ALEX BLACKBURN:**

Mr. Blackburn shared that currently when a developer's plans are sent to the City's engineer for review, the bill is sent to the city to pay. He explained that this cost needs to be passed on to the developer. He is working to add, that expenses paid by the City to its designated engineering service, be reimbursed by the developer/development seeking guidance. This will be for Council's consideration at the September 12 meeting.

**OTHER BUSINESS:**

Mayor Beam shared that the railroad crossing on Mountain Street will be closed tomorrow for repairs.

Mr. Dalton shared that Tennisbloc is a company that has reached out to him to offer community-driven tennis and pickleball programs beginning in the Spring of 2023. Below is more information regarding Tennisbloc:



Tennisbloc LLC would like to present a proposal to the City of Cherryville to launch and maintain professional and community-driven tennis and pickleball programs beginning in the fall of 2022.

### **About Tennisbloc**

Tennisbloc works with HOA's, clubs, schools and parks & recreation organizations to create and foster a truly positive and meaningful tennis and pickleball community by acting as a turn-key tennis and pickleball and provider. We are a team of professionals whose mission is to help make tennis and pickleball more affordable, accessible and inclusive. We provide the registration software, equipment, professional staff, marketing material, administrative work/in-season communications, and full transparency reports, all at no cost. We provide consistent, professional and effective tennis and pickleball services that create an active and engaged community. We currently manage tennis and pickleball programs for over 60 schools, communities and cities across NC, instructing over 5000 participants each year through camps, clinics and teams.

### **Pricing Structure**

Our pricing structure can be found in the initial schedule proposal, but there is no cost directly to the City of Cherryville. For participants, we price our services to break down to be approximately \$7.50-12.50 per hour, maintaining a similar price-equivalent to parks and recreation pricing, ensuring that no one is left out of the opportunity of tennis and pickleball.

### **Nonresidents**

The option to allow nonresidents is completely up to the City of Cherryville. Most often, nonresidents are charged a \$20 nonresident fee and 100% of nonresident fees are provided to the City of Cherryville. If nonresidents are not allowed to join, no worries! Our registration software can vet residents vs nonresidents.

### **Registration Software and Transparent Reports**

Tennisbloc would create schedules and submit to the City of Cherryville each season for approval. Upon approval, Tennisbloc will create registration and provide a URL that would hold the program registration. This URL, along with registration information materials, will be provided to the City of Cherryville to distribute to residents digitally and/or physically. Tennisbloc would collect registration payments directly from participants, providing the option to pay online or by check. All registration information is provided to the City of Cherryville for full transparency.

### **Financial Compensation**

A revenue-share payment will be provided each season, along with a report containing full details on every participant to ensure complete transparency. Tennisbloc would like to propose a revenue-share of 10% of all generated revenue from tennis and pickleball programs.

### **Curated, Trained, Certified and Insured Instructors**

We bring professional instructors that have undergone background checks and that are experienced & passionate about spreading the opportunity of tennis and pickleball.

### **Equipment is Covered**

We provide all hoppers, all types of youth development balls (red and orange), along with junior nets, cones and non-invasive drop-down rubber lines. We replenish balls every season, eliminating the cost of equipment.

### **Insurance Coverage**

Tennisbloc has full company insurance coverage with a zero-incident history and will add any

utilized locations as an additional insured. We do not hire any contractors and enforce a strict background check on all employees and ensure that all proper safety protocols are executed appropriately. All locations are added as an additional insured, which covers workers comp and a \$1,000,000 injury policy.

**Initial Proposed Schedule for Spring of 2023**

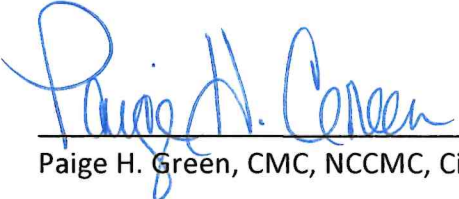
**Tennis Program Details:** 9 Week Program  
**Dates:** Saturday, March 4 - Saturday, May 6th (No classes April 8th)  
**Times:** Ages 5-8: Saturdays 9:00 - 10:00am  
Ages 9-14: Saturdays 10:00 - 11:00am  
Adult Beginners: Saturdays 11:00 - 12:00pm  
**Price** (covers the entire): \$85 \*multiple participant discounts available

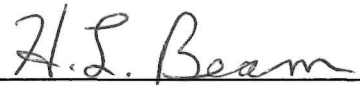
**Pickleball Program Details:** 9 Week Program  
**Dates:** Monday, March 6th - Monday, May 1<sup>st</sup>  
**Times:** Adult Beginner: Mondays 7:30 – 8:30pm  
Adult Intermediate Mondays 6:30 – 7:30pm  
**Price** (covers the entire): \$85 \*multiple participant discounts available

**ADJOURNMENT:**

Councilmember Parker made a motion to adjourn the meeting. Councilmember Abernethy seconded the motion and the vote was unanimous. The meeting adjourned at 7:40 pm.

Adopted this 12 day of September 2022.

  
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Paige H. Green, CMC, NCCMC, City Clerk

  
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H.L. Beam, Mayor



