



**SPECIAL CITY COUNCIL MEETING  
THURSDAY AUGUST 15TH, 2024 @ 6:00 PM  
CHERRYVILLE COMMUNITY BUILDING  
W. J. ALLRAN JR. COUNCIL CHAMBERS  
106 S. JACOB ST. CHERRYVILLE, N.C. 28021**

The Honorable Mayor H.L. Beam called the special scheduled meeting to order at the community building in the William J. Allran Jr., Council Chambers. Councilmembers Jill Puett, Jon Abernethy, Gary Freeman, and Janice Hovis were present. City Manager Brian Dalton, City Clerk Paige H. Green, City Attorney Yansea Taylor, Public Works Director Chris J. King, Planning and Zoning Director Richard Elam, Finance Director Dixie Wall, Downtown Director David Day, Wastewater Superintendent Larry Wright, Police Major Danny Renn, and Fire Chief Jason Wofford, were also present. The Lincoln Times and Wise News were present for media coverage.

**INVOCATION: DR. PASTOR VINCE HEFNER, FIRST BAPTIST CHURCH:**

Dr. Pastor Vince Hefner gave the invocation.

**PLEDGE OF ALLEGIANCE:**

Everyone stood and recited the Pledge of Allegiance.

**AGENDA APPROVAL:**

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

**APPROVAL OF MINUTES:**

Councilmember Puett made a motion to approve the minutes as written below:

CITY COUNCIL REGULAR MEETING JULY 8, 2024

Councilmember Abernethy seconded the motion and the vote was unanimous.

**MAYOR'S COMMENTS:**

“Let me begin by saying how exceedingly thankful I am for the hundreds of texts, posts, phone calls, cards, and most importantly the prayers that were said on my behalf during my recent illness and extended hospital stay. There are not enough words to express the outpouring of support that I have received from citizens, family, friends, the adjacent communities, and from people from all over our great state and beyond. I have been so humbled by this concern and truly it has been a great benefit in the steps of my improvement toward recovery. I love this city, all its citizens and as well as our extended communities. There are none, above these and I will always cherish their love. Thanks to all and a special thank you to Mayor Pro-Tem Jill Puett for covering for all the mayoral duties during my absence.

Work is continuing daily on the gym and the roof is now finished. Inside work is now beginning and should move swiftly. We still have some construction to do on the sewer system and then we will begin on the parking area as well as the playground area. We are hoping for completion, within the next few months.

The much anticipating opening of the Cherry Pit will be on August 20<sup>th</sup> with the official Ribbon Cutting. Please go by and visit this establishment and view the awesome outdoor patio with its two fire pits. Councilman Gary Freeman painted the old doors that hang on the outside wall. Good luck to Brady and Mason on this new adventure ahead. The future apartment complex on Academy Street sent the city an email several weeks ago and stated they do still plan on starting development in September of this year. The city has all the materials ready to get the electrical service in place for this construction. Calcio Creek off Requa Road materials are here also and Southeastern is in the process of bidding out this project to get the electrical system ready.

Dollar Tree has begun preparing for building on the land between Ferguson Ace Hardware and the old Chevrolet dealership.

The city has plans to update Ben Black court at Ranbar Street. We have received a quote for two pickleball courts and improvements to the basketball court. This should begin sometime late September. These monies will come from the CDG grant from Piedmont Lithium. In closing, I wish to state that Councilwoman Janice Hovis, Lisa Millwood, Finance Director Dixie Wall, and City Manager Brian Dalton, attended the Electricities Conference in Asheville on Tuesday-Thursday of this week and returned earlier today for tonight's council meeting. This concludes the mayor's comments.

**SPECIAL RECOGNITION OF CITY EMPLOYEE'S YEARS OF SERVICE, MAYOR H.L. BEAM:**

Mayor Beam recognized Wastewater Superintendent Larry Wright, for having 30 years of service with the city of Cherryville. Below is a copy of the certificate that was presented to him:



**RECOGNITION OF CHERRYVILLE HIGH SCHOOL “POWER PLAYERS”, CHS ATHLETIC DIRECTOR MATT POWERS, AND PIEDMONT LITHIUM COMMUNITY RELATIONS MANAGER EMILY WINTERS:**

Cherryville High School Athletic Director Matt Powers, approach the podium to say that CHS will be recognizing two “Power Player” athletes each month. Mr. Powers shared that CHS wants to be able to keep their relationship with the city and recognize the athletes at the meetings. Mrs. Emily Winters was also available and shared that Piedmont Lithium is very involved with the schools and the special recognition of the Power Players. Mr. Powers recognized Jordan Lowrance and Chloe Stroupe as Power Players for the month of August.

**CITIZENS TO BE HEARD CITIZENS THAT WISH TO SPEAK MAY DO SO BY COMING TO THE PODIUM AND STATING YOUR NAME AND ADDRESS BEFORE YOU SPEAK. COMMENTS WILL BE HELD TO 3 MINUTES PER PERSON. (PLEASE SIGN UP WITH THE CITY CLERK AT THE MEETING BEFORE THE MEETING BEGINS. IF YOU WISH TO SPEAK ON A MATTER WHERE A PUBLIC HEARING IS BEING HELD, YOU WILL HAVE A CHANCE TO DO SO DURING THE PUBLIC HEARING AND DO NOT NEED TO SIGN UP):**

Mr. Ned Yates approached the podium to thank the city of Cherryville and their involvement with the recent state tournament. Mr. Yates shared that it took a lot of people to make the tournament a big success and he appreciates the folks that took the time to be a part of it.

**PUBLIC HEARING REGARDING RE-ZONING CHANGE FROM GMC (GENERAL MANUFACTURING) TO RMF (RESIDENTIAL MULTI-FAMILY) AT 501 N. MOUNTAIN STREET, GASTON COUNTY GIS #128879, PLANNING & ZONING DIRECTOR RICHARD ELAM:**

Councilmember Freeman made a motion to enter into a public hearing. Councilmember Hovis seconded the motion and the vote was unanimous.

Planning & Zoning Director Richard Elam approached the podium and shared that the owner of the property located at 501 N. Mountain Street, filled out an application to have the property rezoned from GMC (General Manufacturing) to RMF (Residential Multi-Family). Mr. Elam took the rezoning change before the planning board and they voted unanimously to approve the rezoning request. Mr. Elam then asked the city clerk to place a public hearing on the agenda for the August 15, meeting. He then ran a Notice of Public Hearing, in the Eagle section of the Lincoln Times on August 2, and August 9. Mr. Elam also notified the property owners adjacent to this property of the request.

No citizens spoke at the hearing.

Councilmember Puett made a motion to exit the public hearing. Councilmember Abernethy seconded the motion and the vote was unanimous.

Mayor Beam then read the State of Consistency below:

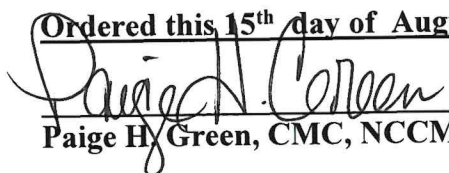


**STATEMENT OF CONSISTENCY**  
**CITY OF CHERRYVILLE**  
**REQUIREMENT OF SECTION 19.1.10 OF**  
**THE CITY OF CHERRYVILLE ZONING ORDINANCE**

The Cherryville City Council, held a Public Hearing on August 15<sup>th</sup>, 2024 to consider Rezoning Parcel # 128879 . After the Public Hearing and discussion of the rezoning the Council draws the following CONCLUSIONS:

1. It is the Council's CONCLUSION that, the proposed rezoning **IS / IS NOT** consistent with the City of Cherryville Land Use Plan adopted in August, 2012.
2. The Council finds the proposed rezoning **IS / IS NOT** reasonable and **IS / IS NOT** in the public interest. This conclusion is based on the following:

Ordered this 15<sup>th</sup> day of August, 2024

  
Paige H. Green, CMC, NCCMC, City Clerk

  
H.L. Beam, Mayor



Councilmember Abernethy made a motion to approve the Statement of Consistency as agreed on and approve the request to rezone 501 N. Mountain Street from GMC to RMF. Councilmember Puett seconded the motion and the vote was unanimous.

**CONSIDERATION OF CARRY OVER BUDGET AMENDMENTS, CITY MANAGER BRIAN DALTON:**

City Manager Dalton went over nine budget amendments that were a carryover from the FY 2023-2024 budget. Councilmember Hovis made a motion to approve all nine budget amendments. Councilmember Puett seconded the motion and the vote was unanimous.

**CONSIDERATION OF RESOLUTION TO PLACE CITY EQUIPMENT ON GOV. DEALS, CITY MANAGER BRIAN DALTON:**

City Manager Dalton shared that there are two Scag mowers at the wastewater treatment plant that need to be put on Gov. Deals. Mr. Dalton shared that the following resolution will need to be approved to sell the two mowers. Below are pictures of the two mowers:

**1999 Model:**



OF THE FOLLOWING PATENTS:  
4,487,001      4,991,382      5,832,708  
4,395,903      4,998,948      5,865,018  
4,520,733      5,116,617  
4,967,543      5,826,416  
PATENTS PENDING

**SCAG**  
POWER EQUIPMENT

MODEL STT61A-25CH  
SERIAL 5450073

Division of Matsushita of America, Inc.  
Miyoshi 4700000000  
Green Bay, WI 54903



OFF

HOURS  
178  
ELECTRONIC 1/10  
DATCON  
481640



**2000 Model:**







**RESOLUTION AUTHORIZING DISPOSITION OF  
SURPLUS PERSONAL PROPERTY/EQUIPMENT**

**WHEREAS**, G.S. Chapter 160A-265 authorizes local government units to dispose of property/equipment in governmental use; and

**WHEREAS**, the City of Cherryville desires to dispose of certain property/equipment of the City.

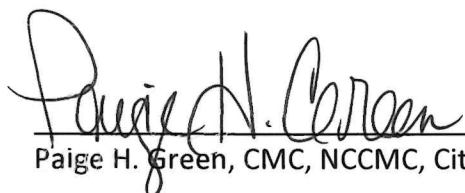
**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Cherryville that:

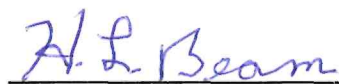
1. The following property/equipment is hereby declared to be surplus:

1999 Scag Commercial Mower Model # STT61A-25CH Serial #5450073  
2000 Scag Commercial Mower Model # STT61A-25CH Serial #6712013

2. The City Manager is authorized to dispose of the described property utilizing any means permitted by G.S. 160A-265 - 160A-270.

Duly adopted the 15 day of August 2024.

  
Paige H. Green, CMC, NCCMC, City Clerk

  
H.L. Beam, Mayor  
(SEAL)

Councilmember Freeman approve the resolution and selling the two mowers on Gov. Deals.  
Councilmember Abernethy seconded the motion and the vote was unanimous.

**OTHER BUSINESS:**

Mr. Dalton shared that Councilmember Hovis, Dixie Wall, Lisa Millwood and himself just attended the Electricities conference in Asheville.

**CONSIDERATION TO ENTER INTO CLOSED SESSION RE: NCGS 143.318.11(a)(6): To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or**

conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting:

Councilmember Puett made a motion to enter into a closed session meeting. Councilmember Hovis seconded the motion and the vote was unanimous.


Mayor Beam, council, city clerk, and city attorney return from the closed session and Councilmember Abernethy made a motion to give city manager Dalton his longevity pay for his years of service. Councilmember Puett seconded the motion and the vote was unanimous.

**ADJOURNMENT:**

Councilmember Abernethy made a motion to adjourn the meeting. Councilmember Freeman seconded the motion and the vote was unanimous. The meeting adjourned at 7:00 pm.

Adopted this 9 day of September 2024.

  
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Paige H. Green, CMC, NCCMC, City Clerk

  
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H.L. Beam, Mayor

(SEAL)