



REGULAR WORK SESSION MEETING
TUESDAY MARCH 29, 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 Jill Puett, Gary Freeman, Malcolm Parker, and Jon Abernethy were present. City Manager Brian Dalton, City Clerk Paige H. Green, City Attorney Palmer Huffstetler Jr., Police Chief Cam Jenks, Public Works Director Brandon Abernathy, Fire Chief Jason Wofford, Finance Director Dixie Wall, and Planning & Zoning Director Alex Blackburn were also present. No media coverage.

ITEMS FOR DISCUSSION OR ACTION:

DISCUSSION OF WATER LINE ON ANGLE STREET, CITY MANAGER BRIAN DALTON:

City Manager Brian Dalton shared that in the 1990's the City of Cherryville installed a new water line and new taps for the residents on Angle Street. The old water line was not abandoned because the residents were given time to connect onto the new line. When the old line breaks, it causes one of the neighbor's back yard to flood and erode. Mr. Dalton explained that the citizens that are still on the old line, need to hire a plumber to hook them onto the new tap and get off the old line. Mr. Dalton shared that the citizens can be given a timeframe in which to tap on, and the City of Cherryville will work with them. He explained that once all Angle Street citizens are on the new water line the City of Cherryville will abandoned the old line.

Councilmember Parker stated that it sounded like a good plan but he has heard that the three citizens that are not on the new water line cannot afford to pay a plumber to tap them onto the water line.

Councilmember Abernethy asked if the City of Cherryville could give the citizens a certain date that the old water line will be abandoned and force the citizens to get on the new water line.

Mr. Dalton responded by saying yes we can do that.

Councilmember's Puett and Parker asked if the city could finance this for the citizens.

Mr. Dalton stated that the City of Cherryville is willing to work with the citizens.

Councilmember Abernethy made a motion to abandon the old water line on Angel Street six months from April 1. Councilmember Parker seconded the motion and the vote was unanimous.

DISCUSSION OF ZONING ORDINANCE TEXT AMENDMENT, PLANNING & ZONING DIRECTOR ALEX BLACKBURN:

Planning & Zoning Director Alex Blackburn approached the podium after handing out two proposed documents. Mr. Blackburn went over the documents and explained that he will presenting both proposed documents to the planning & zoning board for consideration. Mr. Blackburn explained that the documents would be coming to council for approval.

Mr. Blackburn shared that a citizen is interested in opening an RV Park and currently the City of Cherryville does not have an ordinance regarding RV Parks. Mr. Blackburn is proposing the ordinance below:

WILL ALSO NEED TO BE ADDED TO 7.1.2 (RURAL RESIDENTIAL-40) ZONING DISTRICT UNDER CONDITIONAL USES

Conditional uses: 17. Recreational Vehicle Park

- Or -

Addition to Campgrounds found in 7.2.14

13.5.7 RECREATIONAL VEHICLE PARK

The purpose of these regulations is to allow for the placement and growths of Recreational Vehicle Parks while maintain the health, safety, and general welfare standards of established residential and commercial areas in the Cherryville area.

Camping and Recreational Vehicle Parks shall be allowed pursuant to 7.1.17 with the additional standards outlined below;

- A. No Recreational Vehicle Park shall exist on a single parcel that is less than 3 acres in size.
 - 1. New Camping and Recreational Vehicles shall be located at least one (1) mile from any existing recreational vehicle park.
 - 2. Density
 - a. There shall be no more than 15 campsites per acre.
 - b. A setback of a minimum of twenty (20) feet shall be required to separate Recreational Vehicle locations.

- B. All spaces for camping and recreational vehicles shall be located at least one-hundred (100) linear feet from any adjoining lot line. Where the lot line adjoins a public road right-of-way or street, the spaces shall be located at least fifty (50) linear feet from the property line.
- C. The campground shall be sufficiently wooded to provide an opaque natural buffer between the campground, all adjacent lots, and all adjacent public roads at the time a certificate of occupancy is issued for the use.
- D. Accessory uses, limited to usage by campground patrons, may include laundry facilities and the selling of convenience items (snacks, beverages, etc.).

E. Screening

Screening of property shall abide by Section 5.2 in order to provide an opaque screening of the use from adjoining and adjacent properties. This is not to be counted as open space as outlined in subsection 13.5.7g (below).

F. Roads and road access

1. No recreational vehicle site shall have direct access to a public road. Rather, all recreational vehicle sites shall be accessible only from interior roads.
2. Interior roads shall have a minimum width of twenty (20) feet and shall have a maximum length of one thousand (1,000) feet.
3. Interior roads shall be made of an all-weather driving surface capable of supporting emergency vehicles in accordance with the Fire Apparatus Roads Standards in the North Carolina Fire Code.
4. Each recreational vehicle site shall have an address posted thereon to distinguish it from other sites on the property.

- G. **Open Space-** A minimum of 800 square feet of area per vehicle space must be provided for active or passive recreation such as but not limited to ball fields, tennis courts, swimming pools, clubhouses, etc.

Mr. Blackburn is proposing a Non-Residential Building Design Standards that will address materials, color, configurations, articulation, transparency, roof pitch form, and height. Mr. Blackburn will share the proposal below with the planning board members for approval.

Section 5.10 Non-Residential Building Design Standards

5.10.1 Purpose

- a) These standards are intended to promote the development of property with buildings that positively contribute to increasing property values, respond to longterm needs of changing users, prioritize connectivity and access for pedestrians, future transit opportunities, and vehicular requirements, and integrate with adjacent existing properties by maintaining context sensitive street frontages along the thoroughfares they border.

5.10.2 Applicability

- a) Requirements of this section shall apply to all new and/or expanding developments in the B-1, B-2, B-3, RO and GMC zoning districts, as well as any office and/or retail developments located in the Residential zoning districts. This section does not apply to warehouse or industrial buildings, and does not apply to detached, single family residential properties.
- b) Civic and Institutional buildings, such as schools, churches, and libraries, are signature community elements, and may be made exceptions to the requirements of the more regulated style of private development. However, appropriate designs for these types of structures is a crucial part of maintaining the image of the City; therefore, while civic and institutional buildings shall meet the following design regulations, exceptions may be provided administratively when the specific design circumstance is justified.

5.10.3 Architectural Standards

5.10.3.1 Materials and Color

- a) Building walls shall incorporate brick, stone, cast stone, formed concrete, stucco, concrete siding, EIFS, wood and wood materials designed and intended for use as an exterior finish material, or other long-lasting material over a minimum 75% of the surface area (excluding windows and doors). Exterior metal, aluminum siding, or vinyl siding shall be prohibited as a primary material.
- b) Building materials shall be similar to the materials already being used in the area, or if dissimilar materials are being proposed, other characteristics such as scale, proportion, form, detailing, color, and texture shall be used to ensure that the building relates to the rest of the neighborhood.
- c) Façade colors shall be of earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors as an accent material only, the use of fluorescent, dayglow, or neon colors shall be prohibited.

5.10.3.2 Configurations and Articulation

- a) The building façade shall have a clearly identifiable base, body, and cap with horizontal element separating these components. The component described as the body shall constitute a minimum of 50% of the total building height.
- b) No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding forty (40) feet. All building walls shall include at least two of the following items:
 - i. Change in plane of at least twelve (12) inches in depth
 - ii. Change in texture or masonry pattern
 - iii. Windows
 - iv. Awnings and/or canopies, so long as they meet the following criteria;
 - 1. Must have a minimum of nine (9) feet clear height above the sidewalk and must have a minimum depth of three (3) feet.
 - 2. May extend into a required setback above private property; may extend into public right-of-way so long as it is no closer to 2 feet to the back of the curb of the street, nor shall it interfere with street trees, street lights, or street signs.
- c) All sides, including the rear of the building shall include materials and design characteristics consistent with those of the front. Use of inferior or lesser quality materials on side or rear walls is prohibited.

5.10.3.3 Transparency

- a) Façades of all commercial structures shall incorporate windows and doors over a minimum percentage of the surface area of street fronting façades. Minimum percentages are outlined below.
 - i. Ground level of commercial uses: 30% of surface area minimum
 - ii. Ground level buildings over 25,000 square feet: 20% of surface area minimum
 - iii. Upper Story Transparency: 20% of surface area minimum
- b) In cases where a building has more than two façades fronting a street or primary travel way, the transparency requirement shall only be required on two façades based on pedestrian traffic and vehicular visibility.

5.10.3.5 Roof Pitch and Form

- a) Rooflines should consist of one or more sloped planes. However, flat roofs are allowed so long as they are concealed from view by a parapet wall of a minimum height of three (3) feet along all elevations of the building.
- b) Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate, architectural asphalt shingles, or similar, high-quality roofing materials as determined by the Administrator. Minimum roof pitch shall be 3/12.
- c) All rooftop mechanical and electrical equipment shall be completely screened from view from all public streets and adjacent properties.

5.10.3.6 Height

- a) Building height is specific to the zoning district as outlined in Part 7 of this Ordinance. Height Calculations and Exceptions can be found in Section 5.9 of this Ordinance.

5.10.4 Site Design Standards

5.10.4.1 Relationship of Building to the Street

- a) Building facades that front a street must extend parallel to the street. Main pedestrian access to the building shall be from the fronting street, with secondary access from the parking areas. Entrances to retail oriented buildings shall be at grade with fronting sidewalk. Corner buildings may have corner entrances.
- b) To the greatest extent practical, parking shall be placed to the side and/or rear of a building. In instances where this requirement is not practical, as determined by the Administrator, two rows of parking, not greater than 40% of the total amount of parking located on the parcel may be located between a commercial building and the street that is not located along. All additional off-street parking requirements can be found in Part 10 of this Ordinance.
- c) Drive-thru service windows shall be placed on the rear façade of the building. In no case shall a drive-thru window be located on the front façade. If a drive-thru window is to be located on a side of the building, it must be located on the least visible side from the fronting street.
- d) Loading and unloading areas shall be provided in accordance with Section 10.2 of this Ordinance. Loading/unloading areas shall be placed, to the greatest extent possible, to the rear of the structure and screened from view of any street or any residentially developed or residentially zoned property. In the event that a loading dock is necessary to support the proposed use, the loading dock shall be located to the rear of the structure and shall be screened from view of any street or any residentially developed or residentially zoned property.

5.10.4.2 Sidewalks

- a) A minimum of 8-foot-wide sidewalks are required with a minimum of 4 feet of landscaped buffer between sidewalk and edge of curb along Main Street. Bollards may be required at intersections to prevent unauthorized vehicles from accessing sidewalks. Subject to Administrators approval with regard to the *Cherryville Historic Central Business District.*

*to be proposed for approval at a later date.

- b) A minimum of 6-foot-wide sidewalks are required with a minimum of 3 feet of landscaped buffer between sidewalk and edge of curb along all other routes. Subject to Administrator approval.

5.10.4.3 Solid Waste Storage Area

- a) Solid waste containers shall be confined to an enclosed area that is screened on all sides. Solid waste storage areas shall be located to the rear or side of the structure. These areas shall be designed to complement the structure and should be constructed from materials that match the building. Solid waste storage areas shall not be located in any applicable planting yard and shall be screened from any street and/or residentially developed or residentially zoned property.

5.10.4.4 Landscaping, Screening, and Mechanical Appurtenances

- a) Screening and landscaping shall be provided in accordance with Section 5.2 and 5.3 of this Ordinance. In addition to these requirements, landscaping shall be provided along the length of the first 15 feet of the front yard. Such landscaped area shall consist of any combination of trees, shrubs, grass, or other decorative or vegetative ground cover provided, however, that a minimum of 1 canopy tree per 40 feet OR 1 understory tree per 25 feet of linear road frontage be planted. Understory trees shall be utilized where overhead utilities exist to minimize conflicts.
- b) Mechanical equipment, utility meters, storage areas, transformers, generators, and similar features or other utility hardware on the building, roof, or ground shall be screened from public view with materials similar to the structure or they shall be located so that they are not visible from any public view or adjacent property. In addition to design elements, landscape materials shall be used to provide additional screening and/or softening of equipment areas.

5.10.4.5 Installation of Infrastructure

- a) If a development is requiring the installation of utilities, curb and gutter, sidewalk, bike paths, or greenways, the infrastructure shall be extended along the full length of the property. For instance, if curb and gutter is required along a street frontage, it will be provided along the entire length of the frontage. Greenways and bike lanes, where required based on the adopted plans, will be located along the entire frontage of the

street, or along the full extent of the property, depending on the location of the infrastructure in relation to the site.

5.10.5 Alternative Designs

5.10.5.1 Conditional Zoning

- a) An applicant may request certain alternate designs to those that are required where such deviations may not meet the strict requirements of this Section 5.10, but clearly satisfy its purpose and intent. The City Council may, as part of a conditional zoning request, approve such alternative designs. Such approval must conform to the requirements of Section 19 of this Ordinance.

CONSIDERATION OF SECTION VIII OF THE PERSONNEL POLICY RE: INSURANCE AND RETIREMENT BENEFITS, CITY MANAGER BRIAN DALTON:

Mayor Beam stated, "This is in regards to the insurance and retirement benefits and City Manager Dalton is going to over this, this is the same thing we addressed during our strategic planning session and somehow our former city manager thought we voted on this. As far as I know, we checked the minutes and everything and I remember I was against it because it was only being done to get rid of a person at the fire department and it was going to affect everybody after that, and just because Shelby did it, does not mean we had to. Evidently, someone thought we passed it and our city clerk was told to put it into law. We've already got two people under it and that's the problem we got right now, will they be grandfathered in or do you want to leave it, it is going to cost the city a bunch of money in retirement."

Councilmember Parker, "It is costing us now a hundred thousand dollars."

City Manager Brian Dalton, "Just to give you a background on what we found when this was brought up it was never officially voted on. We looked at the minutes from your budget work session on Saturday May 9, 2020 and during that budget work session there is a laundry list of items that Chief Cash, City Manager Cash at the time, talked to you about saying do you want to look at this, and do you want to look at this and the council was unanimous, saying yes let's look into it. Well that was all that was said about it at the budget work session. So you go on to your June, if you look on page 5 actually it talks about the personnel change for insurance for retirement benefit, it was unanimous that ya'll gave him direction to look into it, along with the long laundry list of items for the 22 year insurance benefit. So then, you go to your regular city council meeting Monday June 8, 2020, you actually voted on the budget. If you go to page 14 there, like I said these are your minutes from the June council meeting. If you go to page 14, there is minutes in there talking about the retiree benefit of 22 years. When you listen to the audio from that meeting ya'll never discussed it at all at the city council meeting. These minutes and this discussion was brought from your budget work session, so really we need to have the minutes amended, first of all. I have spoken to Palmer about this, and that where is says an employee with 25 or more years of service, none of that is in your minutes, you never talked about it at the council meeting in June. So, if you go on down to page 18, that is where

Councilmember Abernethy made a motion to approve the proposed fiscal year 2020 – 2021 budget along with the rates within the budget. Councilmember Puett seconded the motion. Councilmember’s Parker, Abernethy and Puett voted to approve the budget and Councilmember Freeman opposed the budget. The budget passed with a 3-1 vote. If you look at the motion there, it has nothing in there that has anything to do with the 22-year health insurance benefit. So, the policy was never voted on, especially within the budget because it is not within the motion.”

“So, what I am recommending is, right now we have had two employees retire and take advantage of the 22 year health insurance benefit. When I spoke to Palmer about it, we agreed that an official vote was not taken for the health insurance benefit so, this is not something that should not have been given without a vote being made for a policy change.”

“Right now we need to make a decision, are we going to vote to keep the 22 year health insurance or do you want to go back to the 25 years what it was before this was implemented, and do you want to add consecutive years. Paige did a study with many municipalities and that was one of the things they talk about is consecutive years be it 22 years or 25, but that is a decision that the council is going to have to make as we go from here, and obviously I think you are going to have to grandfather the two in that retired with the 22 years. It would be hard to go back and change that with them when they took that benefit. They didn’t have any knowledge that it was not voted on.”

Mayor Beam commented, “They were told it was voted on.”

Mr. Dalton, “I just think that we need to clean it up to make it official what we want to do.”

Councilmember Abernethy, “So here is my question, on page I guess 8 or 9 we entered into public hearing and that is highlighted. Jill made the motion we enter into public hearing to discuss the 2020 – 2021 budget right? That is highlighted, so everything we discussed from then on is it not part of that budget?”

City Clerk Paige Green commented, “I think he was trying to introduce it that way.”

Councilmember Abernethy, “So that is the clarifying I am wanting to get.”

Mr. Dalton, “That is what brought all of this up City Manager Cash had proposed that it was voted on in the budget but I think that the minutes are clear that that is not the case.”

Councilmember Abernethy, “OK I just needed clarification there, so it should have been done in its own separate thing.”

Mr. Dalton, “Yes, because it is a policy change.”

Councilmember Abernethy, “I remember discussing it and I think the reason is because we had that one um.”

Mayor Beam, “Carpenter.”

Councilmember Abernethy, "Yes because he was out so much with his back so I do remember that discussion."

Mr. Dalton, "You definitely discussed it at the budget work session."

Mayor Beam, "And my comment at that time was be careful what you do, because we are going to pay for it down the road, and it never was, I think that is why it never came to a vote. I could be wrong but I think everyone was still thinking it over in their minds."

Councilmember Abernethy, "And it is not in the actual budget for that year."

City Clerk, "No because it is a personnel policy change and that and the budget are two separate things."

Finance Director Dixie Wall, "If it is not in the budget ordinance that is signed by the mayor then it is not part of that ordinance."

Councilmember Parker, "Are you asking three questions? Vote for 22, 25, or add more to it?"

Mr. Dalton, "I mean that is a decision that you as a council has to make is what do we want to do?"

Mayor Beam, "Rescind the one that is there."

Mr. Dalton, "You never really voted on anything, am I right Palmer? Technically, right now it is still legally it is 25 what we always were. Am I right?"

City Attorney Huffstetler, "Yes, if you want to stay at 25 I would say amend the minutes by deleting the highlighted section and vote again to approve the minutes."

Mr. Dalton, "Correct, if you want to stay at 25, or like I said if you want to go to 22 that is your decision, but I will say, just the two that took advantage or have taken advantage of the 22 year rule drawing that insurance benefit those extra three years will cost the city close to a hundred thousand dollars."

Mayor Beam, "And that is just two people and insurance will keep going up, that is just the cost now. In years to come, it is going to keep going up and are we going to get to the point where we cannot afford to do that. I do like that thing about consecutive years because they can't work five years quit four or five years come back and gain those 22 or 25, which ever you vote on and still be able to draw that benefit. I think it should be consecutive I like that part."

Councilmember Parker, "I agree with you there."

Councilmember Freeman, "Say somebody is here twenty years and they leave can they take their money out at the point?"

Mr. Dalton, "Are you talking about retirement? Yes they can pull it out."

Councilmember Freeman, "But what if they don't take it out they come back."

Mr. Dalton, "That is where I would probably argue the way our policy says, you have to retire from the City of Cherryville. So, if you can't retire and start drawing your state pension to me you have not retired from the City of Cherryville and you are not entitled to that insurance. That is how I read it. Now weather that is right or not I don't know."

Councilmember Freeman, "If an employee leaves and comes back and their money is still in the retirement, I think they should be able to retire with the full number of years they have in the system."

Mr. Dalton, "So you are saying if someone works for the city for 10 years and then goes and works for Lincolnton for 10 years and then comes back, it should just pick up and they should be able to pick back up."

Councilmember Freeman, "If they left their money in the retirement system yes, but if they took it out no. I think if they leave it in they are still vested."

Fire Chief Wofford, "I know you are the powers at be, and I will respect whatever decision you make but I do want to point out that my last hire was Chad Duvall and he has been a fill in on our department for probably 10 years. The last two jobs I have opened up hardly anyone has applied. He came to me and was asking questions, he was full time at East Lincoln and once he found out the retirement years were lower to 22 I was able to get somebody that has been with us, who is well trained, I did not have to spend any money on his training, and that was one of the selling points of why he came here. He is young enough to reach that 22 years and where he was at he didn't have a retirement. So, that is why I was a big supporter of this, because you can get people of value that are well trained."

Councilmember Parker, "I just don't think we can afford 22."

Mr. Dalton, "Well I guess everyone saw the data and I guess Shelby must be 22, but that is the only place I know that is that low."

Chief Wofford, "There was two others when we called around but I could not find that file or I could tell you which one it was."

Mr. Dalton, "You know with Gaston County and the State you don't even get health insurance anymore, even if you do thirty years."

Councilmember Freeman asked the city clerk if she remembered how that information got in the minutes.

City Clerk Mrs. Green, "Yes the information in the minutes is exactly what Jeff passed out to each of you. He emailed the information to me the next day for the minutes and I copied and pasted it into the minutes. As you see at the top of page 15 Mayor Beam ask if anyone had any questions about the budget and a discussion was had about the budget only."

Councilmember Abernethy, "So this was included in the agenda that we got?"

Mrs. Green, "Yes."

Mr. Dalton, "Ya'll did talk about it at the budget work session but not at the city council meeting."

Mrs. Green, "Yes Jeff asked you all if you wanted him to move forward with looking into the health insurance and the years of service at the work session and the response was yes."

Mayor Beam, "And at that time I thought we were doing it because we were following Shelby and I thought we were doing it for one employee."

Councilmember Freeman, "I thought it was part of it since it was included with the budget, but I didn't vote for it anyway."

Mr. Dalton, "The way I look at minutes is if you don't talk about it and discuss it, then it should not be in the minutes. If someone were to look back at the minutes they would think that the health insurance was talked about and that is not accurate."

Discussion was held about the number of years and Councilmember Parker made a motion to rescind the minutes from the June 8, 2020 city council minutes by removing the part of Jeff's comments regarding health insurance for retirees that he and the council never discussed.

Councilmember Freeman seconded the motion and the vote was unanimous.

City Clerk will remove the paragraph about health insurance for retirees in the approved minutes of June 8, 2020 and bring the minutes back to the board for approval on April 11, 2022.

City Manager Dalton shared that the proposed personnel policy change was never approved in the motion to approve the FY 2020-2021 budget and it should still read as follows:

An employee who retires from the City with 25 or more years of service is entitled to receive the same health insurance coverage provided to full time employees. The employee is responsible for paying the City in advance for any family health coverage under COBRA. The employee is also responsible for paying the City in advance for any dental insurance coverage on themselves or family members under COBRA. The health insurance coverage on the retired employee will continue until his or her 65th birthday (when eligible for Medicare benefits) at which time the City will delete the employee from the group coverage.

Fire Chief Wofford, "But we have three hires based under the premise of 22 years. Alex Blackburn, Chris King and Chad Duvall."

Mrs. Green, "Also Jason Stone we have four hires."

Mr. Dalton, "But it all goes back to it was never voted on."

Mayor Beam, "So we should inform them that it was misrepresented or we are going to have six employees in it instead of the two."

Councilmember Abernethy asked Alex Blackburn, "Is this going to affect you employment with us if that changes? Was that a selling point for you to take this job?"

Mr. Blackburn, "It is definitely a bonus point to be honest but you have six people in the year that this is done, and I don't want to over step my boundaries by any means but, what's the realistic lively hood of people staying here for 22 years?"

Mr. Dalton, "How old are you Alex?"

Mr. Blackburn, "I am 31."

Mr. Dalton, "How many years do you have in the retirement system?"

Mr. Blackburn, "I have 5."

Mr. Dalton, "So let's say you need 25 more, you would be 61. I mean I don't think you take advantage of the 22 year policy to be honest with you."

Mr. Blackburn, "No because I am not going to retire at that point."

Mr. Dalton, "You are going to keep working. Who really benefits from the 22-year policy is the person that get's hired when they are older. That comes into the system later." Alex is going to want to finish his 30 years because he has already got five years in, because it is more money.

Mr. Blackburn, "My children will be in college then so I will be working."

Mr. Dalton was given direction to put some information together for the council to look at, at the April work session.

Mayor Beam wanted to know what we were going to do moving forward with any employee that is hired until a decision is made.

Mr. Dalton shared that because the policy was never officially adopted the employees should have never been told 22 years because it was never voted on. It was a mistake that anyone was ever allowed to retire with 22 years.

Mayor Beam, "What have you been telling them Paige?"

Mrs. Green, "That it is being addressed and is under controversy right now and will be discussed by the council."

Mayor Beam, "Alright let's move on."

Below are the changes that were approved in the 2020 – 2021 budget,

REVENUE CHANGES:

Property tax increase: Currently the tax rate is 0.46 proposed new rate is 0.52.

Vehicle tag fee increase: Currently \$7.00 proposed new fee \$10.00.

Sanitation fee increase: (needed to cover recycle costs)

Residential cost to increase \$1.00 new proposed fee \$15.00 per container.

Commercial cost increase \$2.00 new proposed fee \$18.00 per container.

EXPENDITURE CHANGES:

Administration: Increase Minimum Housing Funding from \$12,000 to \$20,000.

Economic Development: No changes.

Police Department: Leasing four (4) police vehicles from Enterprise Leasing.

Fire Department: Purchase new fire truck

SCBA (breathing apparatus)

Hurst E-draulic Tool

Public Works: No changes.

Street: No changes.

Powell Bill: Paving Jane Street, Celia Street, Ranbar Street and repairing storm drain in Delview.

Sanitation: New boom truck & new garbage containers.

Cemetery: Columbarium

ELECTRIC FUND HIGHLIGHTS:

Revenue Changes: Residential – No change.

Commercial – No change but all commercial customers will be evaluated to make sure they are on the correct rate.

Industrial – No change.

OP-12 Proposed a ½ cent increase after the first quarter and additional ½ increase in the last quarter with a total increase of .01.

CP-98 – Proposed a ½ cent increase after the first quarter and an additional ½ cent increase in the last quarter with a total increase of .01.

EXPENDITURE CHANGES:

Purchase transformers

Purchase new kiosk for utility office.

WATER/SEWER HIGHLIGHTS:

Revenue Changes: Increase water and sewer rates from \$5.86 per 1000 gallons to \$6.50 per 1000 gallons. (Flat rate charge to increase \$1.00)

(Flat rate charge to increase \$1.00)

Residential currently \$16.00 proposed to increase to \$17.00

Commercial/Industrial currently \$20.00 proposed increase to \$21.00.

Outside rates are double on all above rates.

Flat rates would increase to \$34.00

Per 1000 gallon increase to \$13.00.

EXPENDITURE CHANGES:

Administration: No changes proposed

Water Plant: Replace #3 High Service Pump.

Wastewater Plant: Proposed new lawn mower

Repairs to Ballard Pump Station

ALL FUNDS:

Salary increase: Proposed of 2% to all full time employees.
Salary Study Adjustments.

Health insurance increased 7%.

Dental insurance – no change

General retirement will increase from 8.95% to 10.15% and law enforcement will increase from 9.74% to 10.90%

Debt service reduces by \$126,444 from FY 2019-2020 to FY 2020-2021.

General	\$54,773
Electric	\$15,189
Water/Sewer	\$56,482

Also included in Mr. Cash’s letter regarding the proposed budget highlights was the following:

ARTICLE VIII

INSURANCE AND RETIREMENT BENEFITS

SECTION 1: INSURANCE BENEFITS:

Currently the policy states:

An employee who retires from the City with 25 or more years of service is entitled to receive the same health insurance coverage provided to full time employees. The employee is responsible for paying the City in advance for any family health coverage under COBRA. The employee is also responsible for paying the City in advance for any dental insurance coverage on themselves or family members under COBRA. The health insurance coverage on the retired employee will continue until his or her 65th birthday (when eligible for Medicare benefits) at which time the City will delete the employee from the group coverage.

~~An employee who retires from the City with 22 or more years of service is entitled to receive the same health insurance coverage (medical only) provided to full time employees. (The amendment as of June 8, 2020 does not apply to any employee that retired prior to July 1, 2020). The employee is responsible for paying the City in advance for any family health coverage under COBRA. The employee is also responsible for paying the City in advance for any dental insurance coverage on themselves or family members under COBRA. The health insurance coverage on the retired employee will continue until the retiree is eligible for Medicare benefits at which time the City will delete the employee from the group coverage.~~

The highlighted paragraphs above will be removed from the June 8, 2020 minutes.

CONSIDERATION OF CITY OF CHERRYVILLE AMERICAN RESCUE PLAN ACT OF 2021, CITY MANAGER BRIAN DALTON:

City Manager Brian Dalton asked for consideration for a Grant Project Ordinance for the City of Cherryville American Rescue Plan Act of 2021.

Councilmember Freeman made a motion to approve the Grant Project Ordinance for the City of Cherryville American Rescue Plan Act of 2021 and add parking for the little league park. Councilmember Abernethy seconded the motion and the vote was unanimous.

DISCUSSION OF DOG PARK PLANS AT WEST GATE PARK, CITY MANAGER BRIAN DALTON:

City Manager Brian Dalton went over the plans with council for a dog park at West Gate. Mr. Dalton explained that he is waiting on pricing from vendors.

OTHER BUSINESS:

Councilmember Freeman asked about Jerry Sander's project and wanted to know where we were with that.

Mr. Dalton explained that Paul Czeer is still waiting on supplies.

Councilmember Puett asked if we are surveying W. Church Street.

Police Chief Cam Jenks asked council to consider placing a vehicle on the surplus list. He explained that the vehicle is beyond repair. The vehicle is a 2011 Ford Escape.

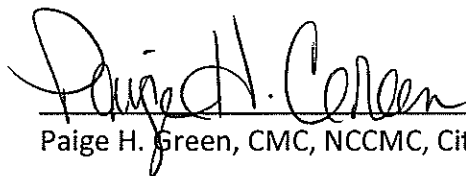
Councilmember Freeman made a motion to surplus the 2011 Ford Escape. Councilmember's Parker and Puett.

City Manager Brian Dalton handed out the proposed FY 2022 – 2023 budget. A budget work session meeting is scheduled for Sunday April 10, 2022 at 1:00 pm and the Cherryville Fire Department.

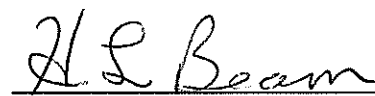
ADJOURNMENT:

Councilmember Parker made a motion to adjourn the work session meeting. Councilmember Freeman seconded the motion and the vote was unanimous. The meeting adjourned at 7:07 pm.

Adopted this 9 day of May 2022.



Paige H. Green, CMC, NCCMC, City Clerk



H.L. Beam, Mayor

