



**REGULAR WORK SESSION MEETING
TUESDAY JULY 25, 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, Malcolm Parker, Jon Abernethy, and Jill Puett were present. City Manager Brian Dalton, City Clerk Paige H. Green, City Attorney Palmer Huffstetler Jr., Fire Chief Jason Wofford, Public Works Director Chris J. King, Police Chief Brandon Hunsucker, and Planning & Zoning Director Alex Blackburn were also present. No media coverage.

ITEMS FOR DISCUSSION OR ACTION:

AGENDA APPROVAL/REVISION:

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

DISCUSSION OF GOV. DEALS FOR PUBLIC WORKS, PUBLIC WORKS DIRECTOR CHRIS J. KING:

Mr. King shared that he has six items that he would like to put on Gov Deals. Below are the items for surplus:

2005 Bandit Chipper
2011 Ford Escape
2009 International Garbage Truck
1989 GMC Bucket Truck
2003 Ford F-250 Super Duty Truck
2000 Ford F-150 Truck

Councilmember Puett made a motion to place the six items on Gov Deals. Councilmember Parker seconded the motion and the vote was unanimous.

DISCUSSION OF TERRACE ESTATES, CITY MANAGER BRIAN DALTON:

City Manager Dalton shared the following:

"This is something I just wanted to give you an update on. This is very confusing. We've been researching minutes and you might remember back in I think it was February of 2021, that was before I got here, but y'all were approached by Willie Heffner and Terrace Estates is out on Black

Rock School Rd. Maybe after about the 2nd House on Black Rock School Road and they're wanting to build some houses out behind the houses that are currently on Black Rock School Rd. I think Willie Hefner approached y'all about February of 2021 and there was a deal made where there was going to have to be a new water line put in down Delview Rd. because there's a pressure issue to make sure you got enough pressure should a fire happen. So, there was going to be a new 12-inch water line put in down Delview Rd., to solve that problem. Uh, they were going to pay. I believe it was \$1000 per lot. Now at the time, I think they were looking at building 76 homes. So, we received an e-mail from them maybe 2 weeks ago saying that now they're ready to move forward with building this neighborhood. And I'm like, whoa, I don't even know what's going on really here. So, we started doing some research on it and back in 1998 when this started there was 3 phases to this neighborhood. The first phase was the six houses that faced Delview Road, the second phase with all the houses that are currently on Black Rock School Road, the third phase would be Terrace Estates, what we're talking about now. Based off the minutes that we found, there was a Deal made between the City and Willie Heffner back then in 1998, but nothing ever happened. It looks like it kept getting delayed, delayed, delayed and pushed from meeting to meeting, and they eventually voted this phase down. They did not even approve this subdivision. So, what it looks like is, we actually have a meeting scheduled for Friday morning and we're going to sit down with the developer and tell them basically it looks like we're going to go start back over completely, because the subdivision was never approved at all, so the deals are all null and void. You know the \$1000 per lot to help put in the water line and all that's is null and void because the subdivision was never approved, So what that would entail is, you know, obviously they'd apply, they would go to the planning board just like, you know, the other subdivisions they would make a recommendation would come to y'all public hearing would be set, and then the next month a decision could be made to approve the subdivision. Alex did receive a plat in 2021, and the thing about that is, you know when y'all were approached in 2021 in February, I think and this deal was made, it looks like they were telling y'all then 76 homes. Well, the plat that they submitted is 100 homes, so even the plat is not accurate to what was discussed. So, we're going to meet with the developer on Friday and try to come to a consensus with them, if they want to proceed and we want to do this, it's going to have to go back through the process and we're going to have to start over."

This will be discussed more after the meeting with the developers and will be on future agendas.

OTHER BUSINESS:

Councilmember Freeman asked a property on Rudisill Ave. Mr. Blackburn is in the process of tracking the owner of the property down.

Mr. Dalton gave an update on Westgate saying the asphalt has been poured for the pickleball pad. Sosebee has to wait 30 days before he can finish the court. He also shared that he has ordered 4 new basketball goals for Edward Park and 2 new basketball goals for the court at City Park.

ADJOURNMENT:

Councilmember Abernethy made a motion to adjourn the meeting. Councilmember Puett seconded the motion and the vote was unanimous.

Adopted this 14 day of August 2023.

H.L. Beam

H.L. Beam, Mayor

Paige H. Green

Paige H. Green, CMC, NCCMC, City Clerk



