

CITY OF CHERRYVILLE
REGULAR CITY COUNCIL MEETING
WEDNESDAY OCTOBER 15, 2014 @ 7:00 PM
CHERRYVILLE COMMUNITY BUILDING

The Honorable Mayor H.L. Beam called the meeting to order at 7:00 pm. Present was Councilmember's Brian Dalton, David Kiser, Malcolm Parker and Jill Puett. Also present was City Manager Ben Blackburn, City Clerk Paige Green, City Attorney Palmer Huffstetler Jr., Police Chief Chad Hawkins, Public Works Director Brandon Abernathy, Finance Director Dixie Wall, EDC Director Richard Randall, Planning and Zoning Director Richard Elam, and Water Plant Superintendent Patty Hall.

Michael Powell was present for media coverage.

Reverend Leonard Bumgardner gave the invocation and it was followed by the Pledge of Allegiance.

MAYOR'S COMMENTS:

Mayor Beam welcomed everyone to the meeting stating that the meeting was being held on Wednesday October 15th because the City Manager had been out of town. Mr. Blackburn attend the recent annual meeting of the North Carolina League of Municipalities in Greensboro.

Mayor Beam also shared that he attended the pinning ceremony for the recent promotions of fire department personnel. Trent Carpenter Captain and Nathan Bowman Driver Engineer.

Mayor Beam also recognized Brock Alexander who was recently promoted to the rank of sergeant at the police department.

Mayor Beam recognized Chris King and Jason Black of the water and sewer department for their recent Wastewater I Certifications.

Mayor Beam congratulated Larry Wright and his staff at the Wastewater Treatment Plant for the completion of the City's oxidation ditch rotor. The staff rebuilt this and in doing so saved the City of Cherryville around \$15,000.

Mayor Beam gave the opening address at the fanfare that was held at Rudisill Stadium. All nine county band performed their routines on the field in preparation for upcoming competitions. A large crowd was on hand and the Cherryville High School band was most impressive and received a standing ovation for their performance.

Mayor Beam attended the City's Audit Committee meeting last week where an update was given by Collis and Associates on the 2013-2014 audit. Mr. Rob Collis stated that the City appears to be on better financial footing than the previous year.

Mayor Beam, Councilmember Parker, Councilmember Puett, Councilmember Kiser and City Manager Blackburn accepted Fleet Nets ALS Ice Water Challenge. They have challenged all Mayor's within Gaston County and we are waiting on their replies.

Several weeks ago Mayor Beam and City Manager Blackburn met with Senator Kathy Harrington to discuss transportation issues relating to the City of Cherryville. The widening of NC Hwy. 150 from Cherryville to already funded Hwy 74 bypass, as well as completing the Hwy 150 widening project onto US 321 in Lincolnton onto interstate 77 in Mooresville were discussed. The biggest discussion was to restore passing lanes along NC Hwy. 279 from Cherryville to Dallas. Senator Harrington stated that she understood the City's concern and agreed to follow up with a meeting. We are waiting to hear from Senator Harrington. Mayor Beam also had a copy of a Resolution to return passing zones to NC Hwy. 279 from Dallas Mayor Rick Coleman. The Town of Dallas is also requesting along with Cherryville that the NCDOT reconsider its recent actions to eliminate all passing zones on the 12 mile stretch of NC Hwy. 279. The Town of Dallas adopted the Resolution October 2014. We appreciate the support from Dallas.

Last week Mayor Beam, Councilmember Puett, and Councilmember Kiser met with Congressman Patrick McHenry while he was in town taking a tour of Peak Resources. Later in the morning they also visited Fab Farris and had lunch with Congressman McHenry. A round table discussion was held and issues of concern were discussed. These concerns will be followed up.

The Small Town Main Street staff has been very busy in the last few weeks sprucing up the downtown area. Mayor Beam thanks the Public Works Department for their hard work.

A new restaurant The Fish House is in the process of being opened. A grand opening date has been set for some time before Thanksgiving 2014.

APPROVAL OF MINUTES:

Councilmember David Kiser made a motion to approve both sets of minutes as presented by the City Clerk. The previous City Council Meeting minutes as well as the Work Session minutes of September. Councilmember Dalton seconded the motion and the vote was unanimous.

AGENDA APPROVAL/REVISION:

City Manager Mr. Blackburn asked the City Council to consider adding a Closed Session concerning litigation to the agenda making it item #13 and the Adjournment #14. The Closed Session would be in regards to G.S. 143-318.11(a) (3). Councilmember Parker made a motion to revise the agenda and it was seconded by Councilmember Puett and the vote was unanimous.

SPECIAL RECOGNITION OF MAYOR AARON MOSS FAMILY:

Councilmember Parker shared that Mrs. Nancy Moss was not able to attend the City Council meeting but at a later date and time the Moss family will be recognized for their contributions

to repairing the clock that once hung on the old BB&T building. The clock is being repaired at this time and a dedication ceremony will be held. Several city businesses have asked to help with the repairs. Some of these businesses have offered their services at no cost.

SPECIAL RECOGNITION OF EAGLE SCOUT AWARD:

Mayor Beam asked Mitchell Bowen and his father Ken Bowen to stand while he congratulated Mitchell on the rank of Eagle Scout. Mitchell is the first Eagle Scout from Troop 78 to earn this rank. Mitchell thanked Mayor Beam and the City Council for this special recognition.

PRESENTATION OF THE 2013 AREA WIDE OPTIMIZATION AWARD (AWOP):

Mr. Clint Cook, Environmental Engineer for the NC Department of Environment & Natural Resources, approached the podium to present the 2013 AWOP Award. Mr. Cook explained that he would like to present the City of Cherryville with the 2013 Area Wide Optimization Program Award for Turbidity Removal at the meeting. The Area Wide Optimization Program or AWOP was developed to assist public water systems with water quality improvement without signification changes to infrastructure (i.e. water quality improvement primarily through operational changes/improvements). The program is administered by a small group of Public Water Section employees with periodic technical assistance provided by the U.S. EPA. The award for turbidity removal was developed to recognize water systems that have demonstrated outstanding turbidity removal. Mr. Cook shared with Mayor Beam and the Council that Patty Hall, Water Plant Superintendent, sets a high bar for her staff and because she does, they are receiving this award. Mr. Cook spoke highly of the quality of water that the water plant sends out. He asked Mrs. Hall to come forward and he presented her with the award.

CITIZENS TO BE HEARD:

Mr. Walter Ballard of 610 W. Church Street approached the podium and shared that he had already contacted Councilmember Dalton because he did not realize the City Council meeting date had been changed to express his concern about limbs that have been on the curb at his mother's house on Pine Street for several weeks. Mr. Ballard commented that the sad part is it took calling a Councilmember to get them picked up. He also commented that his mother saw the chipper truck go by her hone several times but they never stopped.

Mr. Ballard was also commented that a citizens in town had sent him a message on Facebook concerned about the trash containers at the Skate Park. He shared that they never get emptied and the trash is falling out. The citizens told Mr. Ballard that the trash at the skate park had not been emptied in 2 or 3 weeks. Mr. Ballard stated that is should not take him contacting Councilmembers to get things taken care of in this town. He also stated that employees should take pride in their job and if they don't then maybe they need to find another job.

Mayor Beam thanked Mr. Ballard and asked him if his mom had called City Hall to let them know the limbs were out there.

Mr. Ballard commented that when you have limbs stacked up taller than your mailbox than it is hard to miss them.

Mayor Beam shared that he always makes it a point to call just so City Hall is aware that there is something on the curb to be picked up.

Councilmember Dalton shared that he does not agree with the way we pick up limbs. It is very inefficient and he backwards. Councilmember Dalton asked if there was anyway citizens can go on the City's web site and put in a work order for something they need done.

The answer is no, the citizens need to call City Hall for work orders.

Councilmember Puett shared that the sanitation truck employees could make a note of what is out in the community as they make their rounds and let the others know so that it gets picked up.

Mr. Louie Fowler of 106 S. Elm Street approached the podium and asked if the City of Cherryville was contracting out the maintenance on the athletic fields. Councilmember Dalton responded by saying that our fields are in bad shape and in his opinion the City of Cherryville has always hung their hat on the success of baseball. He stated that the fields are nowhere close to where they use to be. He shared that the bids to contract the work out came in much higher than he anticipated. Councilmember Dalton that the Council has dropped back and punted a little bit, we have a contract with Tri County Southern States and all they are going to do is the fertilizing, liming, seeding and weeding for the fields. The city will still continue to do the weekly maintenance of cutting and weed eating. Councilmember Dalton also shared that for years the Little League Board has paid for the seed, fertilizer, and lime themselves and that is not fair. Councilmember Dalton shared that the cost will be \$2,500 a year. He stated that the City did just get two brand new lawn mowers.

Mr. Fowler expressed that he was simply asking because he knew of a lot of people in our community that are looking for that kind of work and he was wondering why the employees were not able to do it now that we also have inmates. He wanted to make sure we were not spending money to do this when we have employees that can do the work. Mayor Beam thanked Mr. Fowler.

CONSIDERATION OF CONTRIBUTIONS TO DEPOT COMMITTEE:

Mr. Bob Fanter of the Cherryville Depot gave a presentation asking the City Council to help with contributions for installations of HVAC systems for the warehouse side of the Depot. Mr. Fanter explained that in the summer the heat is extreme and in the winter the cold is extreme on that side of the building. Over the years the Depot Committee has made some updates to the Depot with the help of grants. Gastonia Sheet metal has generously donated 2 units. Wise Electric will donated the cost of upgrading the power supply for the units. The Depot committee will cover the cost of wiring the units. The total amount needed from the City would be \$6,533.00. Councilmember Dalton made a motion to give the Depot Committee \$3,500 now

to help with this project. Councilmember Parker seconded the motion and the vote was unanimous.

CONSIDERATION OF AMENDING CITY CODE OF ORDINANCE CHAPTER 2, ARTICLE IV – BOARD, COMMISSIONS AND COMMITTEES TO ADD A NEW DIVISION, DIVISION 4-DOWNTOWN ARCHITECTURAL REVIEW BOARD:

Mr. Richard Elam, Planning & Zoning Director, addressed the Mayor and City Council asking them to consider amending the City Code of Ordinances so that a new division could be added. Division 4 Downtown Architectural Review Board would include the following:

THIS IS A NEW SECTION THAT WOULD HAVE TO BE ADDED TO THE CODE OF ORDINANCES OF THE CITY OF CHERRYVILLE

Division 4. Downtown Architectural Review Board

- Sec. 2-169 Definitions
- Sec. 2-170 Purpose
- Sec. 2-171 Establishment
- Sec. 2-172 Composition; procedures; authority
- Sec. 2-173 Establishment of redevelopment district boundaries
- Sec. 2-174 Reserved
- Sec. 2-175 Certificate of appropriateness application
- Sec. 2-176 Action on application
- Sec. 2-177 Prerequisite to other permits; standards for consideration
- Sec. 2-178 Architectural guidelines
- Sec. 2-179 Appeal
- Sec. 2-180 Reserved
- Sec. 2-181 Violations

Sec. 2-169. Definitions

For the purposes of this article, the following words and phrases shall have the meanings respectively ascribed to them by this section:

Board shall mean the architectural review board established under this article.

Building shall mean any structure erected for the support, shelter or enclosure of persons, chattels or property of any kind.

Facade shall mean the front or chief face of a building.

Material change in the exterior appearance shall mean a substantial or significant change in the nature of the design or outward appearance of the applicable building component, which is readily discernible to the eye of the average person.

Economic Development Director shall mean the officer or his designee charged with the administration and interpretation of this article.

Redevelopment district shall mean the Cherryville Downtown Central Business District as adopted by city council and on file with the Planning and Zoning department.

Show window shall include the building face and the entrance area leading to the door; the door and sidelights and transoms and all display platforms and devices, including lighting and signing designed to be viewed from the public rights-of-way; and/or the areas visible to the public prior to entering the interior portion of the structure.

Storefront shall mean the street-level portion of a commercial building front that includes display windows and entrances. The detailing and proportions distinguish the design of a storefront from the appearance of the upper portions of the building.

Structure shall mean that which is built or constructed, an edifice or building of any kind, or any piece of work, artificially built up or composed of parts joined together in some definite manner. The term "structure" shall be construed as if followed by the words "or part thereof."

Upper facade shall mean those portions of a commercial building front above the storefront, which includes windows, roofline, fascia and a lintel separating it from the "storefront" below.

Sec. 2-170. Purpose

- (a) The revitalization of today's Downtown Business District has the following main objectives:
 - (1) To improve both contemporary retailing, business and community activities by creating a more attractive and more functional environment;
 - (2) To give the Downtown Business District a stronger personality by creating a more pleasing visual whole from the present collection of often unrelated building facades and land uses;
 - (3) To improve economic conditions by promoting an increase in persons drawn to redevelopment districts;
 - (4) To recognize, protect, enhance and use the Downtown Business District resources and thereby benefit the health, safety, morals and economic, educational, cultural and general welfare of the public, since these efforts result in the enhancement of property values; the stabilization of neighborhoods and areas of the city; the increase of economic benefits to the city and its inhabitants; the promotion of local interest; the enrichment of human life in its educational and

- cultural dimensions in order to serve spiritual as well as material needs; and the fostering of civic pride in the beauty and noble accomplishments of the past;
- (5) To encourage beautification and general improvement of and cleanliness within the city;
 - (6) To encourage redevelopment of the original Downtown Business District.
- (b) Recognizing the need for redevelopment, the city has adopted guidelines and standards for storefront improvements, architectural renovation, sign quality and new development. These guidelines and standards will enable tenants and building owners to coordinate future renovations. The guidelines provide standards for cost-efficient, private reinvestment within the redevelopment district. The ultimate goal is to upgrade the architectural quality of our Downtown Central Business District.

Sec. 2-171. Establishment

There is hereby established an architectural review board, hereinafter referred to as "board." The board's purview shall be limited to the redevelopment of the Downtown Central Business District.

Sec. 2-172. Composition; procedures; authority

- (a) *Membership.* The board shall consist of five (5) members and two (2) alternate members who shall be appointed by the council. Alternate members may act in the temporary absence, disability or disqualification of any regular member. Members shall be chosen on the basis of experience or interest in the fields of architecture, city planning and conservation of architectural, historical or cultural resources.
Any person may be appointed to serve as a member; provided, that said person is a resident of the city or is engaged in business within the redevelopment area. Engaged in business shall mean owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged. The board shall also include one (1) resident member who is an architect and one (1) resident member who is a general or construction contractor.
- (b) *Terms of office.* All appointments shall be made for a term of three (3) years. Terms shall be staggered and subject to ongoing reappointment.
- (c) *Officers rules of procedure; employees and salaries.* The board shall elect from its membership a chairperson and vice-chairperson. The chairperson shall preside over the board and shall have the right to debate and vote. In the absence or disability of the chairperson, the vice-chairperson shall perform the duties of the chairperson. The city manager shall provide from city staff such clerical, technical and other resources as the committee may reasonably require for the effective and efficient execution of its duties.

An individual from city staff shall serve as recording secretary to the committee and that individual shall be charged with maintaining committee records.

The board may adopt rules for transaction of its business and shall keep a record of its resolutions, transactions, finding and determinations, which record shall be a public record. Meetings of the board shall be held at the call of the chairperson, the vice-chairperson, the economic development director or his designee, or at such times as the board may determine. No business shall be conducted by the board without the presence of a quorum of four (4) voting members. No application for a certificate of appropriateness shall be denied except by the affirmative vote of a majority of those members present, except that at least three (3) members must vote in order for any action to be official.

Sec. 2-173. Establishment of redevelopment district boundaries

The Downtown Central business District as adopted by city council and on file with the Planning and Zoning department, shall be under the purview of the board.

Sec. 2-174. Reserved

Sec. 2-175. Certificate of appropriateness—Application

Application for a certificate of appropriateness shall be made in the economic development department on forms provided therefor. Detailed drawings, plans or specifications shall not be required, but each application shall be accompanied by such sketches, drawings, photographs, descriptions or other information showing the proposed exterior alterations, additions, changes, renovations, rehabilitations or new construction as are reasonably required for the board and the economic development director to make a decision. The sketches, drawings, photographs, descriptions or other information shall be of sufficient detail to show, as far as they relate to exterior appearance, the architectural design of the building (both before and after the proposed work is done) including proposed materials, textures and colors, and the site plan layout, including all site improvements or features such as walls, walks, terraces, planting, accessory buildings, signs, lights and other appurtenances.

Sec. 2-176. Action on application

The economic development director shall transmit the application for a certificate of appropriateness, together with the supporting information and material, to the board for approval. The board shall act upon the application as soon as practical but in no case more than forty-five (45) days after the filing thereof; otherwise the application shall be deemed to be approved and a certificate of appropriateness shall be issued. Nothing herein shall prohibit an extension of time where mutual agreement has been made, and the board may advise the applicant and make

recommendations in regard to the appropriateness. If the board approves the application, a certificate of appropriateness shall be issued. If the certificate of appropriateness is issued, the application shall be processed in the same manner as application for building permits. If the board denies the application, the certificate of appropriateness shall not be issued. The board shall state its reasons, in writing, together with a copy of any recommendations for changes necessary to be made before the board will reconsider the application. In a case where the board has denied the application, the economic development director shall furnish the applicant with a copy of the board's written order, together with a copy of any recommendations for changes necessary to be made before the board will reconsider the application. Such recommendations may be general in scope, and compliance with them shall qualify the plans of the applicant for reconsideration by the board. If the application is denied, no permit shall be issued and no work shall commence.

Sec. 2-177. Prerequisite to other permits; standards for consideration

(a) A certificate of appropriateness issued by the economic development director after approval by the board shall be required before a permit issued for or work commences on any of the following in the redevelopment district:

(1) All material changes in the exterior appearance of existing buildings, by additions, reconstruction, alteration, renovation, rehabilitation or maintenance involving exterior color change and for all material changes in existing signage.

(2) All proposed new building construction and/or new signage.

(b) The board shall be concerned with all aspects of the designs affecting exterior appearance and, in particular, with the following:

(1) Design of show windows and entrance areas including choice of materials and types of security devices;

(2) Design of signs, methods of illumination, colors, materials, methods of suspension;

(3) Design of awnings and canopies;

(4) Refuse collection details;

(5) All other exterior materials and colors;

(6) Landscape materials and design.

(c) The board shall not consider interior design or plan. The board shall not exercise any control over land use, such as is governed by the zoning ordinance or over construction such as is governed by the building code.

Sec. 2-178. Architectural guidelines

Architectural guidelines for the Downtown Central Business District shall be adopted by resolution of the city council. The guidelines shall be known as the "Downtown District

Architectural Guidelines." Those guidelines may be revised from time to time by resolution of the city council.

The Downtown District Architectural Guidelines shall be considered by the board in making its decision on an application for a certificate of appropriateness in the Downtown Central Business District.

Sec. 2-179. Appeal

Any person aggrieved by a ruling of the board in its decision on an application in the Downtown Central Business District shall have the option to appeal the decision of the board at its next scheduled meeting. During the interim period between the issuance of the board's order and the hearing of the appeal, no work or other use may be made of the property inconsistent with the order of the board. The board may hear evidence and reports in testimony with regard to the ruling of the board and may, by majority vote, repeal or modify the previous order(s) of the board.

Sec. 2-180. Reserved

Sec. 2-181. Violations

All structural and decorative elements of any building or signage in the Downtown Central Business District shall be kept in a neat and maintained condition. All exteriors shall be clean and in good repair. All peeling, faded, or flaking paint shall be repaired as well as broken or missing window panes. When there are no exterior changes in building design, facade or color, a certificate of appropriateness shall not be required. Violations of this article may be referred to the code enforcement board for disposition.

Further, if an applicant violates the terms and conditions of a certificate of appropriateness, the property may be subject to code enforcement board action.

Councilmember Kiser made a motion to adopt the amendment to the City Code or Ordinances. Councilmember Puett seconded the motion and the vote was unanimous.

CONSIDERATION FOR APPROVAL OF CITY OF CHERRYVILLE DOWNTOWN CENTRAL BUSINESS DISTRICT ARCHITECTURAL GUIDELINES:

Mr. Richard Elam addressed the Mayor and Council asking them to consider a Downtown Central Business District Architectural Guideline. These guidelines are needed in order for the Small Town Main Street (STMS) to move forward in the next year. Property and business owners have asked the STMS committee what they would like to see and these guidelines will be a tool for them to use. The guidelines are as follows:

CITY OF CHERRYVILLE DOWNTOWN CENTRAL BUSINESS DISTRICT ARCHITECTURAL GUIDELINES

STOREFRONTS LINE
THE "PEDESTRIAN
STREET"

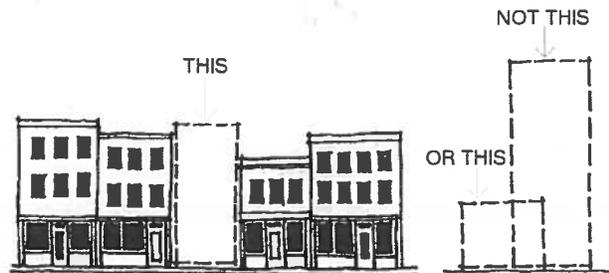


INTRODUCTION:

What makes a downtown successful? There is no single formula. Product, price, display, service, location and market all play a part. So does the outward appearance of the business. Many store and shop owners regard appearance as secondary to the more immediate concerns of price, product and service. Too often, the building itself is neglected or mishandled. Yet experience shows, time and again, that appearance is important to a healthy downtown district. As merchants work together to create an attractive image, the downtown as a whole can benefit.

Most architecture in Downtown Cherryville consists of sound structures. These buildings are stylistically "utilitarian" with few architectural appointments. The downtowns have some older structures dating back as far as the pre 1900's. Many of these older buildings are two or three stories and fortunately, have kept much of their original architectural character and detailing.

Three renovation strategies are needed for downtown buildings. The older, taller buildings serve as local landmarks and give the downtown areas a greater sense of history and stability. These older buildings should keep or regain as much of their original architectural features and details as possible. Secondly, some structures have less personality. But this can be an asset, for it provides the opportunity to consider more innovative renovation that can give each building a stronger individual identity yet help unify the overall downtown image. And thirdly, the construction of new buildings on vacant lots should be encouraged, as it fills a void in the building environment. This is called in-fill construction. A good in-fill design will vary according to its setting. New buildings should look modern in design, yet be sensitive to the character of its surroundings.



Before focusing on detailed renovation plans, make an assessment of the whole community. Look at the street and the city block you are part of. The block façade is an important element of the business image.

You and your neighbors must strive for visual compatibility. Look at successful efforts and bad examples to understand how to best renovate your building.

Inappropriate materials and gaudy colors may mask the original design details and materials. Signs placed haphazardly throughout the block-face and tasteless advertising destroys any visual unity within the block-face. The repair of walls and the renovation of windows, fascia and trim strengthens architectural image. Visual excitement and diversity should be created within the storefront area. Signs act as a boundary between storefront and upper floor architecture. Signs and awnings should be coordinated to draw attention to the storefront areas.



NEW STRUCTURES

Design Elements. The following guidelines shall apply to commercial buildings.

- (1) **General.** An overall unified architectural character and image should be created by the use of common elements such as consistent forms, colors, materials, and details. Similar architectural treatment between structures within a multi-unit project may be permitted to allow diversity within the project.

The building orientation shall be towards a public right-of-way. Similar architectural composition and treatment shall be provided on all sides of the building that are visible from a public right-of-way, thus referred to as “visible elevations”. For corner lots, this may require all four sides to meet the requirements.

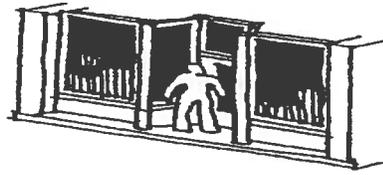
- (2) **Roofline.** A strong roofline adds a more finished touch to the structure. Roofline and cornices are especially important for buildings lacking window openings or upper façade detailing.

The roofline along each elevation should incorporate a minimum of one (1) design feature from below.



- Decorative roof details, such as dormers, cupolas, rafter tails, balconies, terraces, or small beams;
- Cornices with decorative detail; or
- Pediment, porticos, architectural features at entryways, or decorative towers.

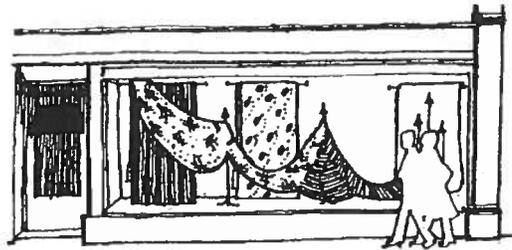
- (3) **Façade.** Exterior building materials contribute significantly to the visual impact of the building. The “visible elevations” of every building should incorporate recesses and projections, and architectural elements such as columns, arches, etc.



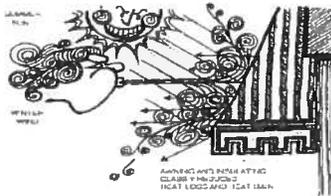
Exterior finishes shall be used on all building materials to provide an aesthetic look. Unfinished concrete block shall have a stucco or other decorative finish on all “visible elevations”.

Corrugated metal panels, used as a finish material, shall be prohibited on “visible elevations”. Exceptions for architectural metal panels that change the visual appearance of a building may be considered.

- (4) Exterior Building Lighting. Exterior building lighting shall be required for new buildings. Ornamental or decorative lights mounted with brackets and emblem sign lights shall be used.
- (5) Storefronts. Individual ground-level retail uses with exterior public access that are part of a larger freestanding building shall have display windows along a minimum of 50% of the façade length. Windows shall be defined with details such as frames, sills, shutters, planters, relief trims, or lintels. Storefront design, relief features and decorative treatments shall complement contiguous storefronts.



- (6) Exterior Details. Architectural features or details such as windows, awnings, covered arcades, sills, shutters, reliefs, trims, columns, pilasters, quoins, reveals, cornices, horizontal banding arches, decorative vents, and/or accent tile, shall be integrated into the façade to avoid the appearance of a blank wall.



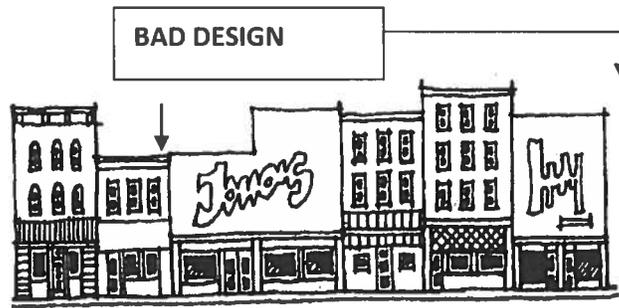
RENOVATIONS

The typical multi-story commercial building has two distinct architectural areas:

- a) The upper and ground floors;
- b) The storefront entry, window and display areas.

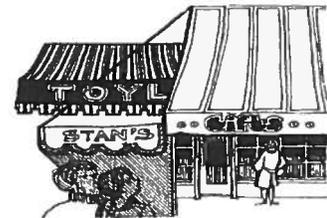


The upper façade gives the building its basic mass and displays the structure's essential style. The storefront area is one of visual and physical access and establishes the image of the business or service offered within. The two principal areas of a commercial building can be analyzed separately, but the visual impact they have on each other must be taken into account. The upper story and ground floor frame the storefront and buffer it from the storefronts of adjacent buildings. If storefront details or signs encroach on the upper story façade, the architectural integrity of the building suffers.



Signs and awnings can usually be treated as part of the storefront, but signs and awnings can have a great impact on the image of the building as a whole. Careful design, location and color coordination are needed to make certain that signs and awnings complement other architectural renovations.

The architectural quality of the traditional commercial building stems largely from the treatment and condition of the upper façade. On traditional buildings, the upper façade is a solid mass relieved by window openings and ornamentation. The façade often terminates in a significant roofline cornice and frieze that accentuate the finished architectural quality of the building.



Often, the original aesthetic integrity of the upper façade suffers from neglect or abuse. Poor maintenance, dirt, decay and poorly executed repairs are perhaps the most common source of visual blight. Boarded up windows and poorly placed or badly designed signs are other frequent detractors.

Newer downtown buildings generally lack significant architectural ornamentation. An inherent weakness is the inadequate appearance of the area surrounding the storefront. A storefront without an architectural frame lacks substance and looks temporary.

Where the original design intent, architectural style of building materials are inadequate or uninteresting, more innovative treatment will give the building a stronger architectural character and are encouraged during renovations.



Residential buildings in a downtown are often converted to retail or office uses. The renovation guidelines for such converted buildings follow principles similar to those for commercial architecture.

Avoid design and material combinations that give an “off the shelf—one solution fits all” appearance. “Antiquing” of non-vintage structures is another common but inappropriate renovation tactic.



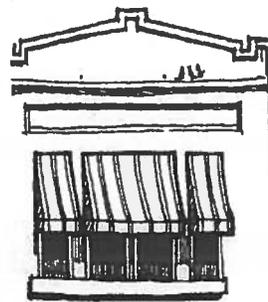
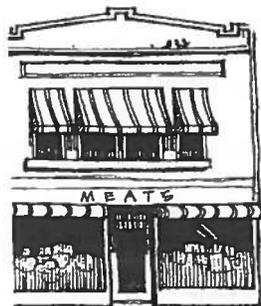
Walls

Walls shall have the surfaces cleaned and repaired. In addition, restoring unique original detail and removal of exposed mechanical equipment, electrical apparatus, sign supports, and inappropriate architectural additions shall be done where appropriate.



Renovation of the design and materials for walls of older landmark buildings is important to promote the image of performance and community stability.

The Storefront



Storefronts shall be individualistic and strive to attract attention to themselves. This visual diversity of individual businesses is necessary to create desirability. The storefront should be an architectural contrast to the mass and solidity of the upper façade. The most important functions of the storefront are identification and visual and physical access to the goods and services inside.

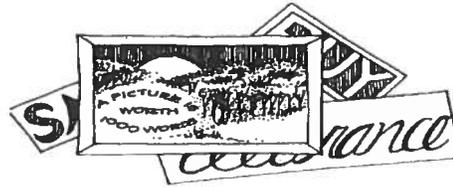
No filling in or covering up storefront windows because it negates the inviting, pedestrian-oriented quality a storefront needs.

Offices can have a permanent window design of curtains, plants and elegant window lettering. Such space can also be “lent” for public service displays, artwork, etc.

Storefront themes or designs can be of infinite variety, but should always strongly indicate the personality of the business it represents.

In all cases, the design should be of professional quality. Whether contemporary or traditional, storefronts must be absolutely free of a hastily applied “off the shelf” or contrived look. Because the storefront is highly visible to shoppers and pedestrians, attention must be paid to the quality of materials used and the construction detailing.

Signs



Signs should be a combination of identification information, and image making. They must be eye-catching without being exotic or offensive. Graphic simplicity and compatibility with building architecture are the main objectives of a well-designed commercial sign.

There are several ways to treat wall signs. First, they can be part of the storefront design. A second more traditional approach is to have the sign frieze act as a transition element between storefront and upper façade. The third alternative is to apply individual letters directly to windows. Finally, signs may be part of an awning.

Location: In most cases, a sign shall locate and identify a storefront and not be placed on the upper façade of the building. Signs shall not cover any important architectural feature. Signs for traditional commercial buildings shall be located between the storefront and upper stories.

Materials: Sign materials shall be compatible with the building’s overall design. Consider all the possibilities for using different materials. Each has unique qualities, which can be exploited for the type of sign most appropriate to your needs.



Lettering/Symbols: Simplicity is the key to legibility and elegance. Use of recognized symbols such as the druggist's mortar and pestle can reduce the total message needed. A bold and simple style will make the sign easier to read at a distance, yet avoid oversized units or contrived gimmicks to attract attention.

Signs shall be a complementary architectural element and impart an important, horizontal element to the block face. Quality of workmanship is important. Do not scrimp on design and materials. Such stinginess will become part of the business's general public image.

Size: The sign shall not exceed 10% of the storefront area nor cover more than 10% of a window. All signs should be defined by use of borders around the sign area. Only one sign is permitted per wall.

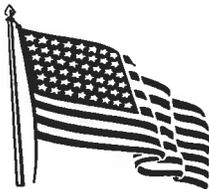
Color: The color principles used in storefront designs shall carry over to signs.

Illumination: Indirectly lit signs reduce glare and impart warm, even tones to the sign while not drawing attention away from the store window displays.

Side Street Directional Signs: These are city owned signs located at major street/side street intersections and intended as pedestrian oriented directional signage. A business may advertise in one double-sided space on the sign. Lettering and color of the sign should reflect the theme of the building.



Grand Openings: When your business is ready, a "Grand Opening" may be held for a period not to exceed seven (7) days. This is the only time that banners, banner signs, pennants, searchlights, twirling signs, outdoor advertising displays, tethered balloons, and gas filled figures will be permitted with the issuance of a Special Activity Permit by the Economic Development Director. Sandwich Board Sign Permits are issued by the Zoning Department.



Flags: On a single building site, up to two (2) flags may be displayed without a permit. A flag is defined as a piece of cloth or other material of individual size, color, and design, used as a symbol, signal, or emblem, or to convey a message. Flags are secured on one side, usually on a flagpole, and usually at two points leaving the remainder of the cloth hanging limply or drooping. A flag that is displayed so that it does not droop shall be considered a banner and shall not be permitted.

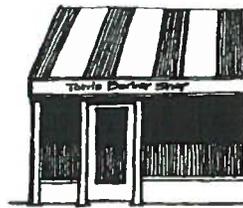
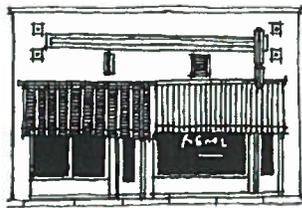


Murals: One mural shall be allowed in addition to permitted signs in the downtown areas. The mural shall be limited to 10% of the wall area. This mural may be in addition to an existing sign on a wall as long as the existing sign meets city code.

The permitted wall sign and a mural may be combined on the same wall as long as it does not exceed 20% of the wall area and the wording on the mural does not exceed 25%.

Larger murals of a public nature shall require approval from the City Council.

Awnings



Awnings are a simple yet highly effective means to improve the retail façade. Awnings add interest to the downtown street. Awnings serve as an architectural detail and as an element of color. They help draw attention to storefront display areas and also improve the comfort of shoppers. Awnings also protect the merchandise in the show window and reduce show window glare.

Design: Rigid or retractable architectural canopies or flexible, fabric awnings shall be used. Awnings shall be attached directly to the building. Professional design advice is the best way to guarantee that an awning or canopy will complement and not distract from the architectural character of a building. Simple, traditional designs that fit in well with the building's overall image will look good years later.

Color: Choose colors that complement storefront, signage, and building colors. Bright colors add a casual, festive air to the streetscape while subdued colors present a more formal appearance. A variety of patterns are also available – delicate stripes, bold stripes or solid colors.

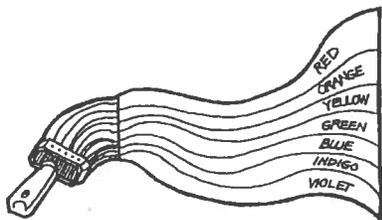
Outdoor Displays

Outdoor displays are permitted in B-1 zoning with the following conditions:

- (a) Merchandise or seating areas shall not be displayed within the public right-of-way without the approval of a City of Cherryville use permit. A minimum five (5) foot wide sidewalk must remain accessible within the right-of-way.
- (b) Merchandise and seating areas are not permitted to be located in any parking or landscape areas on private or public property.
- (c) Merchandise and seating areas shall not be located in a manner that will obstruct pedestrians or the vision of motor vehicle operators.

- (d) Outdoor display and seating areas are only permitted as accessory uses to a licensed business on the same site and the merchandise displayed must be vended by said business.
- (e) A maximum of 25% of the lineal footage abutting a right-of-way of a storefront may be used for an outdoor display area.
- (f) A maximum of 50% of the lineal frontage abutting a right-of-way of a restaurant may be used for an outdoor seating area.
- (g) No stacking of merchandise within an outdoor display area will be permitted.
- (h) Price advertisement of any merchandise displayed must be no larger than three (3) inches by five (5) inches.
- (i) Caricature/logo displays are permitted to be displayed in an outdoor display area and shall be limited to one (1) per store/restaurant.
- (j) A caricature/logo display is defined as an individual display that is a characteristic of the business/restaurant which presents some type of information about the products or services of the business/restaurant. The display shall be no larger than eight (8) square feet with no more than four (4) feet of copy area. Mirror images of any copy area on two sides of a display will only count once in the calculation of copy area.

In addition, all other applicable design guidelines shall be followed when determining an appropriate outdoor seating or display.



BUILDING COLOR

The use of color on architectural exteriors is subjective. The range of colors is almost infinite; their application is largely a matter of taste and fashion. All multi-story buildings shall have two accent trim colors and single story buildings shall have up to two accent trim colors. The following are some guidelines for the use of color for downtown architecture.

A retail building may be divided into two areas of color:

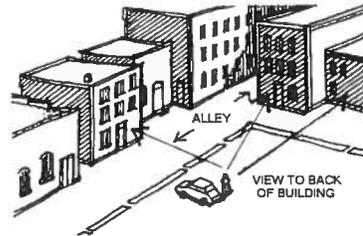
- a) The upper story which should be of a natural subdued color; and
- b) The storefront which can be a stronger focal point.

The upper story architecture should give continuity to the streetscape. The storefront should attract the shopper and provide interest to the stores. The storefront color scheme should also reflect the merchandise and or services offered.

Whites, pastels and earth tones shall be used as the main building color. Bright colors could be used in limited amounts for the display area, trim details, and architectural design elements to focus attention.

Bright colors could be used in limited amounts to the display area and trim devices to focus attention.

Brick surfaces should be exposed and restored. When the hues are warm reds and oranges, the original natural color should be preserved.



Side/rear elevations may be divided into two categories,

- a) Corner lot buildings whose elevation face onto a perpendicular street; and/or
- b) Buildings with walls facing onto alleys, parking areas, and vacant lots.

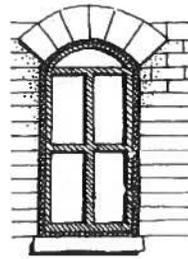
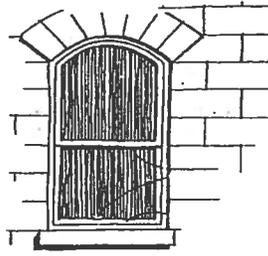
Treatment for the elevations of street corner units shall follow the front façade guidelines. Because corner buildings can set the tone for an entire downtown block, it is important that the design treatment started on the front façade “turn the corner” to maintain the continuity of the streetscape.

Elevations located next to alleys, vacant lots, parking areas, or above shorter buildings are also highly visible from the main street and can have a strong impact. Elevations shall be upgraded to complement the quality of the front facades. Where possible, introduce windows and extend the front façade detail.



Windows

Repairing, replacing or reopening all original windows shall be done. Besides providing light and ventilation, these windows lend a human scale to the building’s appearance. Proper reintroduction of windows imbues the entire building with a sense of activity and liveliness. Boarded up windows shall only be permitted during repair.



Fences

Fence design shall take into consideration the unique qualities and character of the building. Color should be harmonious with the building's color(s). Fences should not interfere with the general public's visual access to architecturally/historically significant structures or to properties with scenic views.

Chain link fence is not permitted past the front building line along a front or side corner yard, and is discouraged in the rear and side yard. Additionally, similar fence composition shall be provided on all sides of the building that are visible from a public right-of-way.

Councilmember Puett made a motion to adopt the guidelines. Councilmember Kiser seconded the motion and the vote was unanimous.

CONSIDERATION OF A MINIMUM HOUSING DEMOLITION ORDER FOR THE PROPERTY (SINGLE WIDE MOBILE HOME) LOCATED AT 512 ½ S. MOUNTAIN STREET, PID # 130930:

Mr. Richard Elam addressed the Mayor and City Council asking them to consider a minimum housing demolition order for the property located at 512 ½ S. Mountain Street. The single wide mobile home is currently owned by a bank that has been notified many times of meetings concerning this home. Mr. Elam has received no response from the owner. Mr. Elam is waiting on bids to demolish the property to come in and the lowest bid will be the one to demolish the property. Councilmember Dalton made a motion to approve the demolition of the property at 512 ½ S. Mountain Street. Councilmember Kiser seconded the motion and the vote was unanimous.

CONSIDERATION OF POWELL BILL PAVING:

City Manager Ben Blackburn addressed the Mayor, Council and the citizens explaining to them the street resurfacing assessment list. These street are covered under the Powell bill funds appropriated for 2014-2015. City staff has compiled a list of streets that are in much need of repair. They are as follows: Self Street, Sigmon Street, Meadowbrook Dr., Cresnet Drive, S. Jacob Street, N. Jacob Street, E. Old Post Rd., Hillsdale, East Drive, N. Dixie Street, Styers Street, First Street, Vivian Street, Ervin Drive, E. Carroll Street, Kenwood Drive and Kenwood Drive.

Councilmember Parker expressed his concern about Hicks Street and the work that has been done there. He stated that work that has been done on that street did not fix the problem. He travels that road every day and it is in bad shape.

Brandon Abernathy approached the podium and stated that he has taken Murray Beam of Beam's Grading with him to Hicks Street and the problem seems to be the water drainage is not draining properly. He shared that the road needs to be dug out and rebuilt back up to re-establish the ditch line.

Councilmember Parker asked Mr. Abernathy how many times the City had done that in the last five years?

Mr. Abernathy shared that the city has patched pot holes on that street and they have also pulled up asphalt and put new down. Mr. Abernathy stated that what needs to happen is the ditch needs to be regarded out then the asphalt put back down so any water can drain properly.

Councilmember Parker shared that the next time Hicks Street is worked on it needs to be done the right way because all we are doing it wasting money.

Councilmember Dalton asked how big of a project Hicks Street would be.

Mr. Abernathy shared that it is approximately 60 feet of road the needs to come out, be re-bedded, re-stoned, re-tamped, and re-asphalted. A new crown will be put in place also to keep water flowing as it should. Right now the water is pooling and causing the problem.

Councilmember Dalton feels like we need to move forward with Sigmon Street.

Mayor Beam asked about the work that we have done to the Welcome to Cherryville signs. He wanted to know if any of that money came from the Powell Fund. He understood that they were originally built by Powell Funds.

Former Mayor Wade Stroupe was at the meeting and he stated that he was in office at that time and he does not recall using Powell Funds to build the signs.

Councilmember Dalton made a motion to proceed with the paving list. Councilmember Puett seconded the motion and the vote was unanimous.

OTHER BUSINESS:

Mayor Beam shared that it had been brought to his attention that an ABC Board member's term would expire on October 31, 2014. The board member is Jim Beam and he is willing to serve another term with Council's approval. Mr. Blackburn shared that the reappointment should be an agenda item.

Councilmember Dalton made a motion to amend the agenda to add Consideration of ABC Appointment to item # 13. Councilmember Kiser seconded the motion and the vote was unanimous.

Councilmember Parker made a motion to appoint Jim Beam to another term on the ABC Board. Councilmember Dalton seconded the motion and the vote was unanimous.

Councilmember Dalton shared that he had been approached by some Small Town Main Street Design Committee members that are working very hard and putting in many volunteer hours. They recommended that some trees around town be removed to give the city a better appearance. Councilmember proposed that the three small trees in front of the Community Building be removed. One of the trees is dead and they are in the power lines. Also the trees in front of Phoenix Corporation on Main Street, the trees in front of the old Bank of America on Main Street and the pin oak trees in front of City Hall. They make a mess and City Hall is hidden behind them. The four pin oaks cause constant problems. Councilmember Dalton shared that he was in favor of all the trees being taken down and he made a motion that we honor the Design Committee's request and remove all of the trees.

Mr. Blackburn agreed that the committee has worked very hard but he does not agree with taking down the pin oaks in front of City Hall at this time because of the branding study that is coming out. It may be determined that the pin oaks are a wonderful thing to have or it may be determined that they are the worst thing we could have. The branding study should be completed the later part of 2014 and it may have other recommendations. We don't know right now but once the 100 year old trees are down they are down. Mr. Blackburn just wanted to share a different opinion.

Councilmember Dalton feels like if these committee members are getting together and doing their job then we need to honor their request. He commented on how good the alley way on Main Street looks. He feels like what is being recommended with the trees would have the same affect. We would not have the maintenance of the trees or the mess they create. He recommended that city staff start working on the projects immediately.

Mayor Beam shared that the same committee came to him about his business on the corner and gave him a proposal about what they would like to see on the square. They would like to get all four corners in conformity with whatever, box woods, flowers or trees. He shared with the committee members that he appreciated what they were doing and he wanted to be able to work with them in anyway. The members commented that he did not have a tree in front of his business but the other three corners do. Mayor Beam shared with them that Houser Drug asked that the tree be removed because it was blocking his store front. Mayor Beam shared that maybe we should wait until the study is done just to see what they recommend.

Councilmember Dalton shared that the committee members are working very hard and they feel like they are not getting anywhere. They feel like they are spinning their wheels. He agrees with them and shared that we do not need to play games, we need to move forward and get it down. We need to move on and get it done.

Mr. Blackburn agreed with removing the trees on Main Street but feels like the trees in front of City Hall are still being discussed. He also feels like pin oaks are a hassle. Mr. Blackburn shared that staff is working with the design committee but would like to address the pin oaks in front of City Hall at the October work session.

Councilmember Dalton stated that he wants to see city staff take some of the recommendations and run with it. He stated that Council does not need to be made aware of everything that is being recommended.

Mr. Blackburn stated that he would not remove bark from one of those pin oaks without Council knowing about it. He stated that he mean that comment respectfully but he would not touch them without Council approval.

Councilmember Dalton stated that sometimes it is better to ask for forgiveness than permission and Mr. Blackburn stated that he was not taking that chance. Councilmember Dalton shared that we cannot bring everything to them month after month for a vote or he would be 90 years old before anything gets done. Councilmember Dalton stated that we have committees in place for making these decisions and we need to move forward with the plans they are making. He stated that if we do not trust their opinions and honor what they are recommended then we should not have them on the board to begin with.

Mr. Blackburn shared that the city staff has taken a role in getting a lot of what the committee has recommended done.

Councilmember Parker shared that he was hit up by citizens about the old Peak Resource building and the fact that it was given to the CCDC (Cherryville Community Development Corporation) and by them giving it to this group it is going to knock the City of Cherryville out of getting \$5,000 in tax money every year. He stated that the CCDC also received a sum of money along with the property. Councilmember Parker feels like the City should at least get the tax value out of it for a year or two. He does not feel like the City should be at a total loss when the CCDC has benefited tremendously from it. He stated that that was his opinion.

Mayor Beam shared that the CCDC is a separate entity of the City that has its own governing body. Mayor Beam stated that we would have to approach them and ask them, that we could not tell them what they can do. He also shared that the City has something's coming up that they will be asking the CCDC for support on. It could be that we will be asking for financial support on a project and we would not want to upset them and they not support us.

Councilmember Parker shared that obviously the negotiations have been going on for some time and he didn't find out about it until citizens came to him and the deal was done. He shared that the Council should be made aware of what is going on in a deal like this. Especially when it effects the tax base.

Mr. Blackburn shared that he apologized for not passing the information along to them.

Mayor Beam shared that the property is being looked at for several different project and down the road could bring jobs into the City.

Councilmember Parker stated that over a ten year period the City will be losing \$45,000 dollars.

Mr. Richard Randall approached the podium and stated that he would be happy to address any questions that Council may have about this issue.

Councilmember Dalton asked what the purpose of the CCDC was.

Mr. Randall shared that the CCDC is a 501C3 Development Corporation that has been in place for many years. It was set up initially to develop Sunbeam Industrial Park. The corporation is a nonprofit organization. Mr. Randall stated that when the City is looking at grants it may take a while to process them but a nonprofit can move quicker on them. Mr. Randall added that once the Industrial Park got underway the property had to go back to the Beam family and they decided that they did not want it to expand any further so the CCDC became inactive. The Corporation is still in place and filing taxes.

Councilmember Parker stated that he had one question to ask and he has asked two board members. He stated, "Ya'll have got hundreds of thousands of dollars in this account".

Mr. Randall responded by saying, "No we don't have hundreds of thousands, no sir."

Councilmember Parker stated, "You got probably two hundred thousand."

Mr. Randall, "No sir."

Councilmember Parker said, "You name one thing that that committee has done for Cherryville."

Mr. Randall stated, "It does not have much money in the account."

Councilmember Parker, "You got \$65,000 this time."

Mr. Randall stated, "We worked a deal out, as I said the program was set up or the organization was set up to develop Sunbeam Industrial Complex. Once that stopped we kinda got idled at that point. A few years ago we said let's try and get some things going and start using some of that money. After some discussion have come up about using that for industrial projects. We had talked about this with former Mayor Austell who is on the board about using it for industrial projects but that is when the economy went down and we decided to hold off on attracting industrial projects cause there weren't any coming by."

Councilmember Dalton stated, "Let me ask you this, down off 150 down near Walmart when all that work was completed as far as an industrial site, who funded that?"

Mr. Randall responded by saying, "The County, we talked to the County that we had some interest in so very very small amount of engineering that was done, it was a cursory amount of work that was done and there weren't any soil borings or anything like that. The just looked at soil samples and topography."

Councilmember Dalton stated, "I heard there was a map up at the City."

Mr. Randall shared, "Yes there is and they came up with that based on sewer map and topography."

Councilmember Dalton asked, "I guess my question is was the CCDC involved in that or was the just the City and the County involved in it."

Mr. Randall responded by saying, "It was a little bit of them all. The CCDC was ready to move if necessary on that because we had worked quite a bit with the property owners and we worked with the County. And the maps that we talked about that was performed by the engineering company was funded by the County. We worked that out with the County at that time. We then met with some EDA, Economic Development Administration, who we had worked with many years ago the CCDC has and the City and we talked to them about developing the property and that's when the economy was going downhill and we backed off at that point."

Mayor Beam commented, "When they bought the property, the money didn't necessarily go to the Beam family. Didn't it go into the CCDC?"

Mr. Randall stated, "We paid them, we had an arrangement to pay a certain amount per acre as it was sold. Then there was some debt on the Beam family as the property set idle if we didn't sale it. We had some debt and we settled it when the Beam family was ready to take it back over. A similar arrangement for the industrial park that we were looking at was going to be a more favorable arrangement that would have just paid the property owners as we sold the property. There would not be any debt incurred. Let me mention to, the water tank on that end of town and the water and sewer lines was put in by the CCDC. All those jobs are there because if the CCDC and its partnership with the City. The water tank was given to the City by the CCDC. So now you got a water tank that was just turned over. We got the grant, we did the administration on the grant and built that thing and turned it over to the City years later. And all those facilities were put in based on grants that the CCDC worked on."

Councilmember Parker said, "They were put in by grants."

Mr. Randall answered, "Yes sir."

Councilmember Parker said, "So the committee didn't actually put money into it, the grants paid for it."

Mr. Randall, "Yes we went out and got the grants."

Councilmember Parker stated, "So ya'll are still setting on all that money and still not helping the city out."

Mr. Randall responded by saying, "No we have had that money and the group has been idle. We are now trying to get back active. On this project, it was not a project where anyone was being blindsided. It was actually mentioned at two work sessions. There were some discussion about the City doing this and I even got up said no this is the CCDC that's working on this. There

was discussion about the City doing the project that I am talking about. So it has been discussed. We came about this project when Peak Resources vacated the building they did not want to be in the real estate business they wanted to be in the nursing facility business. We have another project that may take a year to two years to put together and may not even come together. I have put these parties together with Peak Resources. Peak Resources said they could not wait a year and a half to two years. We are going to tear that building down. There would be not tax. Ninety percent of your value there is in the building and they were going to tear the building down. They talked to some other people about some other alternative uses and the project that we came up with, that we are trying to work on that may not come and we end up tearing the building down. That building was going to be torn down, and the taxes were not going to be there.

Councilmember Parker said, "Well let me ask you this, the business that you are talking about coming how do you think that Cherryville is going to benefit or profit from that business that your thinking about that's coming?"

Mr. Randall responded, "Well one of the things we tried to look at is."

Councilmember Parker said, "You don't think it's going to be a sore thumb to us?"

Mr. Randall responded by saying, "I absolutely would not, I would kinda be ashamed to say that myself. I think it's a project, if we can do it we may not be able to put it together. There are a lot of pieces to put together to do that project. But if we do I think it would be a positive thing. One of the things to, you see Pepsi has bought into this but there have been one of the marketing tools or marketing strategies we've never taken advantage of and I wish we could, is that Cherryville is geography located in the center of Gaston, Cleveland, and Lincoln Counties. Over a third of a million people and we are geographically dead center of that area. We should get more distribution and more businesses that do business in those three Counties. We have done it. Pepsi is one that does that. We have tried to talk to businesses over the years about that. This would be something, the project we are referring to, would be something that would accommodate Gaston, Lincoln and Cleveland County."

Councilmember Parker stated, "And Cherryville not benefit at all."

Mr. Randall stated, "Well it buys into the economy and it also puts jobs in there. I can't say how many jobs and it might not be that significant amount of jobs but it would be jobs. And it would be buying into this concept of Cherryville as a hub for this three county area for business."

Mayor Beam asked, "If they tear that building down, that land is what four or five hundred dollars a year in taxes."

Mr. Randall stated, "Yes and it would have been torn down if we had not stepped in on this."

Mayor Beam thanked Mr. Randall for his information on this issue.

CONSIDERATION OF CLOSED SESSION IN REGARDS TO G.S. 143-318.11(a) (3) LITIGATION:

Councilmember Parker made a motion to enter into Closed Session. Councilmember Kiser seconded the motion and the vote was unanimous.

ADJOURNMENT:

Councilmember Parker made a motion to adjourn the City Council meeting. Councilmember Kiser seconded the motion and the vote was unanimous. The meeting adjourned at 9:02 pm.

Adopted this 10th day of November, 2014.

H.L. Beam III

Mayor, H.L. Beam III

Paige H. Green

City Clerk, Paige H. Green

(SEAL)

