

CITY OF CHERRYVILLE
CITY COUNCIL WORK SESSION
JANUARY 26, 2015 @ 4:00 PM
CHERRYVILLE FIRE DEPARTMENT

Present at the meeting was the Honorable Mayor H.L. Beam, Council Member's Brian Dalton, Jill Puett, David Kiser, and Malcolm Parker, City Manager Ben Blackburn, City Clerk Paige H. Green, City Attorney Palmer Huffstetler Jr., Police Detective Mark Stout, Public Works Director Brandon Abernathy, Fire Chief Jeff Cash, Planning and Zoning Director Richard Elam, and EDC Director Richard Randall.

Michael Powell was present for media coverage.

ITEMS FOR DISCUSSION OR ACTION:

Mayor Beam called the meeting to order and asked that item number four on the agenda be moved to item number one because we had a guest present for a presentation. The change was made.

DISCUSSION OF PARK LAND DEVELOPMENT – BEN BLACKBURN:

Mr. Dean Carpenter of Carpenter's Real Estate handed out a preliminary site plan map for Cherry Hill Apartments. Mr. Carpenter introduced himself saying it had been a pleasure speaking with City Manager Blackburn and Mayor Beam about the potential apartment project in Cherryville on Hwy. 150 West. The land is approximately 17.270 acres (Gaston County PIN# 26080608598). Mr. Carpenter explained that FMG Development has an option to purchase this property from him and Senator David Hoyle. The initial plans are for building 56 apartments with an estimated value of 5.5 million dollars. The apartments if funding is approved will be for Tax Credits with the NC Housing Finance Agency in Raleigh. This project is contingent upon approval for the tax credits. He shared that the apartments will be like the apartments in Dallas that were just built across from Long Creek Fish Camp.

Mr. Carpenter shared that the requirements for residents are work force housing. The apartments are not section eight, they are not subsidized apartments. Income for the apartments will be based on 50-60% of Gaston County medium income.

Mr. Carpenter explained what he needed from the City of Cherryville. If Cherryville is interested, a letter of acceptance for approximately two acres of land on site for a park for the residents of the proposed apartments. The land will be donated to the City of Cherryville and a gift of funds to help develop the park will be provided by the developer. The amount of funds will be mutually agreed upon.

Mr. Carpenter did express a deadline for the application to be filed for the tax credits. Once a letter from the City of Cherryville is received accepting the two acres of land for a park it will be sent to Raleigh for approval. This park must also be maintained by the City of Cherryville.

Mr. Carpenter shared that he is on the Board of Directors for the NC Housing Finance Agency in Raleigh. He stated that he would abstain from any and all dialog with the Agency about this matter, and he not vote on this matter if it gets to the board of directors. Mr. Carpenter also shared that he and Senator David Hoyle are partners in this parcel of land.

Council Member Dalton asked Mr. Carpenter if the Town of Dallas agreed on land for a park.

Mr. Carpenter shared that he did not know. He said that there was a lot of political pull in the Dallas project in Raleigh.

Council Member Dalton stated, "My concern is that we already have so many parks and are having a hard time keeping them up. I don't know that we can maintain another park."

Mr. Blackburn shared, "The project does not require any Council action because it meets the criteria in the zoning residential multi family. The City of Cherryville could issue a zoning permit this afternoon and the developer could be ready to go with it. There are no requirements in our zoning ordinance that require a park plan. Now having said that, why would this project hinge on the City's approval of the park land?"

Mr. Carpenter responded, "I can answer that, because the NC Housing Finance probably gets ten project request for every one that is funded, nine out of ten do not get funded. The little park or the setting area whatever you want to call it, is a plus in getting approval over the other nine that don't. It is simply a perk that they look at. It could be an area where you just have a concrete table out there, or I would say you could put it as a nature park if you elect to do that and send that in. There is nothing specific on the park like I had mentioned seesaws and swings but none of that is specific."

Council Member Dalton stated, "That's what was my concern was, that it is requiring thirty or forty thousand dollars of playground equipment because it is expensive."

Mr. Blackburn asked Mr. Carpenter, "Are you going to dedicate that land to the City?"

Mr. Carpenter responded, "If you want it."

Mr. Blackburn stated, "But what if we didn't want it?"

Mr. Carpenter responded, "In other words if we just planted it with trees and shrubbery for a nature type park. If you would approve a park being constructed there."

Mr. Blackburn stated, "But we wouldn't have ownership of it."

Mr. Carpenter stated, "That would work, I don't see why it wouldn't but you approve that the park be built there. You could try that if you have an issue with that. If you've already got more of that stuff on the West side than you need it would be foolish to take on anymore."

Council Member Dalton stated, "Well and that is my point, like Westgate Park we've got two acres out there in all honesty we need to be putting a lot of effort into that park. Or we need to be putting a lot of effort into every park that we have."

Mr. Carpenter responded, "With fifty six units and two people per unit that's more than a hundred people and I guess that is what they are thinking about. Something there for all those folks. And once the City owns it, it opens it for the whole community. If you say that you just to have this area for walking and let it go at that, then that's it and I don't know what that would cost to maintain that to mow the grass."

Mr. Blackburn asked, "What's the time frame, what are we looking at?"

Mr. Carpenter shared, "The time frame on the letter is very soon, if we can't get that letter I think the bids will go in in the next week. That is why we were hurrying and getting up here. If that is a major issue with you if we can get a letter just saying that if the developer wants to build a little park on the property that is ok with you but you assume no responsibility for maintenance or any of that."

Mr. Richard Elam stated, "I think you should accept the park because there is no park on that side on the railroad track until you get down to the grave yard and Moss Park. The other thing is, these fifty six units are going to bring a lot of money in on your utilities, tax revenue etc. So it is something to think about. You could just put a walking trail in there may be out of gravel and keep it weeded. It can be a nature trail like Mr. Carpenter said but I do think the revenue is needed."

Mayor Beam shared, "Well I will go ahead and throw this out, I had one of the County Commissioners call me after this got out about this development and he said Gaston County has been after a park in Cherryville a County Park for a long time. And he said if they are going to give you one or two acres could you talk them into three, four or five acres. The County builds it and the City wouldn't maintain anything. We wouldn't have anything to maintain, it would be County. But my feeling when I first talked to Mr. Fraley was that, I'm sorry Dean but the plat that I looked at had the park in the very center. Now over here that makes it more doable that you may could do a county park because it's not in the middle of the housing units it's more off. If it's where the storm water is, if they could use that land in there. Maybe it's doable for a county park."

Mr. Blackburn asked, "Will that storm water be a retaining ditch, a retaining pond?"

Mr. Carpenter stated, "They'll close it when it's all built and done. If my memory serves me, and I'm pretty good on that yet, I think you can get up to seven acres free of charge I just didn't

know that you wanted to maintain that and I didn't know about the county deal. It is possible that you can get the six or seven acres at no cost what so ever."

Mayor Beam shared, "OK and I noticed that this one you are going all the way back to the railroad track leaving a lot open there at the front which I like better also than the original plat I saw. The drawing was you were going more toward 150 and this way it is a little bit farther back which I like that better, actually there is probably gonna be some wooded area in there."

Mr. Carpenter stated, "They put a lot of shrubbery and I tell you any of you that have time go on the internet and pull up the NC Housing Finance Agency www.nchfa.com and you can look up the properties that we have built county wide. That's NC Housing Finance Agency and they are multi-million dollar projects. It's first class. The projects that we build are nicer than all I have built, my 300 and some homes, except the plantation and I beat them on that and that was 3 to 500 thousand. But everything else they beat me. They do extensive landscaping and you can go online and see that for yourself. It's beautiful and every time we have a grand opening we have our House and Senate members all in attendance and it is a really big to do. They will do the ribbon cutting and the grand opening and a reception. The expense will be paid by the developer will be approximately 5.5 million dollars and as Mr. Elam stated I don't know what the tax revenue will be on that but, that would be a fair amount I am sure."

Council Member Parker asked, "The City is going to get the electrical and the water and sewer off of it, right?"

Mr. Blackburn responded, "The water and sewer of course, but Brandon is that within our territory."

City Clerk Paige Green shared that Food Lion had electric with the City. The electric service stops at Food lion on the left hand side of the road and at Pine Grove on the right.

Mr. Carpenter asked if it the property was inside the city limits, yes it is.

Mr. Abernathy responded by saying that REA has a main circuit and they would not pull off of it.

Mayor Beam, "So we would get those utilities?"

Mr. Abernathy, "Yes Sir."

Council Member Dalton asked how many acres the developer would need to get their facility in. Mr. Carpenter responded by saying ten acres and there are approximately 17.27 acres there. Mr. Carpenter told Mayor Beam and the Council that what he needed from them was a letter stating that we are willing to accept two or more acres for a future park. He explained that if you just say a future park then the City of Cherryville is not committing to next week.

Mr. Blackburn asked if the acres that the City accepts will be deeded to the City of Cherryville. Mr. Carpenter replied by saying yes it would be deeded to the City of Cherryville or

to the County by what the Mayor was saying. He explained that if the land is deeded to the City of Cherryville and then they wanted to deed it to Gaston County, or if you didn't want that deeded that could be worked out to. Mr. Carpenter stated that he has not addressed that yet but he can find out more about it.

Mr. Blackburn stated, "If I'm hearing the Council correctly, we are not opposed to this project over all. It's the park land and the ownership of that park land and where they stand whether the City takes over if it's just raw land, or if it's something where a deed would be conveyed over to the City or the County."

Mr. Carpenter, "What I would suggest and think and I have worn these hats in the past, I would get the attorney to word that thing to where the land would be available for a park and the City would be working with the County to make that a County park wording it in that direction as the Mayor has indicated. Or the City would be willing to take several acres to make a nature park or anything you can come up with is fine. We'll send it in and see what happens. I don't know, I just know that they told me that the parks like they built in Dallas make the difference if they get the money or they don't."

Council Member Dalton, "Is there an income requirement as far as renting these apartments?"

Mr. Carpenter, "I do not know on the work force but I am sure there are. I know they have to be working but no one told me the income. I have never met Mr. Mills (builder) or spoke to him I got all of this on the internet brought by David Hoyle and the correspondents with his assistant Billy, so I have never met any of these people. I have just been involved in housing finance for ten years and Larry Summer was my predecessor. He served there for a number of years and he can tell you about that if you want to talk to Larry."

Chief Cash, "There are some grants available for a walking trail as long as we can tie it to the Carolina Thread Trail Project, a regional project, and there are monies available and we have never taken advantage of one of those grants."

Mayor Beam and Council thanked Mr. Carpenter for coming.

Mayor Beam stated that he had visited the apartments in Dallas and even talked to the Mayor of Dallas about the apartments. The Mayor of Dallas said that at first they were not in favor of the apartments but the builder did get the money and was able to build anyway. The Mayor of Dallas did say that if they had it to do over again that they would want the apartments.

Mr. Blackburn shared that the apartments are managed closely and the tenants do not get a second chance if they violate the rules of the property.

Council Member Puett shared that these apartments are going up all over Charlotte and she is familiar with them. Her grandchildren live in one off of 49 and they have parks in everyone. In

their complex as well as the ones across the street. Council Member Puett shared that it may have a swing set and a slide but it mostly walking trails that you see families outside walking together or walking their dogs. She explained that there is always something going on. Cook outs, parties and festivals. She said that the tenants will get together and have a good time and it's really neat, they will even have yard sales.

Mr. Blackburn asked Mayor Beam and the Council for direction on writing a letter and what the contents of that letter should say. Mr. Blackburn asked Palmer if we accepted this land would we be locked in on this land for only park use. He also asked what if Food Lion decided to expand. What if this development decided to expand? Would there be a deed covenant to that and is that property's only use then for park development.

Mr. Huffstetler, "If it's going to be a deed it could very well have a deed restriction. If I have heard correctly, we don't necessarily have to take the property by deed. You can just agree to have that two acre parcel designated as a park are being somewhat vague about it enough to get past where as we are not on the hook. That would be my recommendation."

Mayor Beam, "I agree."

Mr. Blackburn, "I like that recommendation."

Council Member Parker, "That might be the only thing that keeps Food Lion here."

Council Member Kiser, "Something else could get developed out there too."

Mayor Beam, "The only repercussion I can see from this is we are probably going to hear from realtors that are renting houses. They are going to say why are you building all these houses when all these houses are vacant here."

Council Member Dalton, "That's a simple answer, these are going to be a lot nicer than what they have to offer."

Mayor Beam, "People can't buy houses. You have got to have so much down that people can't afford to build a house now. That why the market is so open for rental now. Are we all in agreement that we want it the way our attorney suggested we word it."

All Council Members agreed. Mr. Blackburn asked Mr. Huffstetler if he could draft that letter and he said yes he could. Mr. Huffstetler will send Mr. Blackburn a draft and Mr. Blackburn will complete the letter to send to the Mayor and Council for their approval before it is sent to Mr. Carpenter. Mr. Carpenter will send the letter to Raleigh and the project stands a 50/50 chance of getting approved.

CONSIDERATION OF SETTING A PUBLIC HEARING RE: REZONING CHANGE FROM B-3 (GENERAL BUSINESS) TO R-15 (SINGLE FAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 305 N. CHERRY STREET. (GASTON COUNTY PID #129271) – RICHARD ELAM:

Mr. Richard Elam shared with Mayor Beam and the Council that Patricia B. Beam owns the property at 305 N. Cherry Street (Gaston County PID# 129271) and currently it is zoned B-3 (General Business) and Ms. Beam has requested it be zoned to R-15 (Single Family Residential). On May 8, 2006 this parcel was rezoned from R-15 to B-3. On August 13, 2012 the Future Land Use Map was approved with this parcel shown to be General Business (B-3) for future development. Mr. Elam explained that at the Public Hearing the Council must discuss and state if this property is/is not consistent with the City of Cherryville Land Use Plan that was adopted in August 2012.

After some discussion Council agreed to have this item placed on the February 9th agenda for the regular City Council meeting so the Council can vote that night to have this for a Public Hearing on Monday March 9th, 2015.

DISCUSSION OF ESTABLISHMENT OF HANDICAP PARKING AT THE 300 BLOCK OF MAIN STREET – BEN BLACKBURN:

Mr. Blackburn shared that Dr. Thomas R. White has opened an office at 300 E. Main Street and is requesting that we put a handicap parking in front of the building for his patients. After discussion Mr. Abernathy shared that by putting a handicap parking space in front of that building it may take two parking spaces because a handicap space requires more space than a standard parking space. Mr. Blackburn and Mr. Abernathy will talk to Dr. White and report back on this at the City Council meeting on February 9, 2015.

CONSIDERATION OF LEASING OUT WATER PLANT HOUSE – BEN BLACKBURN:

Mr. Blackburn shared with Mayor Beam and the Council that the water plant house that the City owns is vacant at this time. Mr. Blackburn shared that the rental income on the property has been \$575.00. Mr. Blackburn wanted to know if Council wanted to continue renting the property and also at what rental fee. Everyone agreed that yes we need to continue renting the property at the same fee.

Mr. Brandon Abernathy shared with the Mayor and Council that the HVAC system in the rental property is more than likely the original unit. In the past it has started to have many issues and may need to be replaced. When the last tenant was there we had to send a tech out about five or six times for different issues with the system.

CONSIDERATION OF FINANCIAL AGREEMENT RE: USDA LOAN APPLICATION – BEN BLACKBURN:

Mr. Blackburn explained last week that the USDA contacted the City saying an audit has been conducted on their files related to the loan for the Cherryville Fire Department Facilities. The

USDA realized there should have been set aside escrow amounts of 10% of the annual payment each year until the full annual payment is reached. The annual payment is \$80,000 a year to the USDA. That would equate out to 8,000 a year for ten years. Once that \$80,000 has been reached it sets there in a special line item. That line item has to show \$80,000 or should have shown the amounts up to \$80,000 for that year in the June 30 audit report. For the past six years no one has notified the City of Cherryville that those monies have not been set aside on the audit reports and we have submitted audit reports ever since October 2009. The loan agreement began in March 2009. The USDA is saying the City of Cherryville needs to come into compliance. From their calculations they are showing us in arrears of \$40,000. The USDA assumed the responsibility for this mistake because they have not required this of the City since the loan originated. The USDA has accepted most of the responsibility and they would not have brought it to our attention until the higher up there brought it to their attention through a departmental audit. I don't believe it was the responsibility of anyone on the City staff in my heart of hearts that someone failed to do it. Mr. Blackburn feels like it was paper work that fell through the cracks. He continued to explain the City's options. Council Member Parker suggested that the City reach out to Congressman Patrick McHenry's office and see if they could assist us in anyway. As of late Friday Mr. Blackburn did hear from Congressman McHenry. Mr. Blackburn and Chief Cash both talked and e-mailed his staff. They do not have an answer for us at this time but they will be getting back to us with an answer. The first option is to waive the whole fee of \$80,000. The second option is can we start now on paying that \$80,000 for the next ten years until the \$80,000 is reached. The third option since currently we are \$40,000 in arrears is look at dividing that up \$20,000 this fiscal year and \$20,000 next fiscal year (beginning July 1, 2015) and then in the 2016-2017 year budget begin looking at \$8,000 until this is satisfied. Mr. Blackburn shared that the City of Cherryville is in a financial position that if the Council wanted to go ahead and plan the whole \$40,000 and bring us into compliance with the USDA we could, or we could go ahead and set aside the \$80,000 and be done with it. Mr. Blackburn explained that it does not mean that we have to have that \$80,000 setting there all year long, we just need to have it setting in that special line item on June 30.

Council Member Parker, "I think we need to wait and see what the Congressman says."

Mr. Blackburn, "If I was going to make a recommendation I would say wait to hear from the Congressman as well. There is no need in locking ourselves in to something and it not be there. I just wanted to lay out all the options and the situation that we have. It has nothing to do with the Fire Department. It has nothing to do with past or present personnel with the City. It has nothing to do with past or present personnel with the USDA I think it was an obligation that they knew the City would meet even if the City had to raise taxes. Mr. Blackburn feels like it was paper work that never was put in and it was never looked at until the USDA was audited.

Mayor Beam, "My only question is, is this something our auditor should have caught."

Mr. Blackburn, "NO, because he would have had to look at the loan agreement."

Council Member Dalton, "My question is, and you might can answer this, is this a common practice with the USDA or is this just something they did with the City of Cherryville?"

Mr. Blackburn, "NO, it is common practice because I asked that question. My question was, why would it be a requirement for a government entity that has taxing capabilities. If a City is going to look at defaulting on a loan all they have to do is raise the taxes. If a farmer out here that has a USDA loan starts going belly up he doesn't have that ability to raise revenues. The USDA said it is a blanket in their loan packages that they set up. So that same documentation is for anyone that gets that loan. And let me say this, they were very kind. When we were contacted by the USDA representatives this week they expressed their willingness to work with the City of Cherryville."

This will be put on the agenda for the February City Council meeting for direction on how we need to proceed.

OTHER BUSINESS:

Mr. Blackburn, "The ads for the position of Planning and Zoning Director is online with the League, it will run in the Cherryville Eagle this week and in the Gazette on Saturday. We have received one application and I look forward to getting more because the League is nationwide."

Mr. Blackburn, "On Thursday from 2:00 to 3:00 the City will host a retirement reception for Mr. Elam at City Hall."

Paige Green, "The meeting that was scheduled Thursday in Dallas has been cancelled due to low attendance. They do plan on rescheduling this in the near future and will let us know when."

Council Member Kiser, "Mr. Elam's last day is Thursday so what is the plan for his position until it is filled?"

Mr. Blackburn, "Richard Elam, Richard Randall and I have met and we are taking on the job responsibilities until a successful candidate is hired."

Mr. Blackburn will handle the walk in traffic and Richard Randall will handle the code enforcement.

Mayor Beam, "Back to this letter Mr. Carpenter seemed to think it was imperative that it go out this week. Is there any problem with it going out that soon?"

Mr. Huffstetler, "Ben you are going to send the letter right?" I am just going to send you the essential language and then you can add your flowery additions to it."

Mr. Blackburn agreed.

Mr. Blackburn shared that the City of Cherryville has applied for Excellence in Accounting Practices and Principles from the State Treasures Office and the criteria is almost taken text book from what the Audit Committee and the City Council has initiated in the past year or fifteen months. That application has been worked on by Dixie Wall, myself and Andy West. The Audit Committee met Friday morning and wrote out the narrative. We are submitting the application along with the narrative, the Purchasing and Procurement Policy, and the Whistle Blower Policy. I feel very comfortable with the City being a possible recipient of this award and it will be given out at the Finance Officers annual meeting sometime in March in Greensboro or Durham. The establishment of the Audit Committee and the Charter will also be attached to the application. Mr. Blackburn is so excited about this possibility.

Council Member Kiser, "I would like to say congratulations to Richard Elam on his retirement and I wish him the very best. We appreciate your service all these years and we are going to miss you."

Chief Cash, "There will be a commotion behind the Credit Union tonight is anyone get calls or complaints."

The fire department will be burning a house there tonight for the Credit Union's expansion.

Council Member Dalton, "When does the cemetery contract, I know that's up?"

Mr. Blackburn, "That's something I would like to discuss with the Council. We are looking at getting preliminary numbers together for the budget and Brandon you could talk more about the actual time period, but is that something that the City Council wants to look at bidding out our contracts."

Council Member Dalton, "My opinion is you always bid. Always put it out when it's up because you might get a better deal."

Council Member Kiser, "There might not be any more interest but you never know."

Mayor Beam, "What has been the policy of the City, have we bid this out?"

Mr. Blackburn, "Yes sir, but we did not bid it out last year."

Mr. Abernathy, "The way it is written Mayor is that if the contractor agrees to do it at the same price then it is up to the discretion of the Council if they bid it or not."

Council Member Dalton, "But it's a two year contract, am I right?"

Mr. Abernathy, "Yes."

Mayor Beam, "And this is the second year so it is due for bidding again?"

Mr. Abernathy, "Yes that's correct."

Mayor Beam asked if that would be advertised in the paper. Mr. Blackburn stated yes it would and Mr. Abernathy would contact certain vendors that would be interested.

Council Member Dalton, "I think it's only fair to let them bid every two years."

Council Member Puett, "What's the criteria in it, exactly what do they do?"

Mr. Abernathy, "The contract is not completely annual it is more like eight months. It breaks it down by dates. The cemetery has to be mowed once a week and completed by Thursday afternoon by 5:00 pm. That allows us that one day to inspect. There is a clause in there that he does not have to weed eat the entire cemetery weekly, it's biweekly."

Council Member Dalton, "Certain holidays they have to do certain things, but it is written in there."

Mr. Abernathy, "Yes it is clearly written."

Council Member Parker, "I noticed that there might be a water leak on N. Mountain Street.

Mr. Abernathy shared that they were on N. Mountain Street early in the day working on a leak. It may be the same one.

Mayor Beam, "What is the policy on a senior citizens and garbage pickup, who really has to roll their container out and who gets a buy on that?"

Mr. Abernathy, "Mayor it is not really based on senior citizens, they have to have an excuse from a licensed MD. That person has to say that they are not capable of pulling that heavy container out to the curb. By doing that they get they get considered handicap. We will go behind the house and pull the container out to the street for them and empty it."

Mayor Beam, "I had a call from a lady that said the garbage truck cannot get to her house because it cannot turn around, so she is having to leave her container up the hill and then she carries all her trash to the container. It's on Hester Street behind the old Don's."

Council Member Dalton, "That's the one I got called about the paving."

Mayor Beam, "Can we allow for the garbage men to pick up her container? I don't know how far away this is from her house."

Mr. Abernathy, "Mayor that is a private drive and we don't put our vehicles on private property. We have the same situation on Studio Drive off of Hwy. 150. We won't take our truck in there because it is a private drive. They have to bring it out to us to get to it."

Council Member Dalton, "There is no way the garbage truck can get turned around in there. Now am I right Ben that you said we put gravel on Hester or we don't?"

Mr. Blackburn, "We put it on the first 100 feet."

Mr. Abernathy, "There is a section there that is connected to Hwy. 150 and we basically cover up the right a way of 150 and spread it out."

Mr. Blackburn, "The City of Cherryville made one of the most affordable places to live based on certain criteria and we were only one of the few in the Charlotte Mecklenburg area that received that designation so that's something we are really proud of."

Council Member Puett, "We were third."

Mayor Beam, "I think the closest one was Kings Mountain and they were eighth."

Council Member Dalton, "One more question that I know you were going to ask Dixie, what about the fuel cost?"

Mr. Blackburn, "We took the December numbers that we had and based on last year's figures we have save around \$1,100 with the fuel cost having gone down. That's from 2013 to 2014. Everything I am seeing in the paper is saying that the whole sale cost is going back up now."

Council Member Kiser, "I just want to ask Mr. Abernathy if he has heard anything on the paving."

Mr. Abernathy, "No I have not. I spoke to the contractor last and told him to contact me ten days prior to them coming. He agreed to that and I have not heard from him."

Council Member Dalton, "I am glad you brought that up, I have one other thing. The area that we are going to improve, Sigmon Street. What are the plans on that? Waiting until after the construction is completed and then doing it?"

Mr. Abernathy, "What I am doing Mr. Dalton and I will change it if you tell me to. What I was told was to wait until they actually dug the footers and got the permits and then we could move forward."

Council Member Dalton, "The reason I am asking is because I asked Susie the other night what her recommendation was as far as with the construction them being in there and doing all that work. Her recommendation was to wait until they are through with construction and then do the improvements."

Mayor Beam, "So Beam Construction has the bidding on the building?"

Council Member Dalton, "We might want to get up her just to make sure because I would hate to do the improvements and they are in there doing their construction and they mess our road up. That's why I was talking to her about it."

The City will stay in contact with Beam Construction about the completion of the construction so Beam Grading will know when to do the paving.

ADJOURNMENT:

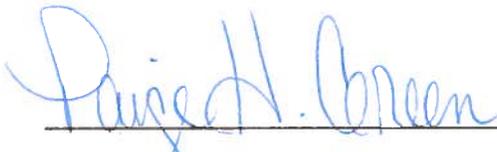
Mayor Beam asked for a motion to adjourn the Work Session meeting. Council Member Kiser made a motion to adjourn the meeting and it was seconded by Council Member Dalton. The meeting adjourned at 4:10 pm.

Adopted this 9th day of February, 2015.



Mayor H. L. Beam III

(SEAL)



City Clerk, Paige H. Green