

MINUTES

Regular Meeting
City Hall Council Chamber

October 7, 2013
Monday, 6:00 p.m.

Present: Mayor O. Stanhope Anthony III, presiding; Council Members Christopher H. (Chris) Mabry, David W. White, Jeanette D. Patterson, Dennis C. Bailey, Joel R. Shores, Jr., Dicky Amaya; City Manager Rick Howell, City Clerk Bernadette A. Parduski, NCCMC, MMC, City Attorney Robert W. (Bob) Yelton, Director of Finance Justin S. Merritt, MPA, Director of Human Resources Deborah C. (Deb) Jolly, Director of Utilities Brad R. Cornwell, PLS, EI, Fire Chief William P. Hunt, MPA, Director of Public Works Daniel C. (Danny) Darst, Jr., Director of Parks and Recreation Charlie Holtzclaw, Director of Planning and Development Services Walter (Walt) Scharer, AICP; and media representatives

Mayor Anthony called the meeting to order at 6:00 p.m. and welcomed all who were in attendance. The Mayor gave the invocation and Boy Scout Kenji Price of Troop 101 led the *Pledge of Allegiance*.

A. Approval of agenda:

- 1) Motion to adopt the proposed agenda

ACTION TAKEN: Upon a motion made by Mr. Amaya, City Council voted unanimously to approve the agenda as presented.

B. Public Hearing:

- 1) Consideration of a resolution confirming the City of Shelby's intent to offer an economic development incentive grant: Resolution No. 62-2013

Mr. Howell stated the public hearing was scheduled in accordance with North Carolina General Statutes by Council to solicit public input regarding the proposed provision of an economic development incentive grant and related incentives to "Project Lakewood". On October 4, 2013, Governor Pat McCrory announced the company as Greenheck Fan Corporation, which will expand its operations in Cleveland County, creating 188 new jobs and investing \$33 million over the next five years.

Next Mr. Howell summarized the terms of the Incentive Agreement and highlighted the following:

The incentives are being offered on the anticipated net new valued investment of approximately \$26 million and the creation of 177 new full-time permanent employment positions over the next five (5) years with the establishment of a new manufacturing facility on Artee Road located at the Foothills Commerce Center. If approved, the agreement would provide an incentive grant payment valued at 65 percent of the ad valorem taxes on real and personal property paid by the company to the City and Cleveland County during the preceding calendar year and continue for seven (7) calendar years. After that time, 100 percent would be retained by the taxing entities, the City of Shelby and Cleveland County.

Mr. Howell noted the agreement also authorizes the City's intent to convey approximately 20 acres within the Foothills Commerce Center Park to the company at no cost and to provide a one-time, up-front \$150,000.00 grant toward site grading.

Upon questioning, Mr. Howell explained the dissimilarity in the numbers (investment dollars and number of jobs) cited by the Governor and stated in the City's Incentive Agreement as the most solid numbers provided to the City at the time of the proposed terms. He added the grant term will begin upon the issuance of a Certificate of Occupancy for the project and upon verification that the company has satisfied all grant criteria, agreed to the assessed value of the project as determined by the Cleveland County Tax Assessor, and paid all applicable local ad valorem taxes and fees.

Mayor Anthony opened the public hearing at 6:08 p.m. and invited comments from the public.

Mayor Anthony closed the public hearing at 6:09 p.m.

ACTION TAKEN: Upon a motion made by Mr. White, City Council voted unanimously to approve and adopt Resolution No. 62-2013 entitled, "A RESOLUTION CONFIRMING THE CITY OF SHELBY'S INTENT TO OFFER AN ECONOMIC DEVELOPMENT INCENTIVE GRANT".

C. Consent Agenda:

ACTION TAKEN: Mayor Anthony presented the consent agenda. Mrs. Patterson made a motion to approve the consent agenda and each item as presented. The consent agenda and following items were unanimously approved:

- 1) Approval of the Minutes of the Regular Meeting of September 16, 2013
- 2) Approval of Special Event Permit Applications:
 - a. Central United Methodist Church Fall Festival and Trunk or Treat, requested date: October 30, 2013
 - b. 2014 Broad River European Classic, requested date: April 26, 2014
- 3) Approval of a resolution authorizing exchange of property between the City of Shelby and County of Cleveland: Resolution No. 63-2013
- 4) Approval of a resolution establishing retention schedule for records identified within the Records Retention and Disposition Schedule published by the North Carolina Department of Carolina Department of Cultural Resources, Division of Archives and Records, as having "Administrative Value": Resolution No. 64-2013
- 5) Adoption of Fiscal Year 2013-2014 Budget Ordinance Amendment No. 4: Ordinance No. 34-2013

END CONSENT AGENDA

D. Unfinished Business: None

E. New Business: None

F. City Manager's Report:

- 1) Mr. Howell provided a brief update on the Job Ready Shell Building No. 2 Project which is moving forward with construction and is on track for a completion date anticipated for January 2014.
- 2) Mr. Howell said staff has developed the standards and practices for post-construction controls under the Phase II Stormwater Program requirements. He reminded Council an ordinance for the development and redevelopment of properties meeting the minimum criteria established by North Carolina Department of Environment and Natural Resources must be adopted by December 1, 2013.
- 3) Mr. Howell announced the Friends of the Parks Second Annual Benefit Golf Tournament will be held on October 12, 2013 at Shelby City Park's Royster Memorial Golf Course. Lunch will be served between flights and the proceeds support Friends of the Parks projects.

- 4) **Mr. Howell expressed his appreciation to Council for their support of the City's overall economic development strategy and projects, particularly in light of the recent announcement made by Greenheck Fan Corporation. He also extended his thanks and gratitude to City staff and to Mr. Yelton for their ongoing assistance to him through the performance of their jobs.**

G. Council Announcements and Remarks:

- 1) **Mayor Anthony reiterated the importance of Mr. Howell's comments regarding the collaborative efforts between the Cleveland County Economic Development Partnership and City staff. The Mayor also shared Governor McCrory's positive comments about Shelby, particularly the Uptown area and its importance in terms of economic development.**

Mayor Anthony encouraged attendance at the Friends of the Parks Second Annual Benefit Golf Tournament on October 12, 2013 at Royster Memorial Golf Course.

The Mayor also encouraged attendance at the Connect our Future Community Growth Workshops to be held on October 16, 2013, throughout the day, at the Don Gibson Theatre.

- 2) **After attending the economic development announcement on October 4, 2013, Mr. Amaya was proud to be in the company of Governor McCrory at the Shelby Cleveland County Regional Airport when he and his pilot spoke very highly and very complimentary of the facility.**
- 3) **Mr. White said Shelby is a great town and in terms of economic development, prospective clients do look at a town, which needs to be taken care of by elected officials as well as its residents.**
- 4) **Mrs. Patterson complimented Mr. Howell on the great performance of his job as City Manager.**

Mrs. Patterson promoted October as breast cancer awareness month. She expressed her appreciation to the Mayor and her fellow Council members for wearing the symbolic pink ribbons and their pink ties in support of the cause throughout the month.

- 5) **Mr. Bailey expressed his pride and respect in the productive efforts and relationships between the City of Shelby and Cleveland County namely David Dear and Rick Howell, including their respective staffs, and the City Council and the County Commissioners. Both managers and their**

combined abilities to attract business projects through economic development are outstanding and have become the envy in the State of North Carolina.

- 6) As Mr. Mabry prepares to retire from City Council, he informed them to consider his replacement as a voting member government on the newly reorganized Gaston-Cleveland-Lincoln Metropolitan Planning Organization Board. The next meeting of the Transportation Advisory Committee is scheduled for December 4, 2013 at 6:30 p.m. in Gastonia, North Carolina.
- 7) Mayor Anthony and Mr. Shores reminded all this is an election year in Shelby and Election Day is tomorrow, October 8, 2013.

H. Adjournment:

- 1) Motion to adjourn

ACTION TAKEN: Upon a motion made by Mr. White, City Council voted unanimously to adjourn the meeting at 6:19 p.m.

Respectfully submitted,

Bernadette A. Parduski, NCCMC, MMC
City Clerk

O. Stanhope Anthony III
Mayor

Minutes of October 7, 2013