

MINUTES

Special Meeting: Annual City Council Retreat
George W. Clay, Jr. Utility Operations Center

January 23, 2009
Friday, 1:00 p.m.

Present: Mayor W. Ted Alexander, presiding; Council Members Christopher H. (Chris) Mabry, Larry G. Ware, Jeanette D. Patterson, Michael R. (Mike) Royster, Joel R. Shores, Jr., Andrew L. Hopper, Sr.; City Attorney Robert W. Yelton, City Manager Rick Howell, City Clerk Bernadette A. Parduski, CMC, Director of Finance Theodore B. (Ted) Phillips, CPA, Director of Human Resources Deborah C. (Deb) Jolly, Director of Utilities Brad R. Cornwell, PLS, EI, Police Chief Jeffrey H. (Jeff) Ledford, Fire Chief William P. Hunt, Director of Public Works Daniel C. (Danny) Darst, Jr., Director of Parks and Recreation Charlie Holtzclaw, Director of Housing Bryan T. Howell, Director of Development Services Brian L. Pruett, Director of Planning Services Walter (Walt) Scharer, AICP; Cleveland County Board of Commissioners: Chair Jo Boggs, Vice-Chair Johnny Hutchins, Mary S. Accor, Ronald J. Hawkins, and Eddie Holbrook; Cleveland County Manager David Dear, Cleveland County Assistant Manager Eddie Bailes, County Attorney Robert W. Yelton, and Cleveland County Clerk to the Board Kerri Melton; and media representatives

Mayor Alexander called the joint meeting to order at 1:00 p.m., welcomed all who were in attendance, and recognized the Cleveland County Board of Commissioners, staff, and guests.

Chair Boggs reconvened the Cleveland County Board of Commissioners recessed meeting of January 20, 2009 at 1:01 p.m. for a joint session with Shelby City Council.

Mr. Yelton gave the invocation and Chair Boggs led in the *Pledge of Allegiance*.

Upon Mr. Yelton's recommendation, Mr. Royster announced the addition of an item considered old business specifically that the City accept several properties from Cleveland County.

ACTION TAKEN: Upon a motion by Mr. Royster, second by Mr. Shores, City Council voted unanimously to approve the agenda as amended.

ACTION TAKEN: Upon a motion by Mr. Hawkins, second by Mrs. Accor, the County Commissioners voted unanimously to approve the agenda as amended by City Council.

UNFINISHED BUSINESS:

Mr. Yelton detailed the terms of a contract between Cleveland County and the City of Shelby entered into in August 1992. The County had previously constructed certain water supply and sewer systems extending in various directions from the City and the City has operated such systems under the provisions of certain contracts and agreements of various dates between the two entities. One of the terms of the 1992 contract was that the County will convey, transfer, and deed to the City by appropriate instruments, all of the water and system mains and pipelines of any type which are now owned by the County and operated or maintained by the City. In 1992 the City also agreed to accept ownership of said water and sewer systems and further agreed to operate, service, maintain, and to otherwise treat said systems as it would treat any other portion of the City's general water and sewer systems.

Recent property negotiations between the City and PPG Industries as well as Mr. Yelton's research identified three tracts of utility properties currently owned by the County, which include the PPG water tank and water lines site, the Copeland lift station site, and the booster pump station on Washburn Switch Road. Mr. Yelton announced that maps of these parcels were available for inspection.

Mr. Yelton requested the County Commissioners to confirm the transfer of said properties to the City of Shelby and to waive the Right of First Refusal clause contained in the referenced contract.

Mr. Yelton then requested City Council to accept the properties. Subject to the approval by both governing boards, Mr. Yelton intends to have the executed deeds recorded with the Cleveland County Register of Deeds.

ACTION TAKEN: Upon a motion by Mr. Hutchins, second by Mrs. Accor, the County Commissioners voted unanimously to transfer said properties to the City of Shelby and to waive the Right of First Refusal as written in 1992.

ACTION TAKEN: Upon a motion by Mr. Hopper, second by Mrs. Patterson, City Council voted unanimously to accept said properties from Cleveland County.

CONSENT AGENDA:

ACTION TAKEN: Mayor Alexander presented the consent agenda. Mr. Shores made motion to approve the consent agenda and each item as presented. After a second by Mr. Ware, the consent agenda and following items were unanimously approved:

- a. Approval of a resolution authorizing the purchase of real property:
Resolution No. 7-2009

- b. Adoption of an ordinance establishing a capital project and budget:
Ordinance No. 3-2009

END OF CONSENT AGENDA

Following Mr. Howell's and Mr. Cornwell's economic development presentations, Mayor Alexander extended an invitation to Cleveland County through the County Commissioners to join the City of Shelby in a partnership to develop a business/ industrial park through a joint project on the site of the City's newly acquired property bordered by Artee and Plate Lee Roads.

ACTION TAKEN: Upon a motion by Mr. Hutchins, second by Mrs. Accor, the County Commissioners voted unanimously to enter into a joint venture with the City to develop a business/industrial park on the western side of Cleveland County.

CLEVELAND COUNTY BOARD OF COMMISSIONERS ADJOURNMENT:

ACTION TAKEN: Upon a motion by Mrs. Accor, second by Mr. Holbrook, the County Commissioners voted unanimously to adjourn their meeting at 2:00 p.m.

Mayor Alexander declared a recess at 2:01 p.m. and reconvened the meeting at 2:11 p.m.

Mayor Alexander declared a recess at 3:15 p.m. and reconvened the meeting at 3:31 p.m.

The agenda, departmental presentations, and staff's written reports from the 2009 City Council Annual Retreat notebook are hereby incorporated by reference and made a part of these Minutes.

Mayor Alexander recessed the meeting at 4:53 p.m. to reconvene on Saturday, January 24, 2009, at 8:30 a.m. in the same location.

Respectfully submitted,

Bernadette A. Parduski, CMC
City Clerk

W. Ted Alexander
Mayor

**City of Shelby, N. C.
2009 City Council Retreat
January 23rd and 24th, 2009
Utility Operations Center Assembly Room
824 West Grover Street
AGENDA**

Lunch will be served beginning at noon.

Friday, January 23, 2009

1. Arrive and Settle In **(12:50 – 1:00 pm)**
2. Welcome & Call to Order – Mayor Ted Alexander
 - a. Reconvening of Cleveland County Board of Commissioners
recessed meeting from January 20, 2009 – Jo Boggs, Chairperson
3. Consent Agenda
 - a. Approval of Resolution No. 7-2009
A resolution authorizing the purchase of real property
 - b. Approval of Ordinance No. 3-2009
An ordinance establishing a Capital Project Ordinance and Budget
4. Economic Development **(1:10 – 3:30 pm)**
 - a. Strategic Infrastructure Development Update
 - b. Business Park Development Opportunity
 - c. Marketing Strategy / Funding
- Break** **(3:30 – 3:45 pm)**
5. Warren Square Redevelopment Project Update **(3:45 – 4:15 pm)**
6. Parks & Recreation Master Plan Strategic Implementation **(4:15 – 5:15 pm)**
7. Discussion and Wrap Up **(5:15 – 5:30 pm)**

RECESS UNTIL SATURDAY MORNING @ 8:30 am

**City of Shelby, N. C.
2009 City Council Retreat
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AGENDA**

Saturday, January 24, 2008

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|---|---------------------------|
| Light Breakfast | (8:00 am) |
| 8. Reconvene | (8:30 am) |
| 9. Human Resource Issues and Discussion | (8:30 – 9:00 am) |
| a. Employee Retention | |
| b. Performance Evaluation System Update | |
| c. Miscellaneous HR Topics | |
| 10. Neighborhood Improvement Programs | (9:00 – 10:00 am) |
| a. Crime Overview / Weed and Seed / PSN | |
| b. Neighborhood Improvement Program Update | |
| Break | (10:00 – 10:15 am) |
| 11. Financial Overview – Utility Trends | (10:15 – 11:00 am) |
| 12. Review of 2008-09 Goals / Update | (11:00 – 11:30 pm) |
| 13. Council Brainstorming / Discussion of Goals | (11:30 – 12:30 pm) |
| 08-09 Goal Setting and Prioritization | |
| 12. Closing Comments – Mayor and City Council | (12:30 – 12:45 pm) |
| Adjourn | |