

Welcome and Call to Order by Mayor O. Stanhope Anthony III

~ Invocation ~

~ Pledge of Allegiance ~

A. Approval of agenda:

Discussion and revision of the proposed agenda, including consent agenda; adoption of an agenda

- 1) Motion to adopt the agenda as proposed or amended

B. Special Presentation:

1

- 1) City of Shelby 2019 Audited Financial Statements – Matthew Braswell, CPA, Audit Manager, Martin Starnes & Associates, CPAs, P. A.

C. Public Comment:

27

In accordance with City Council's policy, public comment is only taken at the second regular meeting each month. Any citizen who wishes to address Council must register with the City Clerk prior to 6:00 p.m. on the meeting night. The Mayor will call upon each individual during this portion of the meeting and will allow three (3) minutes to speak.

D. Public Hearings:

28

- 1) Consideration of a proposed ordinance amending the zoning map of the City of Shelby, North Carolina: Ordinance No. 81-2019

E. Consent Agenda:

Prior to approval and adoption of the agenda, a Council Member may move an item from the Consent Agenda to the regular agenda. Items remaining on the Consent Agenda will be considered collectively through a single motion and vote.

- 1) Approval of the Minutes of the Regular Meeting of December 2, 2019

40

2) Approval of Special Event Permit Application:	
a. Broad River European Classic, requested date: April 25, 2020	48
3) Adoption of an ordinance authorizing demolition of a dwelling: Ordinance No. 82-2019	57
F. Unfinished Business: None	64
G. New Business: None	64
H. City Manager's Report	64
I. Council Announcements and Remarks	64
J. Adjournment:	
<i>To adjourn a meeting of City Council, a majority of the Council members must vote for a motion to adjourn.</i>	
1) Motion to adjourn	64

City of Shelby
Agenda Item Summary
December 16, 2019
City Hall Council Chamber

Agenda Item: B-1

Special Presentations

- 1) City of Shelby 2019 Audited Financial Statements – Matthew Braswell, CPA, Audit Manager, Martin Starnes & Associates, CPAs, P. A.

(Comments: Stan Anthony, Mayor)

Summary of Available Information:

- Copy of Powerpoint presentation

City Manager's Recommendation / Comments

Mr. Matthew Braswell, CPA with Martin Starnes & Associates, CPAs, P. A. is scheduled to attend the meeting to make the obligatory and required report to Council on the annual audit report for the fiscal year ending June 30, 2019.

Mr. Braswell, Mr. Merritt and I will be available to answer any questions you may have. The audit and preparation of the CAFR are increasingly difficult due to the additional auditing standards that must be met by both the City and the auditing firm. The Governmental Accounting Standards Board (GASB) and reporting standards for both State and Federal grants slow this process even more every year. Mr. Merritt and Mrs. Beam have done an exemplary job shepherding the Finance Department through the process. I think the auditor would agree that the process went as smoothly as can be expected. The audit has been submitted to the NC Local Government Commission as required by law and positive acceptance has been communicated. An audit report should be regarded as a "snapshot" at a moment in time reflecting the overall financial health of the City.

I do want to point out that the outside audit firm works for the Mayor and Council. Staff provides them assistance as they perform the annual audit but they work for you as a Council. Should you have any questions regarding the audit I hope that you will feel free to reach out to them for clarification. It is important for any organization to have an audit which enables you as the responsible governing body to have a high level of confidence in the financial statements presented. Yes, it is important for management and staff to provide you information but in performing your fiduciary responsibilities to the citizens you should always feel free and confident to follow up with the outside auditor when questions arise.

The only action necessary at this point is for City Council to accept and acknowledge receipt of the annual audit for the year ending June 30, 2019.

MARTIN • STARNES

 & ASSOCIATES, CPAs, P.A.

City of Shelby
2019 Audited Financial Statements



Audit Highlights

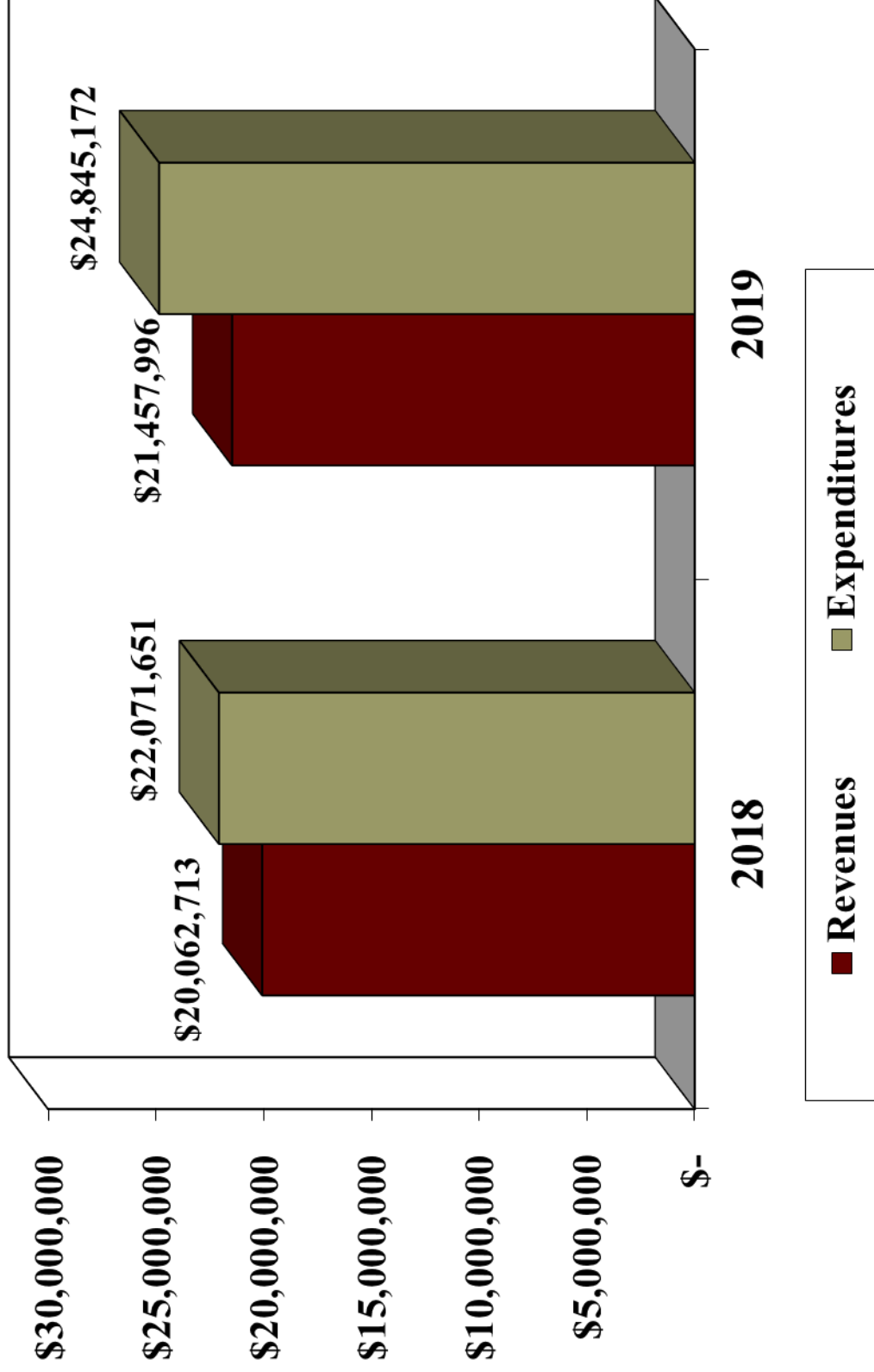
- Unmodified opinion
- No findings or questioned costs
- Cooperative staff



Audit Highlights (continued)

- 2019 Property tax revenues \$10,734,200
- 2019 Collection rate 98.15%
- 2018 Property tax revenues \$ 10,244,432
- 2018 Collection rate 98.63%

General Fund Summary

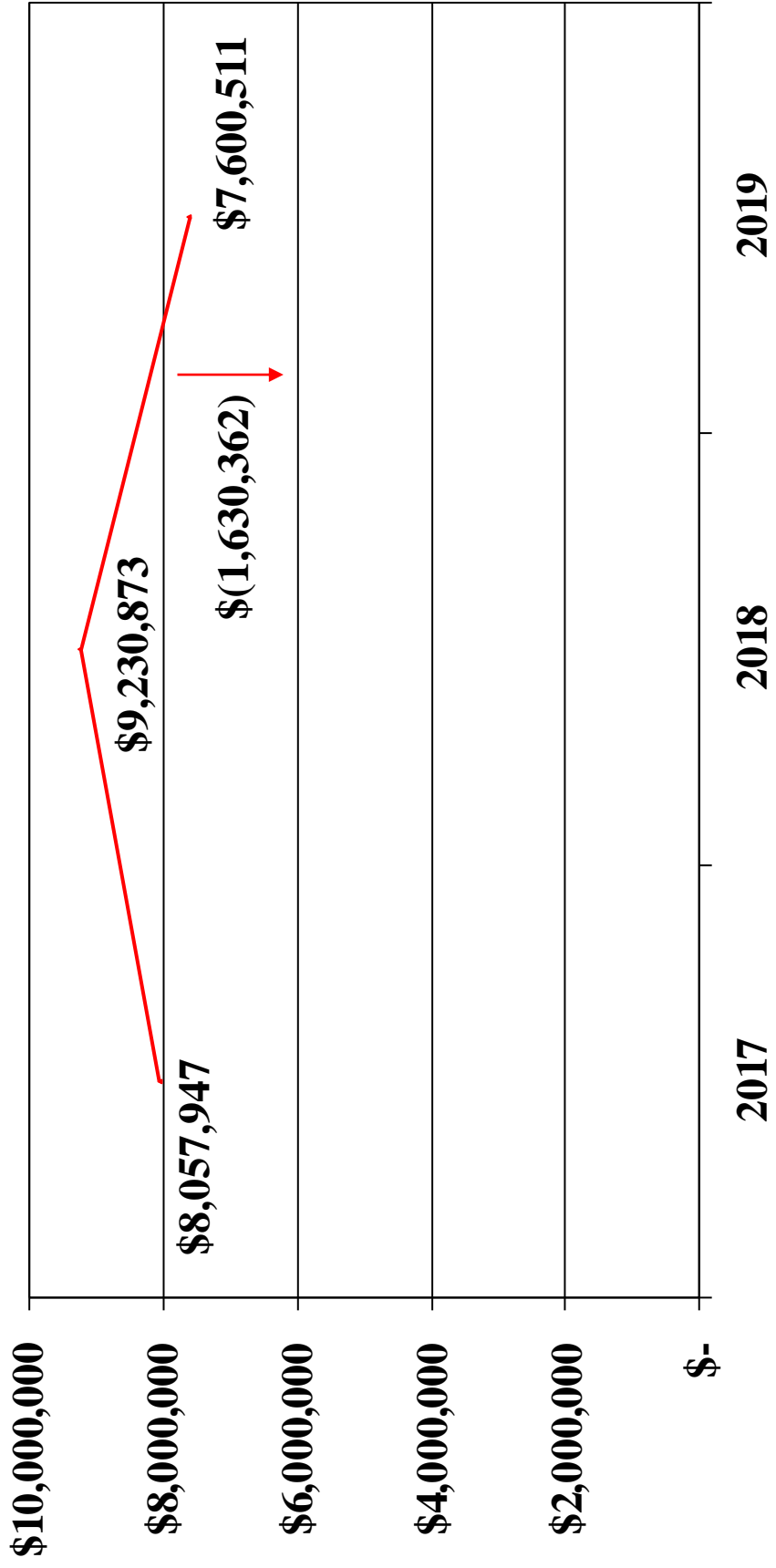




Fund Balance

- Serves as a measure of the City's financial resources available.
 - **Assets + Deferred Outflows of Resources – Liabilities – Deferred Inflows of Resources = Fund Balance/Net Position**
- 5 Classifications for Govtl Fund Balances:**
- **Non spendable** - not in cash form
 - **Restricted** - external restrictions (laws, grantors)
 - **Committed** - internal constraints at the highest (Board) level-does not expire, requires Board action to undo
 - **Assigned** - internal constraints, lower level than committed
 - **Unassigned** - no external or internal constraints

Total Fund Balance – General Fund





Available Fund Balance

Available fund balance as defined by the Local Government Commission (LGC) is calculated as follows:

Total Fund Balance

Less: Non spendable (not in cash form, not available)

Less: Stabilization by State Statute (by state law, not available)

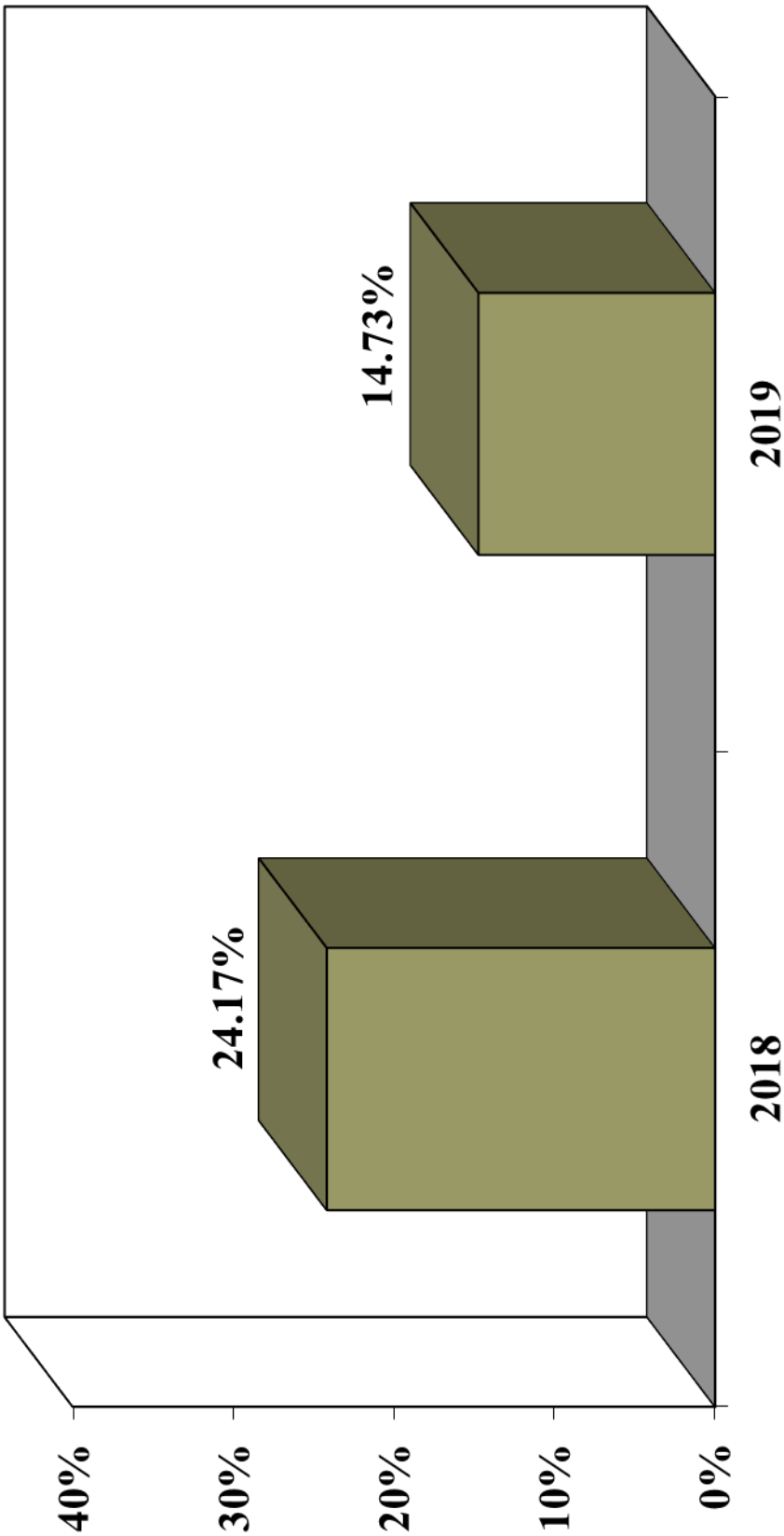
Available Fund Balance

This is the calculation utilized as the basis for comparing you to other units and calculating your fund balance percentages.

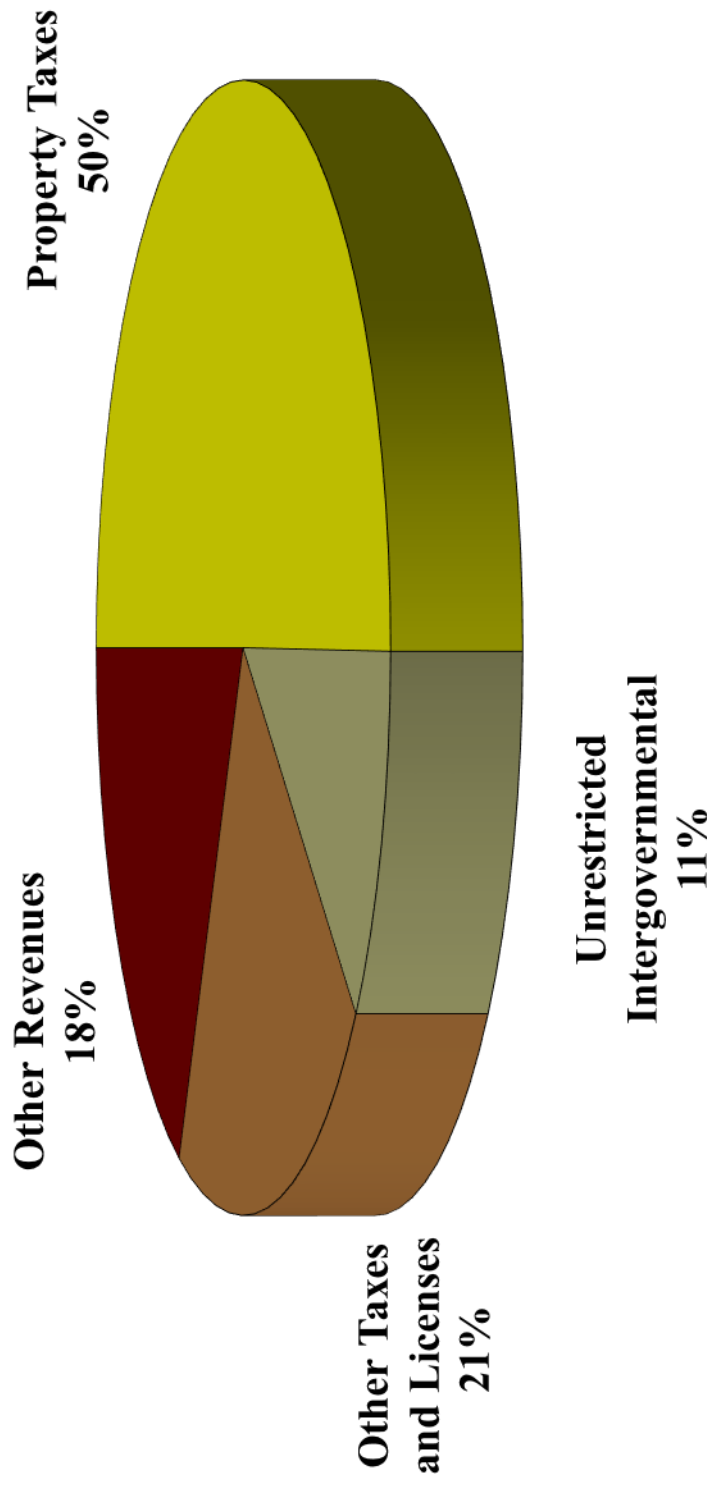
Fund Balance Position - General Fund

Total Fund Balance	\$ 7,600,511
Non-spendable	(476,878)
Stabilization by State Statute	<u>(3,223,918)</u>
Available Fund Balance 2019	<u><u>\$ 3,899,715</u></u>
Available Fund Balance 2019	\$ 5,588,373
Change in Available Fund Balance	\$ (1,688,658)

Available Fund Balance as a Percent of Expenditures & Transfers Out— General Fund

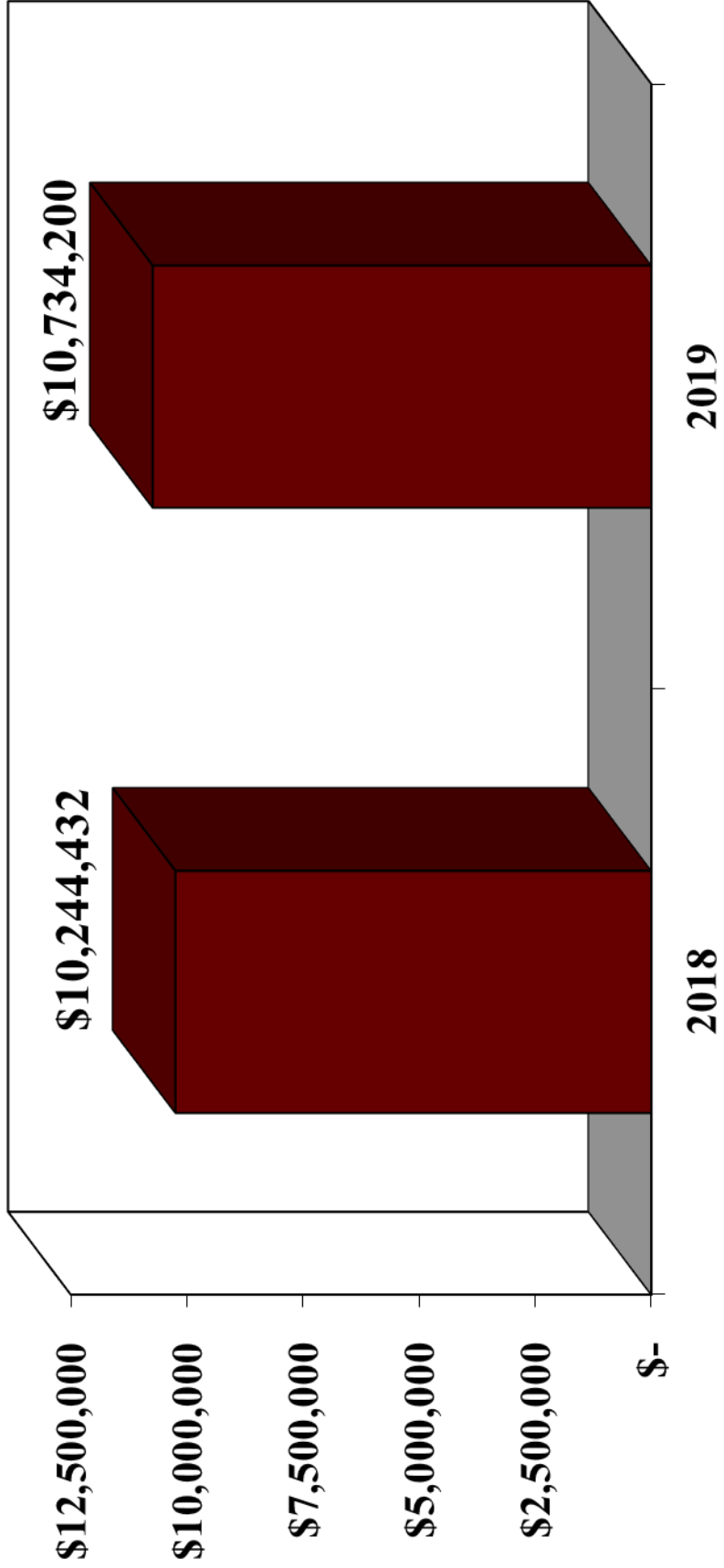


Top 3 Revenues: General Fund

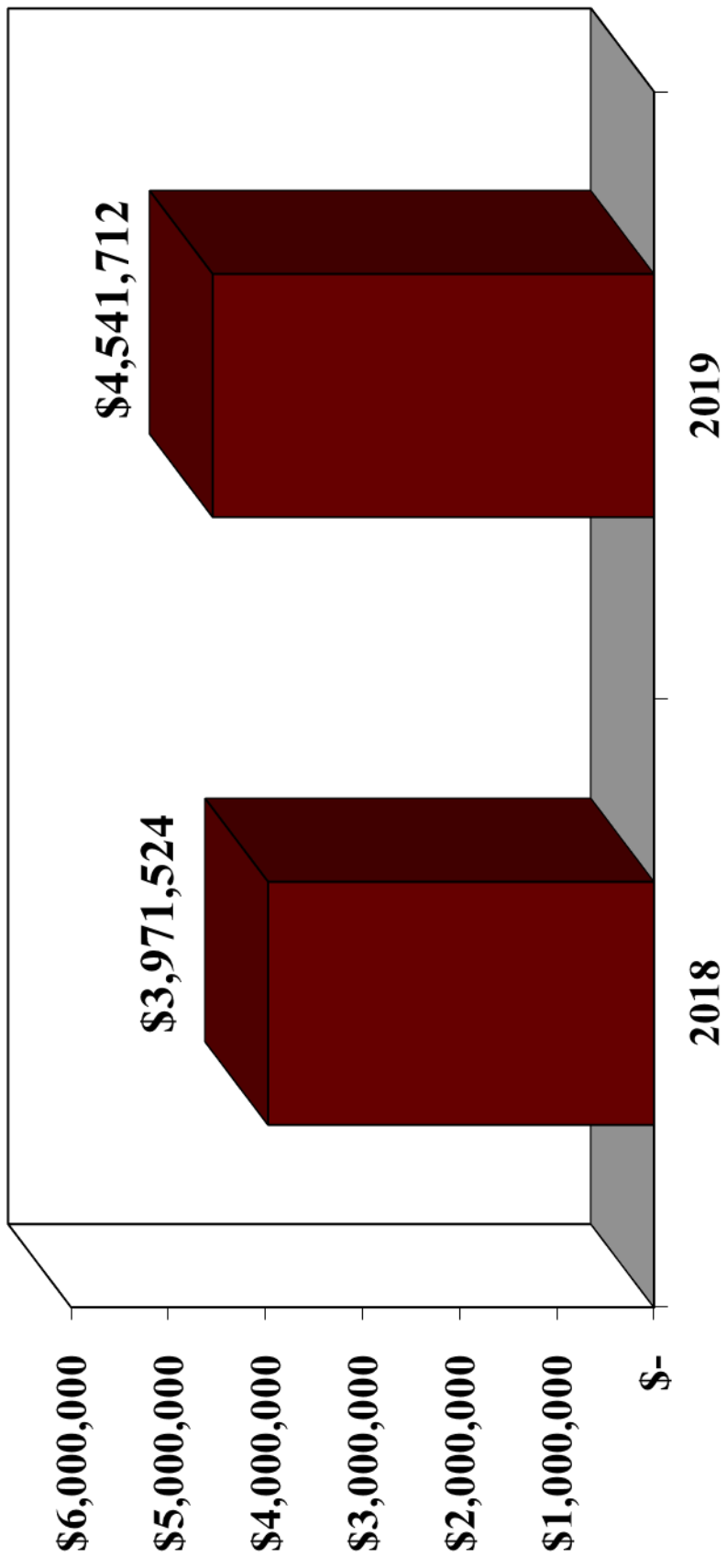


Unrestricted
Intergovernmental
11%

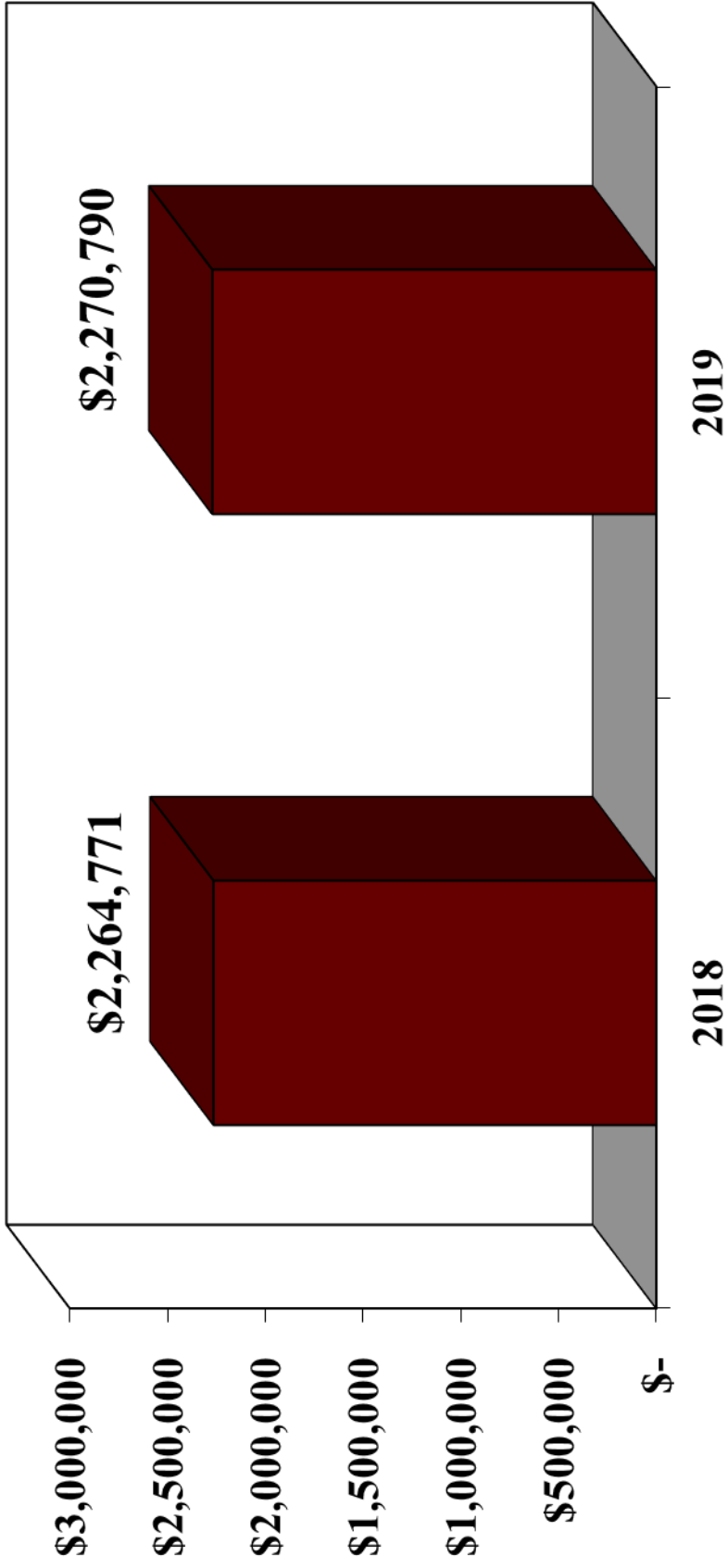
Property Taxes



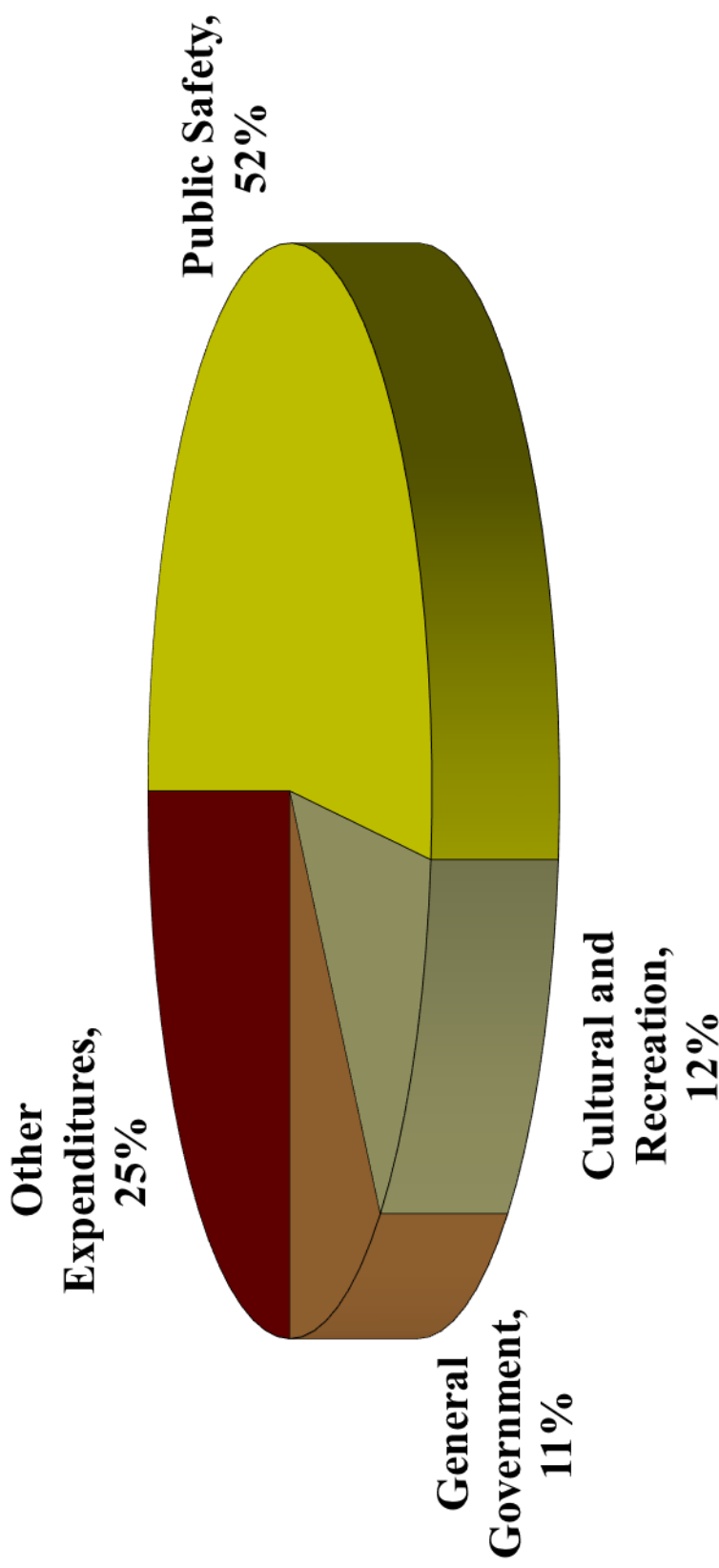
Other Taxes & Licenses



Unrestricted Intergovernmental



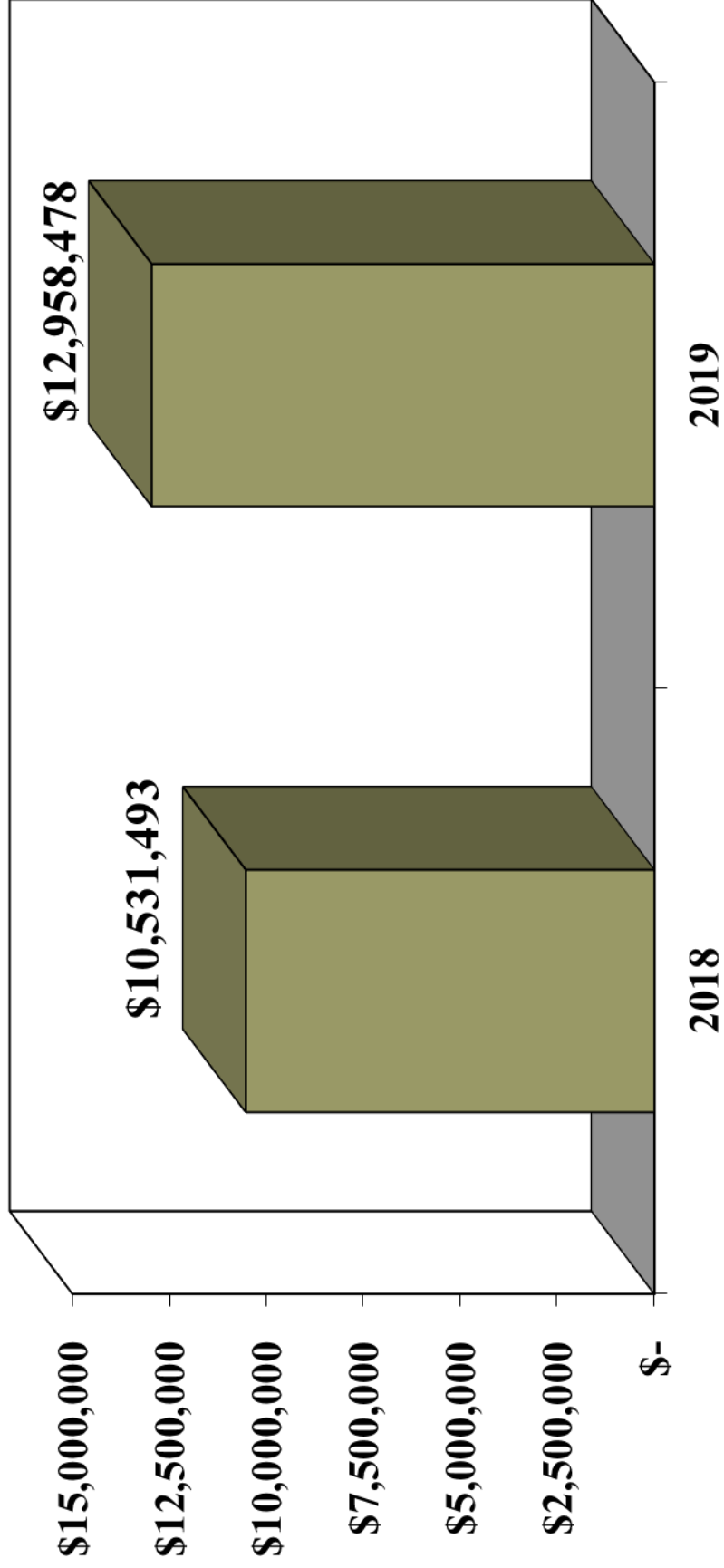
Top 3 Expenditures: General Fund



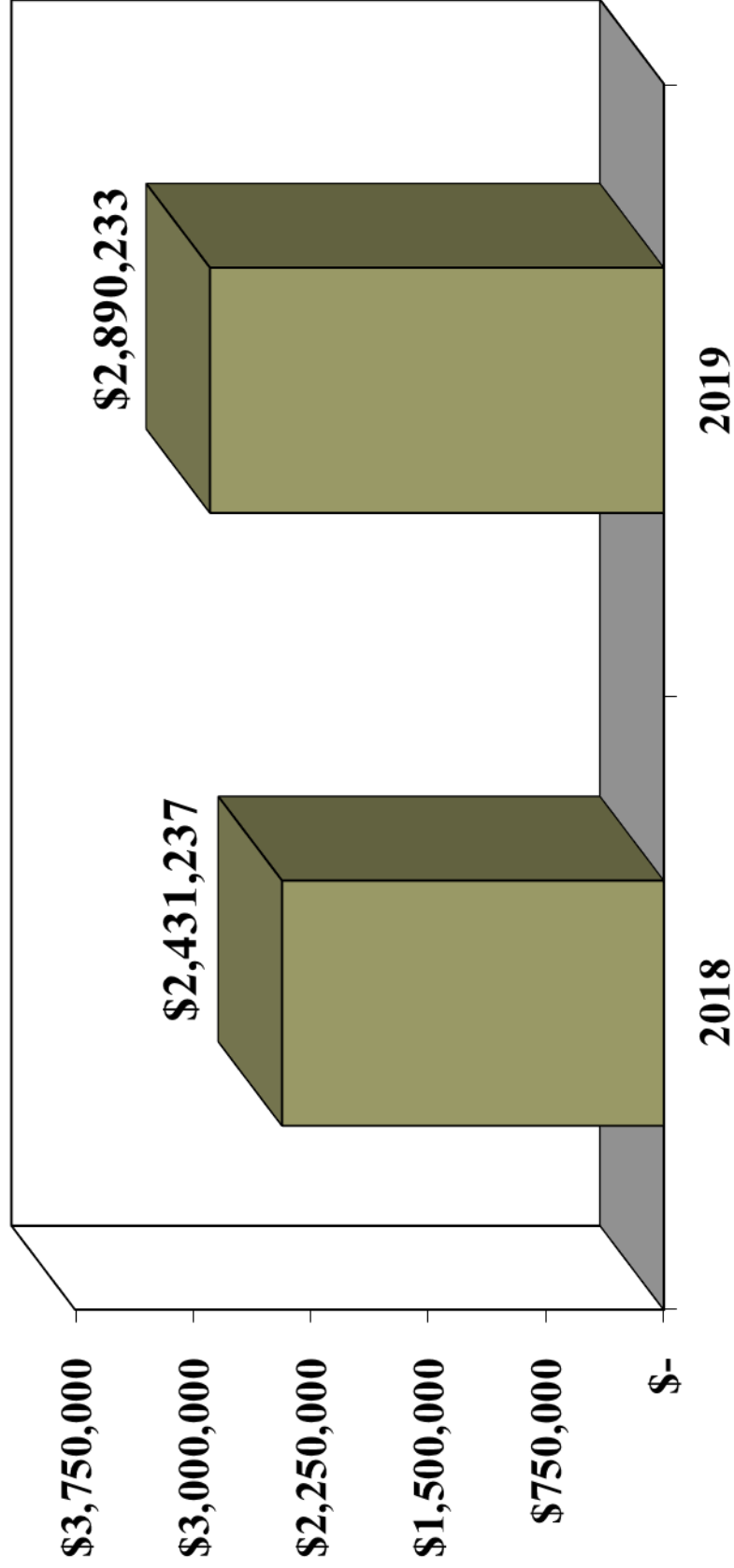
Total Expenditures \$ 24,845,172

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& ASSOCIATES, CPAs, P.A.

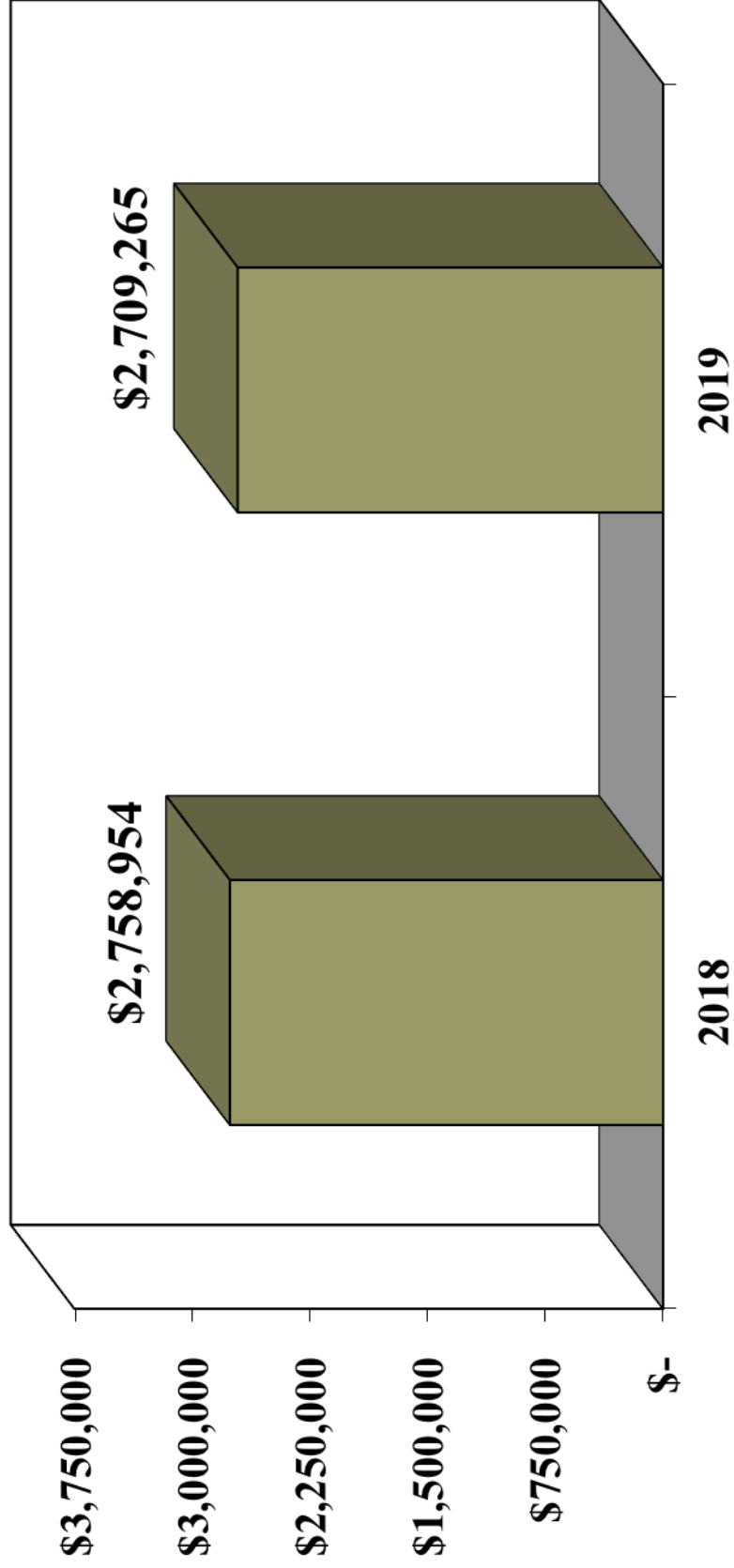
Public Safety



Cultural and Recreation



General Government





Enterprise Funds - Total

	<u>2018</u>	<u>2019</u>
Net investment in capital assets	\$ 91,821,298	\$ 108,940,934
Unrestricted Net Position	<u>12,384,190</u>	<u>12,581,174</u>
Net Position	\$104,205,488	\$ 121,522,108



Enterprise Fund: Water

Water Fund	<u>2018</u>	<u>2019</u>
Unrestricted Net Position	\$ 949,583	\$ (10,096)
Cash Flow From Operations	\$ 3,050,894	\$ 2,548,034
Change in Net Position (GAAP)	\$ 1,528,503	\$ 7,958,800




Enterprise Fund: Sewer

Sewer Fund	<u>2018</u>	<u>2019</u>
Unrestricted Net Position	\$ (1,392,900)	\$ (285,124)
Cash Flow From Operations	\$ 2,933,245	\$ 1,581,517
Change in Net Position (GAAP)	\$ 4,170,955	\$ 7,428,217



Enterprise Fund: Electric

Electric Fund	<u>2018</u>	<u>2019</u>
Unrestricted Net Position	\$ 5,601,503	\$ 5,059,173
Cash Flow From Operations	\$ 987,246	\$ 4,305,492
Change in Net Position (GAAP)	\$ 1,397,464	\$ (268,049)



Enterprise Fund: Gas

Gas Fund	<u>2018</u>	<u>2019</u>
Unrestricted Net Position	\$ 4,940,712	\$ 5,642,868
Cash Flow From Operations	\$ 4,992,457	\$ 4,830,806
Change in Net Position (GAAP)	\$ 697,151	\$ 2,063,749



Enterprise Fund: Stormwater

Stormwater Fund	<u>2018</u>	<u>2019</u>
Unrestricted Net Position	\$ 262,189	\$ 352,236
Cash Flow From Operations	\$ (241,398)	\$ 142,008
Change in Net Position (GAAP)	\$ (149,352)	\$ 110,898



Enterprise Fund: Housing

Housing Assistance Fund	<u>2018</u>	<u>2019</u>
Unrestricted Net Position	\$ 2,023,103	\$ 1,822,117
Cash Flow From Operations	\$ (86,287)	\$ (708,030)
Change in Net Position (GAAP)	\$ 387,746	\$ 23,005



Questions?

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& ASSOCIATES, CPAs, P.A.

City of Shelby
Agenda Item Summary
December 16, 2019
City Hall Council Chamber

C. Public Comment:

In accordance with City Council's policy, public comment is only taken at the second regular meeting each month. Any citizen who wishes to address Council must register with the City Clerk prior to 6:00 p.m. on the meeting night. The Mayor will call upon each individual during this portion of the meeting and will allow three (3) minutes to speak.

City of Shelby
Agenda Item Summary
December 16, 2019
City Hall Council Chamber

D. Public Hearing

Agenda Item: D-1

- 1) Consideration of a proposed ordinance amending the zoning map of the City of Shelby, North Carolina: Ordinance No. 81-2019

(Presenting, Walter Scharer, Planning and Development Services Director)

Summary of Available Information:

- Memorandum dated December 9, 2019 from Walter Scharer, Planning Director to Rick Howell, City Manager
- General Application
- Staff Report
- Location Map, Zoning Map and Local Land Use Map
- Planning and Zoning Board Minutes
- Certified Recommendation
- Notice of Public Hearing
- Ordinance No. 81-2019

City Manager's Recommendation / Comments

This time is scheduled on the agenda for City Council to conduct the required public hearing in accordance with the NC General Statutes. Following the conclusion of the hearing the Council may act on the item under consideration. After a careful review of the proposed rezoning application it appears to be prudent and reasonable for Council to approve the recommendations from staff and the Planning and Zoning Board. I would call attention to Mr. Scharer's memorandum noting that the zoning map amendment is in conformance with the City's current land use plan.

The following excerpt from the NC General Statutes is provided as a reminder as to the statutory guidance provided to Council when considering changes in zoning and development regulations.

§ 160A-383. *Purposes in view.*

Zoning regulations shall be made in accordance with a comprehensive plan. *When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. That statement is not subject to judicial review.*

After the conclusion of the public hearing City Council may act upon Ordinance No. 81-2019



Memorandum

To: Rick Howell - City Manager
From: Walter Scharer – Planning Director
Date: December 9, 2019
Subject: Requested zoning map amendment from GBCU to GB at 506-514 West Dixon Boulevard

Executive Summary of Issue – Background

This site is known as Huxley Village and has been a commercial strip center since its inception many years ago.

Review and Comments

The Comprehensive Land Use Plan for this area designates the site in the Corridor Revitalization area.

Recommendation

This proposed zoning map amendment is consistent with the Comprehensive Land Use Plan. Planning and Zoning Board recommends this proposed zoning amendment.

Please schedule a public hearing for this proposed zoning amendment at the next City Council meeting on December 16, 2019.

Attachments: Application, Staff Report, Zoning Map, Notice of Public Hearing, Planning and Zoning Board November 21, 2019 Planning and Zoning Board Minutes, Certified P&Z Recommendation, and Ordinance



City of Shelby
Planning and Development Services Department

General Application

Address of Subject Property:

506-B to 514 West Dixon Blvd Shelby, NC

Applicant(s) Name: Larry Elmore Elmore Realty
Address: PO Box 71 Fallston, NC 28042
Email: larry@elmorerealtyusa.com
Phone: (704) 418-5292

Owner(s) Name: Lone Star Equities, Inc.
Email:
Phone: (516) 599-3700

Relationship to Property: [] Owner [] Developer, Contractor, etc. [X] Other: Prop Mgr.

- Request for (Check all that apply):
[] Annexation (Contiguous & Satellite)
[] Change in Tenant/Building Use
[] Site Plan Review & Zoning Permit
[] Street Name Change
[] Street/ROW Closing
[] Conditional Use Permit or Special Use Permit
[] UDO Text Amendment
[X] Zoning Map Amendment
[] Conditional Use Map Amendment
[] Zoning Permit or Home Occupation Permit

Project Information (Fill in applicable information):
Parcel Number: 72280
Proposed Zoning: GB
Proposed Land Use:
Approx. Building Sq. Ft.: 14,000
Approx. Project Acreage: 2.82
Business Name: Huxley Village

Provide a detailed description of the proposed project. Attach additional pages or documentation if necessary.

Oath: By signing, I hereby certify that all information that I have provided in this application is correct and complete to the best of my knowledge. I understand that providing false or incomplete information may be grounds for denial of my request or may result in future action by the City Council to revoke the permit.

Signature of Applicant

Received by:

10-31-2019
Date

10/31/2019
Date

Staff Report



To: Shelby Planning & Zoning Board
From: Alan Toney
Planner

Date: November 7, 2019
Meeting: November 21, 2019
File: #1115

OWNER: Lone Star Equities INC.

APPLICANT: Larry Elmore

LOCATION: 506 – 514 West Dixon Boulevard

PARCEL ID #s: 72280

PRESENT ZONING: GB-CU

REQUESTED ZONING: GB

SURROUNDING ZONING:

North: R8 **South:** R8 **East:** GB-CU & GB **West:** R8 & NB

UTILITIES:

Water: Yes **Sewer:** Yes **Floodplain:** No **Watershed:** No

ANALYSIS: This 2.82 acre lot is a shopping center. Land uses in the area include single-family dwellings, professional services, and commercial uses. The owner is seeking GB zoning.

Conditional Use Districts are established to address those situations when a particular use may be acceptable but the general zoning district, which would allow that use would not be acceptable. This allows City Council to approval a proposal for a specific use with reasonable conditions to assure the compatibility of the use with the surrounding properties. This particular conditional use district permits all uses permitted in the Neighborhood Business (NB) Zoning District and “Thrift Stores”.

The GB General Business District is established as a district in which to accommodate a wide range of retail; business; professional; and persona services; office; and limited wholesale and warehousing uses. Areas zoned as GB are generally located on the fringe of the central business district and along major highway corridors.

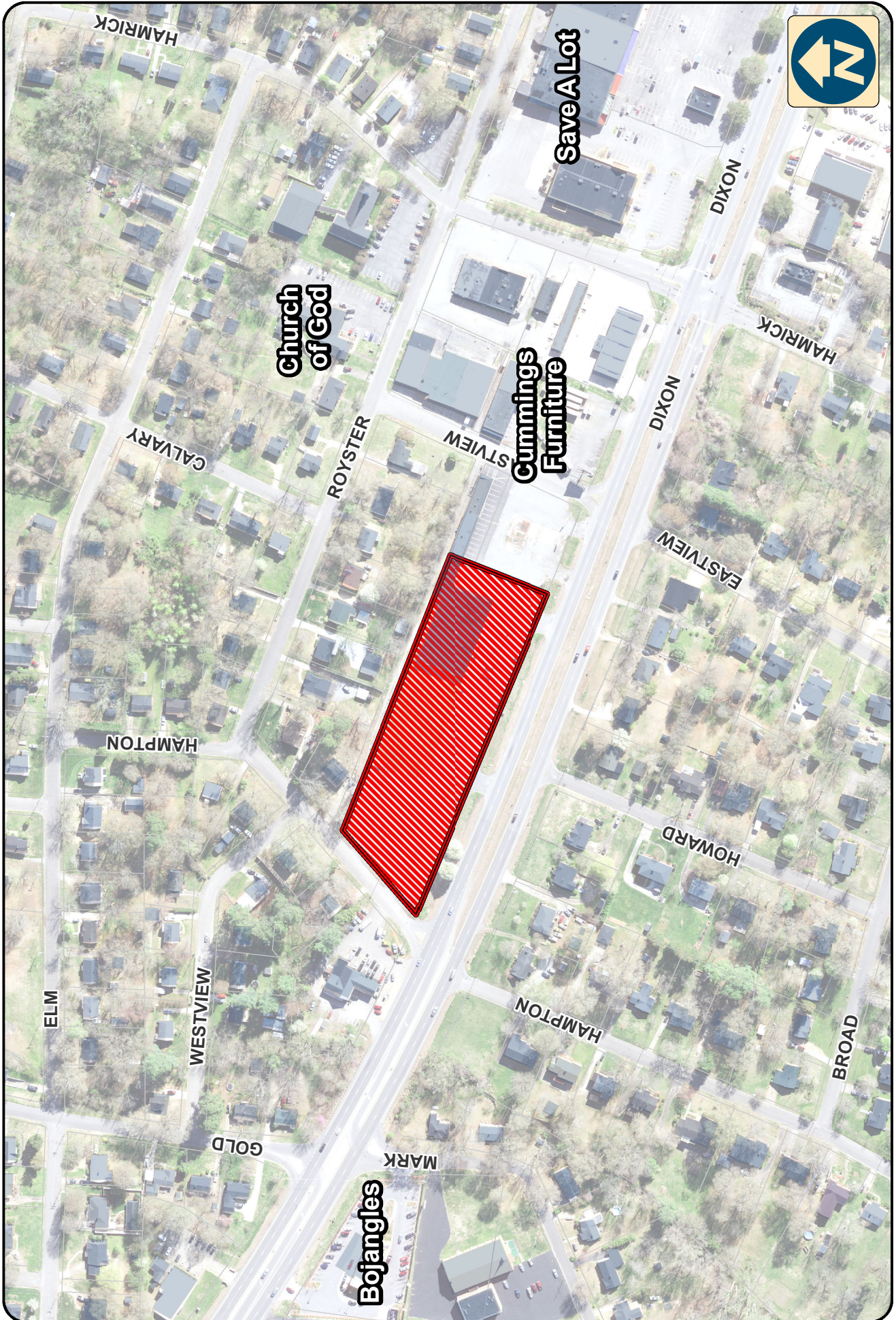
STAFF COMMENTS: The Comprehensive Land Use Plan for this area designates this area as Corridor Revitalization. Corridor Revitalization areas are portions of heavily traveled corridors that either, have a large presence of automobile oriented retail uses or declining uses that leave these areas as blighted or under-utilized. Land uses in such areas could include a mix of retail, office, and residential with higher intensity uses close to the intersection of major roads.

This proposed zoning map amendment is consistent with the Comprehensive Land Use Plan.



Location Map 514 West Dixon

Map Information:
Datum: NAD 1983
Coordinate: State Plane
North Carolina (Meter)
Projection: Lambert Conformal Conic
US National Grid
Grid Zone Designation: (GZD): 17S
100,000m Square ID: MV/MU



Scale 1:3,000 1 inch = 250 feet

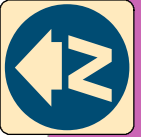
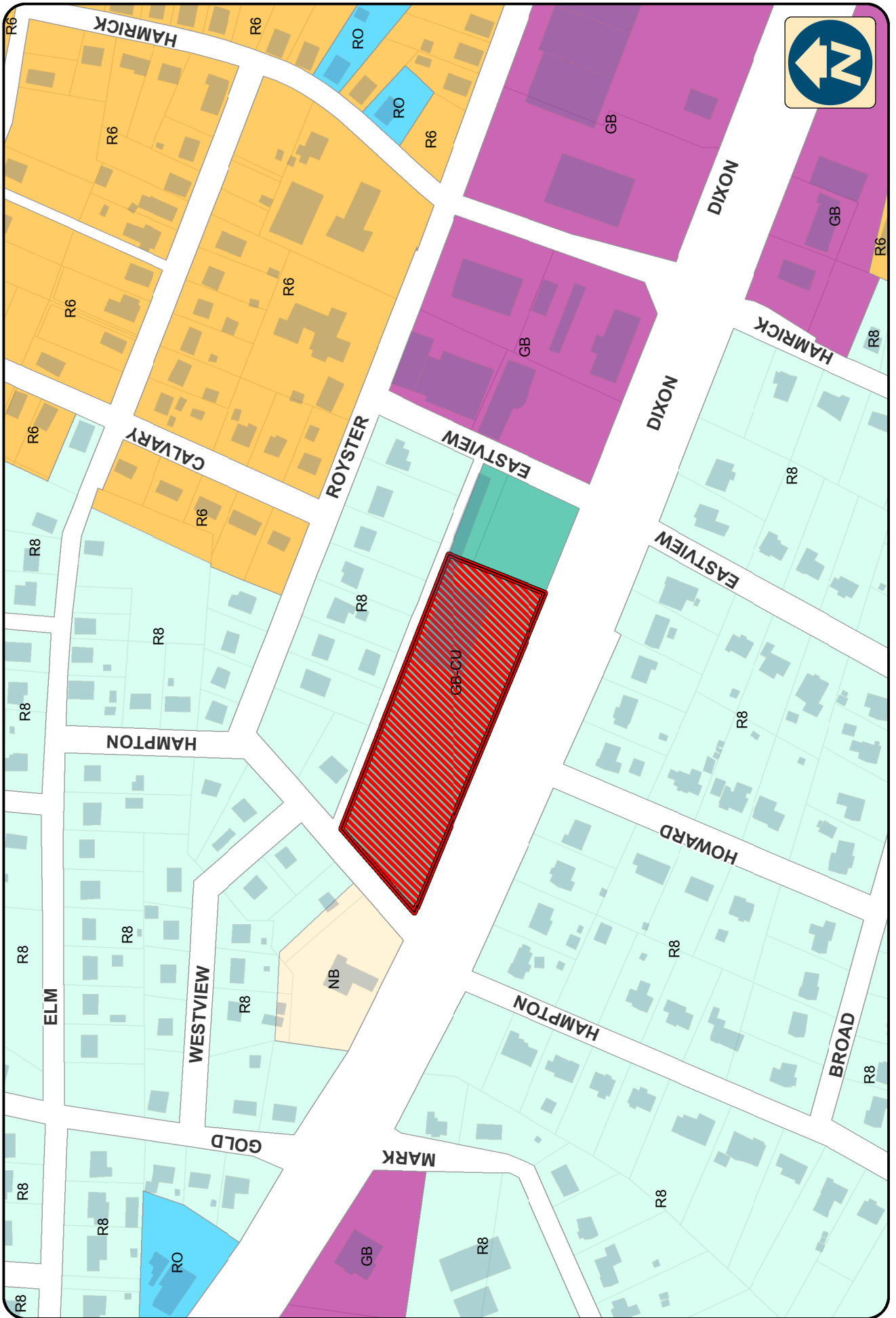


Date: 11/6/2019



Zoning Map 514 West Dixon

Map Information:
Datum: NAD 1983
Coordinate: State Plane
North Carolina (Meter)
Projection: Lambert Conformal Conic
US National Grid
Grid Zone Designation: (GZD): 17S
100,000m Square ID: MV/MU



Date: 11/6/2019

500 Feet

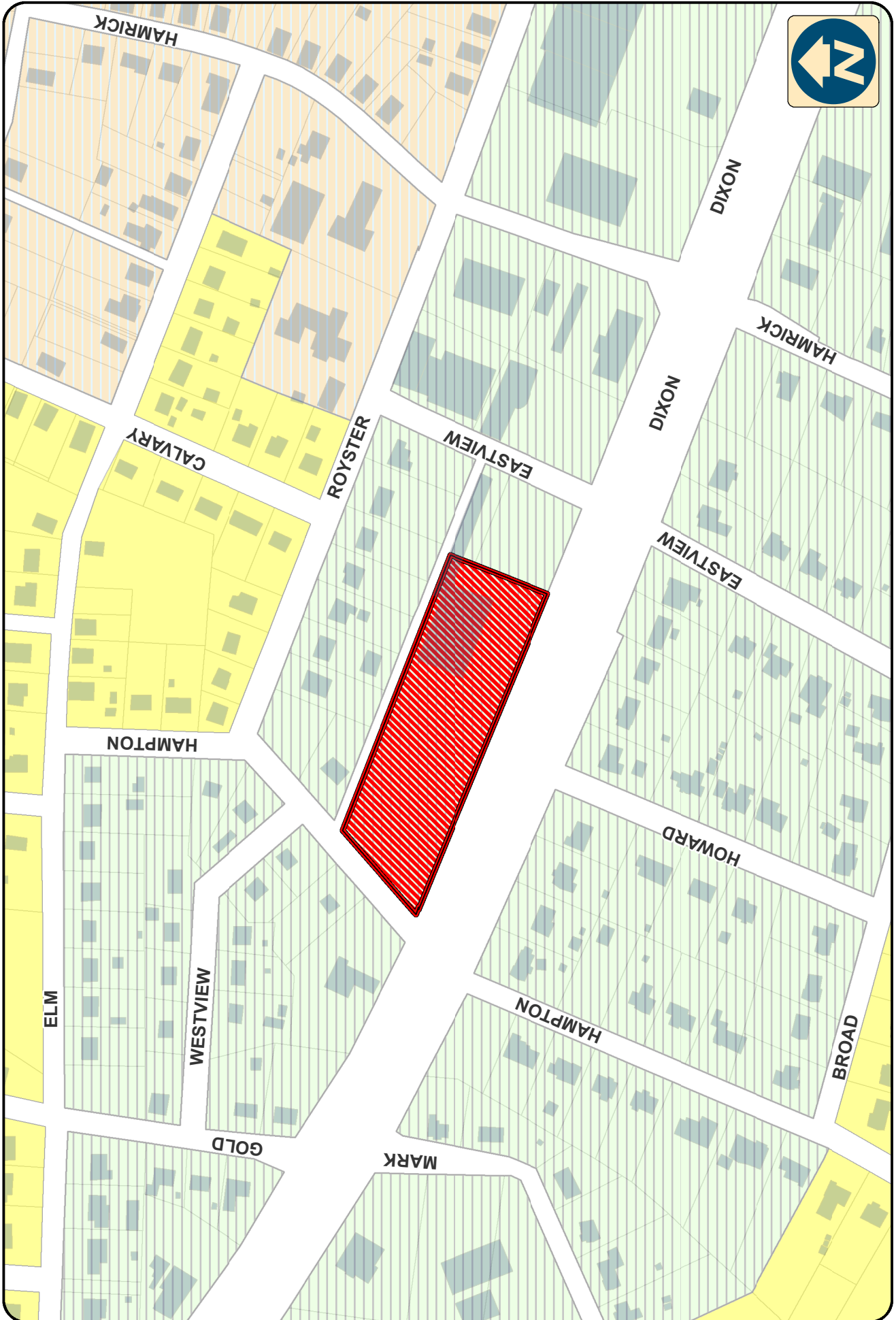
0 125 250

Scale 1:3,000 1 inch = 250 feet



Local Land Use Map 514 West Dixon

Map Information:
Datum: NAD 1983
Coordinate: State Plane
North Carolina (Meter)
Projection: Lambert Conformal Conic
US National Grid
Grid Zone Designation: (GZD): 17S
100,000m Square ID: MV/MU



Scale 1:3,000 1 inch = 250 feet



Date: 11/6/2019

**NOTICE OF PUBLIC HEARING
APPLICATION #: 1115-2019
ZONING MAP AMENDMENT**

The City Council of Shelby, North Carolina will conduct a public hearing during its regular meeting at 6:00 p.m., Monday, December 16, 2019 in the City Hall Council Chambers located at 300 South Washington Street, Shelby, North Carolina. City Council will consider a proposed zoning map amendment from General Business Conditional Use (GB-CU) Zoning District to General Business (GB) Zoning District for property located at 506 – 514 West Dixon Boulevard with the Cleveland County Parcel Number 72280.

A more detailed description and map of this property are available for public inspection in the Planning and Development Services Department located at 315 South Lafayette Street, Shelby, North Carolina, during regular business hours, 8:00 AM until 5:00 PM. Also, you can call (704) 484-6829 for more information.

The City Council may change the existing zoning classification of the entire area covered by the petition or any part thereof, without the withdrawal or modification of the petition or further publication of notice.

Persons interested in being heard on this matter are invited to comment on the proposed rezoning at the hearing, whether for or against. Comments may be presented orally at the hearing, in writing prior to the hearing, or both.

Members of the public with special needs wishing to attend this meeting should call the City Clerk (704 484-6800) at least 24 hours prior to the meeting to request assistance.

Bernadette A. Parduski, NC-CMC, IMC-MMC
City Clerk

The Shelby Star:

Please publish this notice as a legal line ad on Friday, December 6, 2019 and again on Monday, December 9, 2019.

Mail invoices with affidavits to Walter Scharer, City of Shelby, PO Box 207, Shelby, NC 28151. Thank you.



CITY OF SHELBY PLANNING AND ZONING BOARD MINUTES
November 26, 2019
City of Shelby/Cleveland County Airport
830 College Avenue, Shelby, NC

Item 1. Call to Order/Roll Call

Vice-Chair Washburn called the meeting to order at 12:15 PM and noted that a quorum was present.

Board Present: Rick Washburn, Mike Royster, Scott Bankhead, Jeff Aderholt, Mark Carter, Bob Cabaniss, Charles Hamrick and Emmanuel Hunt

Staff Present: Walt Scharer (Planning Director) and Alan Toney (Planner)

Others Present: John Ferguson (Tenant) and Kristina Ferguson (Tenant)

Item 2. Approval of the Minutes for the August 15, 2019 meeting

Vice-Chair Washburn asked if there were any questions or comments about the October 17, 2019 minutes. The minutes were approved as submitted.

Item 3. Proposed Zoning Map Amendment – 506 – 514 West Dixon Boulevard

Mr. Scharer presented this proposed zoning map amendment. The subject property is zoned GB-CU and is currently a shopping center. The applicant wishes to expand the permitted uses in the shopping center. Other land uses in the area include single-family dwellings and retail.

Conditional Use Districts are established to address those situations when a particular use may be acceptable but the general zoning district, which would allow that use would not be acceptable. This allows City Council to approval a proposal for a specific use with reasonable conditions to assure the compatibility of the use with the surrounding properties. This particular conditional use district permits all uses permitted in the Neighborhood Business (NB) Zoning District and “Thrift Stores”.

The GB General Business District is established as a district in which to accommodate a wide range of retail; business; professional; and persona services; office; and limited wholesale and warehousing uses. Areas zoned as GB are generally located on the fringe of the central business district and along major highway corridors.

This proposed amendment is consistent with the City’s Comprehensive Land Use Plan.

A discussion of the application amongst the board members occurred.

Motion: Mr. Carter made the motion to recommend approval of this proposed zoning map amendment

Second: Mr. Royster. **Action:** This motion passed unanimously.

Item 5. Announcements

Mr. Scharer and gave updates concerning streetscape work, the rail trail, the bicycle and pedestrian plan, and the parks and recreation master plan.

Item 6. Motion to adjourn.

Vice-Chair Washburn adjourned the meeting at 12:24 pm.



Certified Recommendation

City of Shelby Planning & Zoning Board

Case File: 1115

Amendment: A Zoning Map Amendment for property located at 506 to 514 West Dixon Boulevard with PIN #: 72280 from General Business Conditional Use (GB-CU) zoning district to General Business (GB) zoning district.

Recommendation: **The Planning and Zoning Board recommends approval of the proposed zoning map amendment for property located at 506 to 514 West Dixon Boulevard with PIN #: 72280 from General Business Conditional Use (GB-CU) zoning district to General Business (GB) zoning district.**

Findings &

Reasons: 1. The proposed zoning map amendment is consistent with the Comprehensive Land Use Plan.

Motion: Mr. Carter made the motion to recommend approval of this proposed zoning map amendment from General Business Conditional Use (GB-CU) zoning district to General Business (GB) zoning district.

Second: Mr. Royster

Action: This motion passed unanimously.

Signatures: Walter Scharer
Planning and Development Director

Marlene Peeler
Planning and Zoning Board Chair

Date: 22/26/2019

Date: 11/26/2019

ORDINANCE NO. 81-2019

**A PROPOSED ORDINANCE AMENDING THE ZONING MAP OF
THE CITY OF SHELBY, NORTH CAROLINA**

WHEREAS, the City of Shelby has received an application requesting the rezoning of property located within the City or its Area of Extraterritorial Jurisdiction; and,

WHEREAS, the Shelby Planning and Zoning Board has reviewed said application for a zoning change and has made its findings and recommendations to City Council; and,

WHEREAS, the Shelby Planning and Zoning Board found that the zoning change is consistent with the Comprehensive Land Use Plan; and,

WHEREAS, in accordance with GS 160A-364, a public hearing on this proposed rezoning was held by City Council on December 16, 2019 after due publication of said hearing as required by law; and,

WHEREAS, after hearing all who wished to be heard on this matter and upon review of the findings and recommendations of the Planning and Zoning Board, City Council now desires to act on this matter.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHELBY, NORTH CAROLINA:

Section 1. This zoning change is consistent with the City of Shelby Comprehensive Land Use Plan.

Section 2. In accordance with Chapter 160A, Article 19 of the North Carolina General Statutes, as amended, the Shelby Unified Development Ordinance and Shelby Zoning Map (Appendix A of the Shelby City Code), 506-514 West Dixon Boulevard is hereby amended from GB-CU Zoning District to GB Zoning District. Said area of zoning is more fully described as the parcel listed by the Cleveland County Tax Office as Parcel Identification Number 72280.

Section 3. The City Clerk of the City of Shelby is hereby authorized and directed to cause the provisions of Section 2 of this ordinance to be properly codified, and the City Clerk is further authorized and directed to cause the official records and the Official Zoning Map of the City of Shelby to be properly amended to reflect the approved zoning changes.

Section 4. This ordinance shall become effective upon its adoption and approval.

ADOPTED AND APPROVED this the 16th day of December 2019.

O. Stanhope Anthony III
Mayor

ATTEST:

Bernadette A. Parduski, NC-CMC, IIMC-MMC
City Clerk

APPROVED AS TO FORM:

Robert W. Yelton
City Attorney

City of Shelby
Agenda Item Summary
December 16, 2019
City Hall Council Chamber

E. Consent Agenda

Prior to approval and adoption of the agenda, a Council Member may move an item from the Consent Agenda to the regular agenda. Items remaining on the Consent Agenda will be considered collectively through a single motion, second, and vote.

Agenda Item: E-1

- 1) Approval of the Minutes of the Regular Meeting of December 2, 2019

Consent Agenda Item: (Bernadette Parduski, City Clerk)

Summary of Available Information:

Please read and offer changes as you deem necessary.

- Minutes of the Regular Meeting of December 2, 2019.

City Manager's Recommendation / Comments

Approve the minutes as presented or as amended by the Mayor and City Council via the Consent Agenda.

MINUTES

Regular Meeting: Organizational
City Hall Council Chamber

December 2, 2019
Monday, 6:00 p.m.

Present: Mayor O. Stanhope Anthony III, presiding; Council Members Eric B. Hendrick, David W. White, David Causby, Violet Arth Dukes, Charles Webber, Dicky Amaya; Council Member Elect Andrew L. Hopper, Sr.; City Manager Rick Howell, ICMA-CM, City Attorney Robert W. (Bob) Yelton, City Clerk Bernadette A. Parduski, CMC, MMC, Assistant City Manager/Director of Finance Justin S. Merritt, MPA, Assistant Director of Finance Elizabeth B. (Beth) Beam, CPA, Director of Human Resources Deborah C. (Deb) Jolly, Director of Energy Services Julie R. McMurry, Director of Water Resources David W. Hux, Director of Engineering Services Benjamin (Ben) Yarboro, Police Chief Jeffrey H. (Jeff) Ledford, Division Chief – Operations and Personnel David Vanhoy, CFO, Director of Parks and Recreation Charlie Holtzclaw, and Director of Cable Programming Greg Tillman of Cleveland Community College and The Video Factory

Mayor Anthony called the meeting to order at 6:00 p.m. and welcomed all to Council's organizational meeting and oath ceremonies. The Mayor recognized guests in attendance, including family members and friends, as well as Senator Ted Alexander.

Mayor Anthony gave the invocation and Mr. Amaya led the *Pledge of Allegiance*.

A. Approval of Agenda:

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

B. Recognition of Ricardo (Dicky) Amaya for his service to the City of Shelby: Resolution No. 73-2019

Mayor Anthony called upon Mr. Amaya, who recognized his wife in attendance. The Mayor formally read and presented framed Resolution No. 73-2019 to him. With heartfelt appreciation, the Mayor personally acknowledged Mr. Amaya's public service to the City of Shelby and City Council from 2003 through 2007 and from 2011 through 2019.

Mayor Anthony then presented a plaque provided by the Gaston Cleveland Lincoln Metropolitan Planning Organization to Mr. Amaya for his service on

that board from 2016 through 2019.

Mr. Amaya expressed his appreciation to his fellow Council members, urging them to go forward for the betterment of the City of Shelby. He also commended City staff for their love of service to the City through hard work and willingness. Mr. Amaya added it was his pleasure to serve and he enjoyed making things better.

C. Assumption of Office:

1) Oath of Office administered to Mayor Oliver Stanhope Anthony III

Judge James Morgan administered the Oath of Office to Mayor Anthony who was assisted by his wife, Ann Anthony.

2) Oath of Office administered to Council Member David Walton White, Ward 2

City Clerk Bernadette Parduski administered the Oath of Office to Mr. White who was assisted by his wife, Lisa White.

3) Oath of Office administered to Council Member David Causby, Ward 3

City Clerk Bernadette Parduski administered the Oath of Office to Mr. Causby who was assisted by his wife, Becca Causby.

4) Oath of Office administered to Council Member Charles Leon Webber, Ward 5

Judge Jeannette Reeves administered the Oath of Office to Mr. Webber who was assisted by his wife, Audrey Webber.

5) Oath of Office administered to Council Member Andrew Leonard Hopper, Sr., Ward 6

Judge Jeannette Reeves administered the Oath of Office to Mr. Hopper who was assisted by his great-grandson, Isaac O. Hopper, Jr.

D. Election of Mayor Pro Tempore:

Mayor Anthony explained State law requires every City Council to elect from among its members a Mayor Pro Tempore at its organizational meeting. The duties of the Mayor Pro Tempore include presiding over Council meetings in the Mayor's absence. The Mayor Pro Tempore also serves at the Council's pleasure. The Mayor opened the floor for nominations.

Mr. White nominated Eric Hendrick.

ACTION TAKEN: Upon a motion by Mr. White, City Council voted unanimously to close the nominations and accept the nominee by acclamation.

E. Consent Agenda:

ACTION TAKEN: Mayor Anthony presented the consent agenda. Mr. Hendrick 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 November 18, 2019
- 2) Approval of Special Event Permit Applications:
 - a. Atrium Health Family Holiday Celebration, requested date: December 12, 2019
 - b. Shelby Christmas Parade, requested date: December 15, 2019

F. Unfinished Business:

- 1) Consideration of Council liaison appointments to City advisory boards

Following a review of Council's procedure, Mrs. Parduski announced the liaison appointments to the City's advisory boards for the term 2019-2021 as follows:

Ward 1 – Mr. Hendrick:	Parks and Recreation Advisory Board
Ward 2 – Mr. White:	Planning and Zoning Board and Keep Shelby Beautiful (KSB) Commission
Ward 3 – Mr. Causby:	Uptown Shelby Association (USA) Board
Ward 4 – Mrs. Arth Dukes:	Alcohol Beverage Control (ABC) Board
Ward 5 – Mr. Webber:	Housing and Redevelopment Board
Ward 6 – Mr. Hopper:	Zoning Board of Adjustment and

Airport Commission

Mayor Anthony welcomed and encouraged Council members to attend any advisory board meetings they choose.

2) Consideration of appointments to the North Carolina Municipal Power Agency 1 (NCMPA1)

Mrs. Parduski reported a vacancy exists for a First Alternate Commissioner representing Shelby on the Power Agency's Board of Commissioners. Mr. Howell recommended Assistant City Manager and Finance Director, Justin Merritt, for this seat.

Mr. Hendrick nominated City Manager Rick Howell as Commissioner, Assistant City Manager and Finance Director Justin Merritt as Alternate 1, and Energy Services Director Julie McMurry as Alternate 2.

ACTION TAKEN: Upon a motion made by Mr. Hendrick, City Council voted unanimously to close the nominations and accept the nominees by acclamation.

3) Consideration of appointments to the Gaston-Cleveland-Lincoln Metropolitan Planning Organization Board

Mayor Anthony introduced the appointment process for a member and an alternate member to the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) Board. Currently, both the member position and the alternate member are vacant.

Mayor Anthony volunteered for the member position.

Mrs. Arth Dukes volunteered for the alternate position.

ACTION TAKEN: Upon a motion made by Mr. Hendrick, City Council voted unanimously to close the nominations and accept the nominees by acclamation.

G. New Business:

H. City Manager's Report:

- 1) Mr. Howell summarized his recent written update to Mayor and Council as follows:**

- **2019 Street Resurfacing** – Street resurfacing for the current fiscal year is approximately 20 percent complete. An additional \$100,000 was appropriated from reserve this year to accelerate resurfacing in the overall plan.
- **County Home Road Permanent Closure** – As of December 31, 2019, the section of County Home Road from the frontage road to Kings Road will be permanently closed in compliance with action taken by City Council. Some physical barriers will be placed to deter traffic and notification will be given to the public through media outlets.
- **Court Square Streetscape Project** – Very little work will take place during the holidays so as not to disrupt Uptown businesses.
- **Water Plant Modernization Project** – This project is now expected to be completed early, anticipating a late spring 2020 completion.
- **Wastewater Treatment Plant Biosolids Project** – This project is scheduled for completion in December 2020 and has progressed largely on schedule.
- **Airport T-Hangar Buildings Ribbon Cutting Ceremony** – The event will take place on December 10, 2019 at 2:00 p.m.
- **Shell Building No. 3 Construction Project** – The project is moving forward with construction beginning in March 2020 and completed in December 2020.
- **City Council Annual Retreat** – Council holds a retreat to set goals and objectives for the next several years and to give direction to management regarding budget priorities. Mr. Howell requested Council check their calendars in order to set a date and prepare to discuss their expectations for the subject matter to be presented.

I. Council Announcements and Remarks:

- 1) **Mrs. Arth Dukes** extended her congratulations to the newly sworn Council members.
- 2) **Mr. Hendrick** welcomed the newly sworn members to City Council.
- 3) **Mr. White** extended his congratulations to the newly sworn Council members, mentioning Mayor Anthony's musical prowess was on display in conjunction with Shelby's Christmas Tree Lighting Ceremony on

November 29, 2019.

- 4) Mr. Hopper acknowledged his family members and the citizens in attendance, recognizing Willie McIntosh, a former Cleveland County Commissioner and Chair of the Cleveland County Commissioners. He also expressed his appreciation to all for their support, thanking both Judge Reeves and Judge Morgan for participating in the oath ceremonies.
- 5) Mr. Webber extended his congratulations to the newly sworn Council members. He acknowledged his wife and family members along with Judge Reeves, Judge Morgan, and Senator Alexander in attendance.
- 6) Mr. Causby extended congratulations to his fellow Council members.
- 7) Mayor Anthony extended his congratulations to the newly sworn Council members, expressing his appreciation for their support and willingness to serve.

The Mayor recognized Willie McIntosh, a former Cleveland County Commissioner and Chair of the Cleveland County Commissioners.

Mayor Anthony invited Council members to ride with him in the Shelby Christmas Parade on December 15, 2019.

The Mayor announced the following events:

- Keep Shelby Beautiful 2019 Awards Luncheon on December 4, 2019 at 11:30 a.m., Don Gibson Theatre
- City of Shelby Employee Christmas Luncheon on December 12, 2019 from 11:00 a.m. to 1:30 p.m. at Shelby City Park

J. Adjournment:

- 1) Motion to adjourn

ACTION TAKEN: Upon a motion by Mr. White, City Council voted unanimously to adjourn the meeting at 6:40 p.m.

Respectfully submitted,

Bernadette A. Parduski, NCCMC, MMC

City Clerk

**O. Stanhope Anthony, III
Mayor**

Minutes of December 2, 2019

DRAFT

City of Shelby
Agenda Item Summary
December 16, 2019
City Hall Council Chamber

Agenda Item: E-2

2) Approval of Special Event Permit Application:

- a. Broad River European Classic, requested date: April 25, 2020

Consent Agenda Item: (Bernadette A. Parduski, City Clerk)

Summary of Available Information:

- Memorandum dated December 9, 2019 from Bernadette A. Parduski, City Clerk to Rick Howell, City Manager
- Memorandum from Bernadette A. Parduski, City Clerk to Police Chief Jeff Ledford, Fire Chief William Hunt, Fire Marshal Phil Lane, Parks and Recreation Director Charlie Holtzclaw, Public Works Director Danny Darst, Assistant Director Public Works Scott Black, Director of Engineering Services Ben Yarboro, Stormwater/Engineering Coordinator Tyler Brooks and Planning Director Walter Scharer
- Special Event Permit Application

City Manager's Recommendation / Comments

This event is in keeping with special event practices of the City. It is my recommendation that this item be approved by City Council at this time via the Consent Agenda.

Memo

To: Rick Howell, City Manager
From: Bernadette A. Parduski, City Clerk
Date: December 9, 2019
Re: Special Event Permit Application

BACKGROUND:

A Special Event Permit Application has been submitted for the following:

- ✓ Broad River European Classic, requested date: April 25, 2020

REVIEW:

All responding City departments have received, reviewed, and approved the referenced application.

RECOMMENDATION:

Please place the attached Special Event Permit Application on the Consent Agenda of December 16, 2019 for Council's review and approval.

ATTACHMENT:

- A. Special Event Permit Application packet received December 6, 2019

Memo

To: Police Chief Jeff Ledford, Fire Chief William Hunt, Fire Marshal Phil Lane, Parks & Recreation Director Charlie Holtzclaw, Public Works Director Danny Darst, Assistant Director of Public Works Scott Black, Director of Engineering Services Ben Yarboro, Stormwater/Engineering Coordinator Tyler Brooks, and Planning and Development Services Director Walt Scharer

From: Bernadette A. Parduski, City Clerk

CC: Rick Howell, City Manager

Date: December 9, 2019

Re: Special Event Permit Application

All:

Attached you will find a Special Event Permit Application submitted by Jim Morgan and the Broad River European Motor Club, as follows:

- ✓ Broad River European Classic, requested date: April 25, 2020

Please carefully review the details of this application as it pertains to your department, and let me know of any anticipated problems/objections that you would like to bring to the attention of the City Council. If there are none, please let me know that as well. The event will be considered by City Council at the December 16, 2019 meeting and recommended for approval unless you advise otherwise. If I do not hear from you by December 11, 2019, it will be assumed that you are in agreement with the application as presented.

As always, thanks for your attention and consideration.

Attachment



CITY OF SHELBY
SPECIAL EVENT PERMIT APPLICATION

Each question must be legible and answered clearly and completely. Applications must be filed with the City Clerk not less than thirty (30) days before the date on which the event is to take place. A fee of \$20.00 will be due upon submission of the application form.

1. EVENT NAME:

Broad River European Classic

2. PURPOSE AND BRIEF DESCRIPTION OF EVENT:

European car and motorcycle show

3. LOCATION OF EVENT (ATTACH MAP):

South Washington St. from Graham to Henderson
and parking lot to the west of Shelby Presbyterian Church (corner
of Graham and Harris

4. PLEASE INDICATE:

Approximately how many people will attend the event? 200-300

Approximately how many vehicles will be present? 100-200

Approximately how many animals will be present? -

If the event is a parade, please indicate the amount of street that will be needed:

Single lane N/A

All lanes in travel direction N/A

Whole street N/A

5. PLEASE LIST THE FOLLOWING PARTY (IES) RESPONSIBLE FOR THE EVENT:

Name: Jim Morgan

Address: 1225 Brookwood Rd Shelby NC 28150

Phones: 704 472 8754 704 472 8759
(Daytime) (Evening)

jimmorgan1984@charlotte.twebc.com
E-mail address

Name: Melissa Holland

Address: 241 Chestnut Oaks Dr. Bessemer City, NC 28016

Phones: 704 - 860 - 6689 704 - 922 - 8041
(Daytime) (Evening)

melisse.holland@atriumhealth.org
E-mail address

6. PLEASE LIST THE FOLLOWING:

Requested day(s) and date(s) Saturday, April 25, 2020

Alternate day(s) and date(s) —

Requested hours of operation, from 7:00 (AM/PM) to 5:00 AM/PM

7. EVENT NOTIFICATION TO RESIDENTS AND BUSINESSES: As an event planner, you are responsible for notifying the neighbors and businesses in the surrounding area of your event. The City requires notifying as many businesses and residents around the event site as possible as early as possible. Please provide your plan of notification at the time you submit your permit application. *See addendum to application*

8. SANITATION: Please attach your "Plan for Clean-Up." Please check Application Instruction sheet for details. *See addendum to application*

9. AVAILABILITY OF FOOD, BEVERAGES, AND/OR

ENTERTAINMENT: If there will be music, sound amplification, or any other noise impact, please describe on attached sheet, including the intended hours of the music, sound, or noise.

Will alcoholic beverages be served? No

If yes, attach to the application a copy of your permit from the Cleveland County Alcoholic beverage Control Board. Alcohol may not be served without a permit.

Will food and/or no-alcoholic beverages be served? No

If yes, attach to the application a copy of your permit from the Cleveland County Department of Health Services.

10. SECURITY AND SAFETY PROCEDURES: Attach to this application a copy of your building permit(s) if you are installing any electrical wiring on a temporary or permanent basis and/or if you are building any temporary or permanent structures such as bleachers, scaffolding, a grandstand, viewing stands, stages, or platforms.

Attach a copy of your Shelby Fire & Rescue Department Permit or permits to this application if you will use parade floats; an open flame; fireworks; or pyrotechnics; vehicle fuel; cooking facilities; enclosures (and tables within those enclosures); tents; air-supported structures; and/or any fabric shelter.

Give name, address, and phone numbers of the agency or agencies, which will provide first aid staff and equipment. Attach additional sheets if necessary.

Name: _____
Address: _____
Phones: _____

Indicate medical services that will be provided for the event.

AMBULANCE: _____
DOCTOR (S): _____
PARAMEDICS: _____

please see addendum to application

11. CITY SERVICES/EQUIPMENT REQUESTED FOR THIS EVENT:

Barriers to block streets, garbage containers, we would request that sidewalks be blown and street sweeper to clear clear street and parking lot and grass trimmed

12. ANY ADDITIONAL COMMENTS:

This even attracts a number of entrants from the surrounding area and we see this as an opportunity to not only enjoy the classic vehicles but also to show off our beautiful downtown area. Last year we raised \$3600.00 which we distributed to 3 local organizations that benefit children.

THE CITY OF SHELBY IS NOT A CO-SPONSOR OF THE EVENT

It is understood and agreed that any permit issued pursuant to this application is issued on the condition that the answers herein given are true and correct to the best of the knowledge, information, and belief of the applicant.

Jim Morgan

SIGNATURE

Jim Morgan

APPLICANT

704 472 8759

PHONE

1225 Brookwood Rd Shelby NC 28150

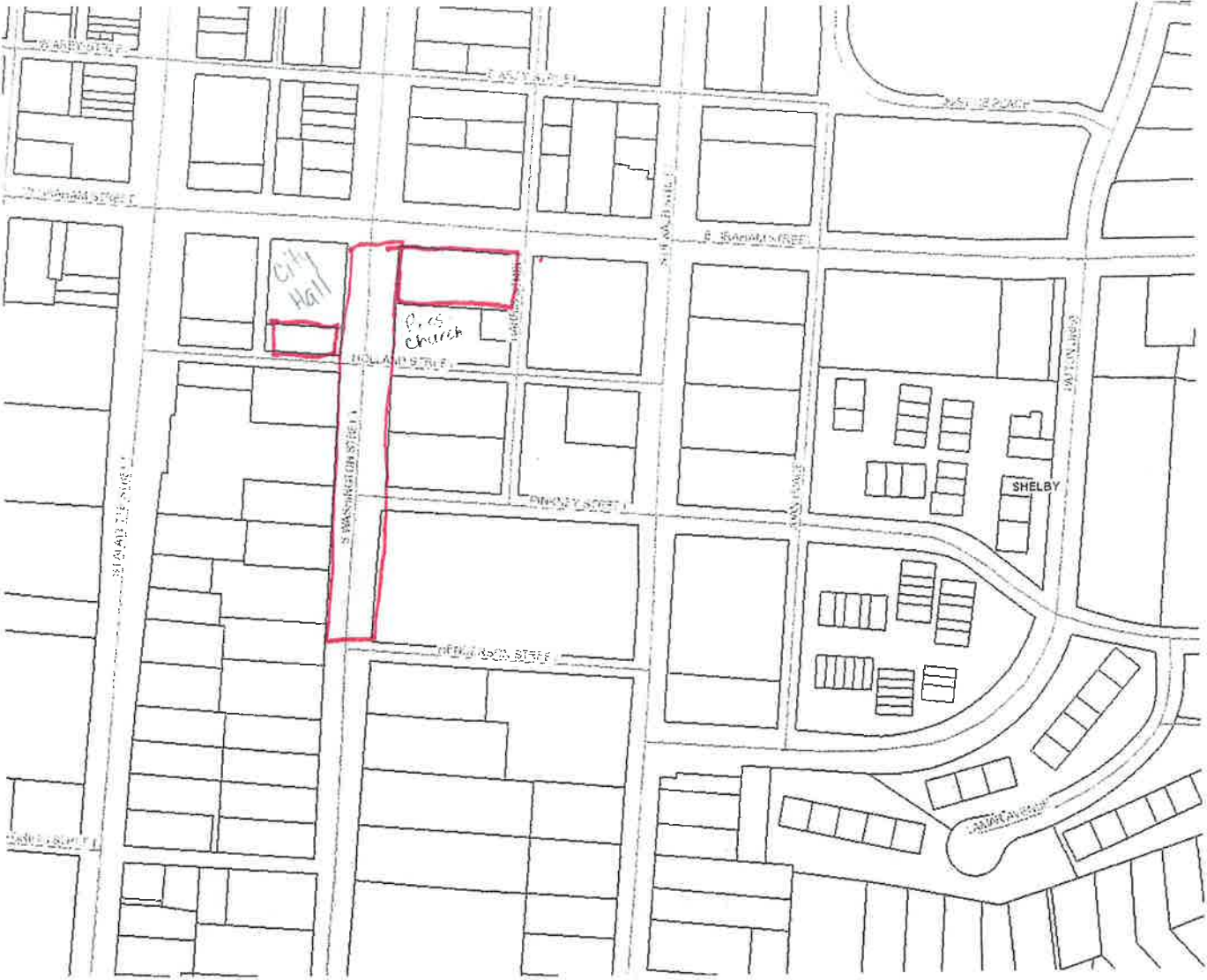
PHYSICAL ADDRESS

jimmorgan1954@charlotte.twcbc.com

E-MAIL ADDRESS

12-6-19

DATE



ADDENDUM TO APPLICATION

3. We will attempt to get permission from Fidelity Bank to use their parking lot as well.

7. We will prepare and print flyers to give to businesses and residents affected by the street closings notice of the show and street use. The flyers will be distributed at least 30 days prior to the event.

8. We will request no fewer than 6 roll-out garbage containers from the city to distribute about the show area. Club members will remain on site after the show to make sure all trash is picked up. Last year we were able to use the garbage containers belonging to the Don Gibson Theatre and will contact DGT to request use of the containers again.

10. For security we are contracting with an off-duty Shelby Police Officer as we have done for prior shows.

For restrooms we were able to contract with the Don Gibson Theatre to use their restroom facilities and will hope to make the same arrangements this year. If not, we will provide men's and women's portable toilets.

City of Shelby
Agenda Item Summary
December 16, 2019
City Hall Council Chamber

Agenda Item: E-3

- 3) Adoption of an ordinance authorizing demolition of a dwelling: Ordinance No. 82-2019

Consent Agenda Item: (Bernadette Parduski, City Clerk)

Summary of Available Information:

- Memorandum dated December 6, 2019 from Walter Scharer, Planning Director to Rick Howell, City Manager
- Photo of Property - 600 Calvary Street
- Location Map
- Tax Card for 2020
- Ordinance No. 82-2019

City Manager's Recommendation / Comments

Please note that the Building Inspector has duly conducted enforcement of the minimum housing code in accordance with the NC General Statutes and City Code. I do want to emphasize that it is the common practice of the City to err on the side of the property owner in most all cases giving them the benefit of the doubt when action is initiated. A thorough and fair due process is followed in all cases. Demolition of these homes is always the last resort after efforts to persuade a property owner to make these minimum standards have failed. As you all know once this ordinance is passed the City is empowered to enter onto the property to demolish the building. All associated demolition costs and administrative costs are then filed by the City Attorney as a lien against the property. This lien is normally only satisfied to the City's benefit upon the sale of the property.

Excerpt from Strategic Growth Plan

4. Community Appearance & Image

POLICY 4.4: Vacant and abandoned sites and buildings shall be properly cared for or removed, thereby preventing a blighting impact on the area in which they are located.

Action 4.4.1: Examine and implement standards for maintaining undeveloped or vacant lots and for repairing or removing abandoned structures and sites.

It is my recommendation Ordinance No. 82-2019 be adopted and approved by City Council at this time via the Consent Agenda.



Memorandum

To: Rick Howell - City Manager
From: Walter Scharer – Planning & Development Director
Date: December 6, 2019
Subject: **Demolition of Structure at 600 Calvary Street**

Executive Summary of issue – Background

The dwelling associated with this proposed demolition action is in a dilapidated condition and should be removed for the safety of the citizens of Shelby. Initial complaints came from residents, the Shelby Police Department and City Code Enforcement. The property owner has been given due process and has failed to comply with the City’s Minimum Housing Code.

Review and Comments

Due to dilapidation, this dwelling is unfit for human habitation and has the potential of increasing the hazards of fire, accident, and other calamities; it is dangerous and detrimental to the health, safety, and welfare of the citizens of the City of Shelby. The estimated cost of demolition and removal is approximately \$5,000.00. Budgeted minimum housing funds will be used for this demotion.

Removal of this structure is in compliance with the City of Shelby Minimum Housing Code pursuant to N.C.G.S. 160A-441.

The following Strategic Growth Plan Policies and Actions support removal of this structure:

POLICY 4.4: Vacant and abandoned sites and buildings shall be properly cared for or removed, thereby preventing a blighting impact on the area in which they are located.

Action 4.4.1: Examine and implement standards for maintaining undeveloped or vacant lots and for repairing or removing abandoned structures and sites.

POLICY 9.2: Consistent, reliable enforcement of well-written housing and nuisance abatement codes shall be employed to eliminate instances of unlawful activity and urban blight within the planning area of Shelby.

Recommendation

Please place this item on the consent agenda for the next City Council meeting on December 16, 2019. Staff recommends this minimum housing action.

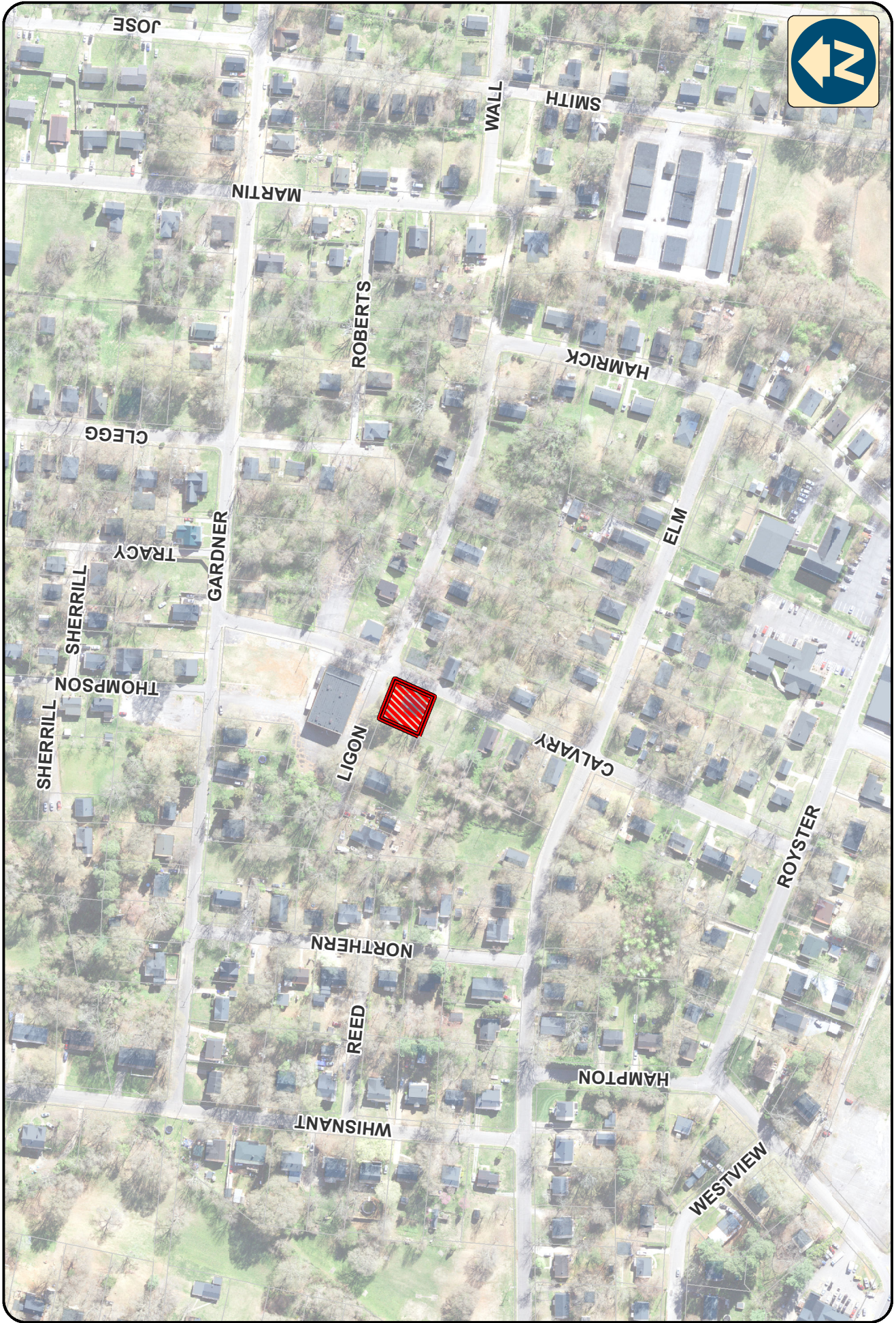
Attachments: Photo of Structure, Location Map, Tax Card and Ordinance





Location Map 600 Calvary Street

Map Information:
Datum: NAD 1983
Coordinate: State Plane
North Carolina (Meter)
Projection: Lambert Conformal Conic
US National Grid
Grid Zone Designation (GZD): 17S
100,000m Square ID: MV/MU



Date: 12/6/2019



Scale 1:3,000 1 inch = 250 feet

USER MATTCAPPS

FOR YEAR 2020

NEIGHBORHOOD REVITALIZATION COMMITTEE

PARCEL ID.. 19475
LOCATION... 600 CALVARY ST
DEED YEAR/BOOK/PAGE.. 2008 1564 0590
PLAT BOOK/PAGE..
LEGAL DESC:600 CALVARY ST

PIN... S24 8 11
SHELBY
ASSESSMENT NONE
OWNER ID.. 1251713
DISTRICT.. 6 CITY OF SHELBY

205 JOHN E RANDALL RD

TOWNSHIP... 6 SHELBY

SHELBY

NC 28152-

NBRHOOD... 232 S MAPS 06

DESCRIPTION

FULLY EXEMPT

MAINTAINED.. 4/04/2019 BY MAYES
INCOME (DEFERRED)
VISITED..... 2/15/2010 BY JP
PARCEL STATUS... ACTIVE

VALUED.. 4/10/2019 BY MAYES

EXEMPT... CI CHAR LOW

ROUTING#..
CATEGORY.. GROUP 100

SALES HISTORY

DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME
1564 0590	10/31/2008	DEED				NEIGHBORHOOD REVITALIZATION CO
1562 2118	10/07/2008	DEED		24,000	48.00	NEIGHBORHOOD REVITALIZATION CO
18B 196	3/02/2004	DEED				SPARKS MYRTLE GRIGG
18B 196	1/01/1983	SALE			6.00	

LAND SEGMENTS

LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ
1		02	FF F	78.000	50.00	72.00	.00	100.00	.00	.00	.00	72.00
TOTAL ACRES..				80				OTHER ADJ...	.00	.00	.00	.00
TOTAL ACRES..				.000								TOTAL LAND FMV..

IMPROVEMENT # 1 MAJOR IMPR-M

MAIN FIN AREA.. 804.00 ACT/EFF YR/AGE.. 1930 1963 53 VISITED.. 2/15/2010 BY JP
STRAT..... 02 DESCRIPT... SINGLE FAMILY DWELLING-WF MAINTAINED.. 4/04/2019 BY MAYES
MAIN PERIM..... 128.00 MAIN GROUND SF.... 804.000
LOCATION #..... 9649 600 CALVARY ST

COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR# STR% SIZ% HGT% PER% CDS% COST %CMPL

AC 06	COVERED PORCH	100	130.00	13.19				113.00				
MA 37W	SINGLE FAMILY DWELLI	100	804.00	62.11	1.00			104.00			100	
EW 06	WOOD SIDING	100	128.00	.00								
FD 04	PERIMETER FOOTING	100	804.00	.00								
HC 05	FORCED HOT AIR	100	804.00	.00								
PL R	RES PLUMB-EXTRA FIXT	100	5.00	717.00								

53,870	RCN...		PCT COMPLETE		100	x						
43,096	QUAL.. QG D4		D-05		80.00	x						
42,126 T	DEPR.. D7		53 YEARS OLD		97.00	-				41,803		
	LOCA.. LOD		LOCATIONAL OBS DEP		25.00	-				323		
	--FMV... MA 232		232 MARKET ADJ		70.00	x						

DATE 11/12/19
TIME 8:10:30

CLEVELAND COUNTY
PROPERTY CARD

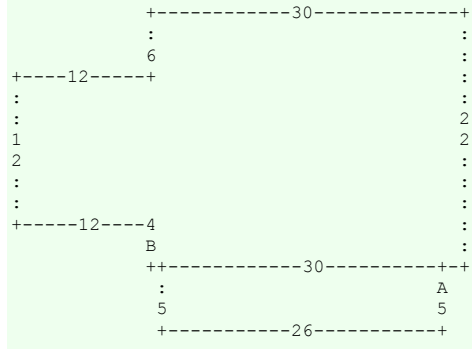
PAGE 2
PROG# AS2006

NEIGHBORHOOD REVITALIZATION

PARCEL ID.. 19475

PIN... S24 8 11

----- IMPROVEMENT # 1 MAJOR IMPR-M -----



----- AC 06 COVERED PORCH ----- TRAVERSE -----

M R 28.00 D D 5.00 D L 26.00 D U 5.00 D R 26.00

----- MA 37W SINGLE FAMILY DWELLI FLOOR: 1.00 ----- TRAVERSE -----

D U 4.00 D L 12.00 D U 12.00 D R 12.00 D U 6.00 D R
30.00
D D 22.00 D L 30.00

----- IMPROVEMENT # 2 MISC IMPR-Y -----

MAIN FIN AREA.. ACT/EFF YR/AGE.. 1984 1998 18 VISITED.. BY
STRAT..... 02 DESCRIPT.... MTL/NV MAINTAINED.. 4/04/2019 BY MAYES
LOCATION #..... 9649 600 CALVARY ST

COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SI2%	HGT%	PER%	CDS%	COST
-----------	----------------	-----	-------	------	------	------	------	------	------	------	------

MS 23	SHED		1.00								
	QUAL.. QG	100	MISC IMPR QUALITY	10			100.00	x			
0	DEPR.. 25		18 YRS OLD				72.00	-		0	
0 T			PCT COMPLETE				100				
0	--FMV...										

TOTAL PARCEL VALUES----	LAND /	OVR	IMPROVEMENTS /	OVR	TOTAL LAND/IMPROVE	2019
VALUE	FMV.....	2,808	678		3,486	
3,486	APV.....	2,808	678		3,486	
3,486						

ORDINANCE NO. 82-2019

AN ORDINANCE AUTHORIZING DEMOLITION OF A DWELLING

WHEREAS, pursuant to the provisions of Chapter 160A, Article 19, Part 6, of the North Carolina General Statutes, the single family dwelling located at 600 CALVARY ST. Shelby, North Carolina, has been inspected and found to be unfit for human habitation and to otherwise constitute a danger to persons and a threat to the health and welfare of the citizens within the City; and,

WHEREAS, according to the procedure provided by law, the owner(s) of said property, NEIGHBORHOOD REVIATLIZATION COMMITTEE has or have been given notice of the aforesaid inspection, determination, and orders to bring said property into compliance with the housing standards of the City of Shelby by appropriate repair or removal of said dwelling; and,

WHEREAS, no action of any kind has been taken or initiated by the owner(s), or any party on behalf of said owner(s), to achieve compliance with said ordinances within the periods allowed by law; and,

WHEREAS, the said dwellings remain at this time unfit for human habitation, dilapidated, and a danger to the health and safety of the citizens of the City of Shelby, and should be removed by demolition in order to prevent and alleviate such continuing danger and dilapidated conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHELBY, NORTH CAROLINA:

Section 1. The dwellings on the property known as 600 CALVARY ST. Shelby, and described in the Cleveland County records as Tax Parcel No. 19475 be demolished forthwith, the remnants thereof disposed, and a lien for the costs of such demolition and removal, less any credits due the owner(s), be filed against the property and collected pursuant to the provisions of North Carolina General Statutes § 160A-443, et seq.; and,

Section 2. Said lien bear interest until paid, as allowed in Article 10 of Chapter 160A of the N.C. General Statutes, at the rate of eight percent (8.0%) per annum.

Adopted and approved this 16th day of December 2019.

O. Stanhope Anthony III
Mayor

ATTEST:

Bernadette A. Parduski, NC-CMC, IIMC-MMC
City Clerk

APPROVED AS TO FORM:

Robert W. Yelton
City Attorney

City of Shelby
Agenda Item Summary
December 16, 2019
City Hall Council Chamber

Agenda Item: F

Unfinished Business

None

Agenda Item: G

New Business

None

Agenda Item: H

City Manager's Report

I will update Council on various projects and issues at this time.

Agenda Item: I

Council Announcements and Remarks

J. Adjournment

To adjourn a meeting of City Council, a majority of the Council members must vote for a motion to adjourn.

Motion to adjourn