

MINUTES

Regular Meeting of Shelby City Council
Don Gibson Theatre

October 7, 2024
Monday, 6:00 p.m.

Present: Mayor O. Stanhope Anthony, III, presiding; Council Members Andrew L. Hopper, Sr., David Causby, David White, Violet Arth, Charles Webber, and Emilie Bullock; City Manager Rick Howell, MPA, ICMA-CM, Assistant City Manager Ben Yarboro, Assistant City Manager Justin Longino, MBA, City Attorney Jason Lunsford, City Clerk Carol Williams, Deputy City Clerk Breanna Jones, Director of Finance Elizabeth (Beth) Beam, CPA, Director of Human Resources Deborah (Deb) Jolly, Chief of Police Brad Fraser, Fire Chief William Hunt, Director of Water Resources Brian Wilson, Director of Planning and Development Services Brian Burgess, Director of Public Works Scott Black, Director of Parks and Recreation Charlie Holtzclaw, Public Information and Communications Officer Chip Nuhrah, Economic Developer Brandon Ruppe, Electric Department Operations Manager Ronnie Davis, and Jennipher H. Harrill, Social Media Manager, Blue Eyes Media Connections

Mayor Anthony called the meeting to order at 6:00 p.m. and delivered the invocation.

Mr. Causby led the Pledge of Allegiance.

A. Approval of agenda:

1) Motion to adopt the proposed agenda as presented.

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

B. Special Presentation:

1) Recognition of Public Power Week, October 6 – 12, 2024: A Week-long Celebration of the City of Shelby's Electric System

Mayor Anthony and City Council members were full of gratitude for the hard-working men and women in the Electric Department that worked tirelessly over the past couple weeks to restore power to the citizens of Shelby after Hurricane

Helene. Several Council members mentioned that it was a “team effort” and thankful for a great team that works well together at the City of Shelby.

City Manager Rick Howell provided information on what it means to be part of a Public Power system. He was also complimentary of the Electric Department and asked the City of Shelby electric linemen that were in attendance to stand up to be recognized. Mr. Howell also thanked the linemen from five other North Carolina cities, Wake Forest, Clayton, High Point, Rocky Mount, and Wilson, that spent the last week in our city helping to restore power to our citizens.

C. Public Hearings:

1) Consideration of the resolution in support of Project Gui Economic Incentives: Resolution No. 60-2024

Presenter: Rick Howell, City Manager

- Project Gui is a major manufacturing employer who is considering expansion in Shelby
- Project Gui is proposing to invest over \$286 million dollars in real and personal property over the next four years
- Project Gui is proposing the creation of 113 new jobs with an average wage of \$61,984.00
- If approved this resolution would propose tax incentives of 20% over five years at an estimated value of \$979,410.15

Mayor Anthony opened the public hearing at 6:15 p.m. and the public offered no comments.

Mayor Anthony closed the public hearing at 6:16 p.m.

ACTION TAKEN: Upon a motion made by Mr. Hopper, City Council voted unanimously to approve Resolution No. 60-2024 entitled, “A RESOLUTION IN SUPPORT OF PROJECT GUI ECONOMIC INCENTIVES.”

2) Consideration of the resolution in support of Project Gui Land Sale: Resolution No. 61-2024

Presenter: Rick Howell, City Manager

- Project Gui is a major manufacturing employer who is considering expansion in Shelby

- Project Gui is proposing to invest over \$286 million dollars in real and personal property over the next four years
- Project Gui is proposing the creation of 113 new jobs with an average wage of \$61,984.00
- If approved this resolution would support the sale of the property at 2215 Randolph Road (Tax Parcel No. 28375) consisting of approximately 30 acres and property located at 376 Washburn Switch Road (Tax Parcel No. 58270) consisting of 1.61 acres for a fair market value of \$500,000.00

Mayor Anthony opened the public hearing at 6:18 p.m. and the public offered no comments.

Mayor Anthony closed the public hearing at 6:19 p.m.

ACTION TAKEN: Upon a motion made by Ms. Arth, City Council voted unanimously to approve Resolution No. 61-2024 entitled, "A RESOLUTION IN SUPPORT OF PROJECT GUI LAND SALE."

D. Consent Agenda:

Mayor Anthony presented the consent agenda. Mr. White moved to approve the consent agenda, and the following items were unanimously adopted:

- 1) Adoption of a budget ordinance amendment for the City of Shelby's City Hall Annex Renovation Project: Ordinance No. 62-2024
- 2) Approval of a Resolution honoring David Karl Gemes on the occasion of his retirement from employment with the City of Shelby: Resolution No. 62-2024
- 3) Approval of a Special Event Applications:
 - a) Cleveland County Veteran's Day Parade, requested date: Monday, November 11, 2024
 - b) Light Ball Dash, requested date: Sunday, December 22, 2024

END OF CONSENT AGENDA

E. Unfinished Business:

- 1) **Approval of a resolution for the acceptance of direct appropriations through S.L. 2023-134 for the City of Shelby First Broad River Outfall Sewer Improvements Project: Resolution No. 63-2024**

Presenter: Rick Howell, City Manager

- **The City of Shelby was approved for grant funding through the 2023 Appropriations Act for the First Broad River Outfall Sewer Improvements Project**
- **The City has since received a letter from NCDEQ increasing the initial fund offer by \$186,923.00**
- **This revision is due to Division of Water Infrastructure (DWI) decreasing their administrative fee from 3% to 1.5%**
- **The revised amount for the First Broad River Outfall Improvement Project is now \$12,274,578.00**
- **Adoption of this ordinance would approve the amount of \$12,274,578 as the grant funding for this project**

ACTION TAKEN: Upon a motion made by Mrs. Bullock, City Council voted unanimously to approve Resolution No. 63-2024 entitled, "A RESOLUTION FOR THE ACCEPTANCE OF DIRECT APPROPRIATIONS THROUGH S.L. 2023-134 FOR THE CITY OF SHELBY FIRST BROAD RIVER OUTFALL SEWER IMPROVEMENTS PROJECT."

F. New Business:

None

G. City Manager's Report

Presenter: Rick Howell, City Manager

- **Now that power has been restored the big issue is the clean-up of debris. This is ongoing but will require patience from citizens because of the magnitude of limbs, trees, and other debris on almost every street**
- **This is also the beginning of leaf season which adds another element of clean-up**
- **Garbage collection is back on schedule after being delayed a few days last week**

- Several big projects are ongoing that will also require patience: Hickory Creek Sewer Outfall, Crosstown 24" Water Main, Water Treatment Filter Rehabilitation, First Broad River Sewer Outfall, and the City Hall Annex project. Some of these projects are going to require tearing up streets and blocking roads for periods of time
- City Hall Annex project had an additional cost of approximately \$103,000 due to asbestos found throughout the building
- Brandon Ruppe reported that the Shell Building #4 on Randolph Road is being used as a drive thru for essential supplies that citizens may need. The hours are 9am – 4pm, Monday – Friday of this week

H. Council Announcements and Remarks

Ms. Arth expressed her appreciation for the EMS and Fire Department's quick response during Hurricane Helene to help shut off a gas meter at her neighbor's house.

I. Closed Session:

- 1) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease pursuant to North Carolina General Statute § 143-318.11(a)(5).

ACTION TAKEN: Mr. White made a motion to enter a closed session pursuant to the appropriate North Carolina General Statutes as cited. Mayor Anthony invited all Council members present, along with Mr. Howell, Mr. Lunsford, Mr. Longino, Mr. Yarboro, Mr. Ruppe, Mrs. Williams and Mrs. Jones to attend. The motion passed unanimously, and Council moved into closed session at 6:34 p.m.

At the conclusion of the Closed Session item, Mr. White made a motion for City Council to return to the regular session at 6:59 p.m. and seal the minutes.

J. Adjournment:

1) Motion to adjourn

ACTION TAKEN: Upon a motion made by Ms. Arth, City Council voted unanimously to adjourn the meeting at 7:00 p.m.

Respectfully submitted,

**Carol Williams
City Clerk**

**O. Stanhope Anthony, III
Mayor**

Minutes of October 7, 2024