

## MINUTES

Regular Meeting  
City Hall Council Chamber

August 1, 2016  
Monday, 6:00 p.m.

**Present:** Mayor O. Stanhope Anthony III, presiding; Council Members Eric B. Hendrick, David W. White, Dennis C. Bailey, Ben Kittrell, 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 Energy Services Julie R. McMurry, Police Chief Jeffrey H. (Jeff) Ledford, Fire Chief William P. Hunt, MPA, EFO, Director of Public Works Daniel C. (Danny) Darst, Jr., and Director of Planning and Development Services Walter (Walt) Scharer, AICP

**Absent:** Council Member David Causby

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 Mr. Howell 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. Special Presentations:

- 1) Presentation of Advanced Law Enforcement Certificate awarded to Shelby Police Lieutenant Christopher Flowers

Mayor Anthony called upon Lieutenant Christopher Flowers and Police Chief Jeff Ledford. He formally read and presented the Advanced Law Enforcement Certificate awarded by the North Carolina Criminal Justice Education and Training Standards Commission to Lieutenant Flowers. Chief Ledford noted this Advanced Law Enforcement Certificate is the highest recognition awarded to a dedicated law enforcement officer by the State of North Carolina and is earned based on a combination of education, professional training, and on-the-job experience.

Lieutenant Flowers recognized his wife, Jennifer, and his son, Maddox, in attendance.

- 2) Cleveland County Economic Development Partnership (CCEDP) update: Kristin H. Reese, Executive Director

Mrs. Reese began her presentation by stating the CCEDP team has been focusing its recent attention on workforce development initiatives. The area's success in industry recruitment and business expansion, along with a decline in the local unemployment rate, has presented a difficult challenge with regard to the existing labor pool. She noted the labor pool has diminished over the last two years. Existing manufacturers expressed their concerns to CCEDP about this trend. Mrs. Reese also observed new industrial prospects were shifting their primary site selection drivers from location and real estate to an emphasis on available talent and workforce. Approximately six months ago, the CCEDP team determined it was time to broadly collaborate with its local partners in order to address this growing concern about labor. The CCEDP team brought together a very diverse group of business leaders comprised of local government officials, community college and higher education leaders, school system representatives, workforce partners, and industry leaders. Mrs. Reese stated the industry leaders are driving the approach. Multiple meetings were conducted to obtain concerns and feedback as well as to understand the experiences of the group relating to both hiring and retaining employees. Mrs. Reese added these discussions are ongoing and will continue, anticipating the outcome will include the development of a very aggressive implementation strategy.

Mrs. Reese stated the group's goal was established to expand the available talent pool in Cleveland County while subsequently improving the skill sets of those employees within the talent pool. The group identified the existing talent pool and divided it into four core target categories:

- High school students
- High school graduates
- Unemployed
- Underemployed

Mrs. Reese stated through group analysis, a core problem was also identified. Within each core category, it was determined there was a general lack of awareness of the manufacturing opportunities that exist in Cleveland County.

Mrs. Reese mentioned several plant managers representing local manufacturers are contributing to this group by incorporating the Six Sigma method that provides organizations tools to improve the capability of their business processes with an emphasis on the DMAIC approach to problem solving: Define, measure, analyze, improve, and control.

Mrs. Reese said the group is being proactive as a team and hopes to create a local model for workforce development in Cleveland County and possibly a regional model for beyond Cleveland County.

Mrs. Reese concluded by stating with regard to economic development activities, there is generally a lull during the summer months and during a presidential election year, which is simultaneously being experienced locally.

Lastly, there was discussion regarding the correlation between the minimization or elimination of shop classes in high schools and workforce development for manufacturing jobs, including the complexity of the issue and the possibility of rebranding vocational programs.

### C. Public Hearing:

#### 1) Consideration of proposed ordinance amending the zoning map of the City of Shelby, North Carolina: Ordinance No. 29-2016

Mr. Scharer introduced a proposed zoning map amendment for 1101 East Marion Street. He stated the subject property is approximately 59 acres in area. The site is currently vacant. Mr. Scharer identified the land uses in the area which include vacant land, single-family dwellings, commercial uses, and Jefferson Elementary School.

Utilizing a zoning map of the area, Mr. Scharer pointed to the properties between East Marion Street and Wyke Road currently zoned Residential 20 (R20), Residential 6 (R6), and General Business (GB) Districts. The applicant is proposing a zoning map amendment to Residential Office (RO) and General Business (GB) Districts as the beginning process in marketing the property as a mixed use area.

Mr. Scharer stated the Shelby Comprehensive Land Use Plan designates this area as a mix of land uses: Residential, institutional, and commercial, which are essentially a mix of potential future land uses. He added the R20 designation does not fit the typical land use model for the City of Shelby due to the availability of sewer service with the main trunk line at Hickory Creek.

Mr. Scharer concluded by stating both staff and the Planning and Zoning Board recommended this proposed zoning amendment. Also included in this recommendation is the rezoning of two parcels from Residential 6 (R6) District to the General Business (GB) District as reflected in the ordinance.

Mayor Anthony opened the public hearing at 6:20 p.m. and invited comments from the public.

The public offered no comments and Mayor Anthony closed the public hearing at 6:21 p.m.

**ACTION TAKEN:** Upon a motion made by Mr. Amaya, City Council voted unanimously to approve and adopt Ordinance No. 29-2016 entitled, "A

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

**D. Consent Agenda:**

**ACTION TAKEN:** Mayor Anthony presented the consent agenda. Mr. White made a motion to approve the consent agenda. The consent agenda and following items were unanimously approved:

- 1) Approval of the Minutes of the Special Meeting of June 16, 2016
- 2) Approval of the Minutes of the Regular Meeting of June 20, 2016
- 3) Approval of Special Event Permit Applications:
  - a. The American Legion Walk for Veterans, requested date: August 10, 2016
  - b. Earl Scruggs Center Pickin’ on the Square and Informal Jam Session, requested date: August 13, 2016
  - c. Walk for Hope 2016, requested date: September 10, 2016
  - d. Chamber Business After Hours/PSU 35<sup>th</sup> Anniversary Celebration, requested date: September 27, 2016
- 4) Approval of a resolution honoring Michael Carr on the occasion of his retirement from employment with the City of Shelby: Resolution No. 34-2016
- 5) Approval of a resolution approving an application by the City of Shelby Police Department to the U S Department of Justice for an Edward Byrne Memorial Justice Assistance Grant and accepting the funds of same: Resolution No. 35-2016
- 6) Approval of a resolution executing and entering into a Capital Fund Program (CFP) Amendment to the Consolidated Annual Contributions Contract (ACC) with the U S Department of Housing and Urban Development: Resolution No. 36-2016
- 7) Approval of a resolution approving conveyance of property: Resolution No. 37-2016
- 8) Adoption of an ordinance authorizing demolition of a dwelling at 201 Osborne Street: Ordinance No. 30-2016

- 9) Adoption of an ordinance authorizing demolition of a dwelling at 228 Chestnut Street: Ordinance No. 31-2016
- 10) Adoption of Fiscal Year (FY) 2015-2016 Budget Ordinance Amendment No. 22: Ordinance No. 32-2016
- 11) Adoption of Fiscal Year (FY) 2016-2017 Budget Ordinance Amendment No. 1: Ordinance No. 33-2016
- 12) Approval of a Notice of Change and Cancellation in the Regular Meeting Schedule of Shelby City Council

### END CONSENT AGENDA

#### E. Unfinished Business:

##### 1) Consideration of appointments to City advisory boards and commissions:

###### a. Shelby Zoning Board of Adjustment

Mrs. Parduski reported the terms of three incumbents, Burel Harris, Mike Philbeck, and Thomas Martin, Jr., concluded July 2016. All three incumbents wish to continue their service. There is one application on file in the Clerk's Office and it is that of Sandra Yarbro.

Mrs. Parduski informed Council there is also a vacancy for an Extraterritorial Jurisdiction (ETJ) alternate member. There are no ETJ applications on file.

Mr. Bailey nominated the incumbents, Burel Harris, Mike Philbeck, and Thomas Martin, Jr., for reappointment.

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

###### b. Shelby Parks and Recreation Advisory Board

Mrs. Parduski reported the terms of three incumbents, Allen Langley, David Carl Lynn, and Robert Coleman, concluded July 2016. All three incumbents wish to continue their service.

There is also a vacancy for an unexpired term concluding July 2018.

The following applications are on file in the Clerk's Office:

- Wesley "Ty" Gantt
- Emanuel Hunt, Jr.

- Nathaniel Mills Ledford
- Dr. Kevin Prime

Mr. White nominated incumbents, Allen Langley and David Carl Lynn, for reappointment and Nathaniel Mills Ledford for appointment.

Mr. Bailey nominated Wesley “Ty” Gantt for appointment to the unexpired term.

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

F. New Business: None

G. City Manager’s Report:

- 1) Mr. Howell reminded the Mayor, Council, and the public to attend and join the Shelby Police Department at the National Night Out event tomorrow, August 2, 2016, from 6:00 p.m. to 8:00 p.m. on the Court Square in Uptown Shelby.

H. Council Announcements and Remarks:

- 1) Mr. Amaya encouraged all to participate in the festivities and attend the baseball games as part of the 2016 American Legion World Series (ALWS) in Shelby, which begins August 11 and runs through August 16, 2016.
- 2) At Mr. Kittrell’s request, Mr. Howell updated Council about the Norfolk Southern Railway Corridor appraisal and negotiations. An extension of time to January 25, 2017 has been granted by the Surface Transportation Board for the parties, Norfolk Southern Railway Company and the City of Shelby, to negotiate an agreement for interim trail use/rail banking.

Next, Mr. Howell recapped the North Carolina Department of Transportation’s informal public meeting held on June 21, 2016 regarding the proposed realignment of intersection NC 150 (Peach Street) and US 74 Business (East Marion Street). The purpose of the meeting was to provide project information and gather citizen input. The funded project is scheduled for right-of-way acquisitions in 2018 and construction in 2020. He explained this is very preliminary and subject to change as the project develops.

I. Adjournment:

- 1) Motion to adjourn

**ACTION TAKEN:** Upon a motion made by Mr. Kittrell, City Council voted unanimously to adjourn the meeting at 6:36 p.m.

Respectfully submitted,

Bernadette A. Parduski, NCCMC, MMC  
City Clerk

O. Stanhope Anthony III  
Mayor

Minutes of August 1, 2016