MINUTES

Regular Meeting of Shelby City Council **March 2, 2026**
City Hall Council Chambers **Monday, 6:00 p.m.**

Present: Mayor O. Stanhope Anthony, III, presiding; Council Members Andrew Hopper, Sr., David White, Emilie Bullock, Charles Webber and Lori Waris; City Manager Justin S. Merritt, Assistant City Manager Ben Yarboro, City Attorney Jason Lunsford, City Clerk Carol Williams, Director of Finance Elizabeth (Beth) Beam, CPA, Director of Human Resources Deborah (Deb) Jolly, Chief of Police Brad Fraser, Fire Chief William Hunt, EFO, Public Works Director Scott Black, Director of Water Resources Brian Wilson, and Public Information, Communications Officer Chip Nuhrah, Paralegal Nicole Hart, and Economic Developer Brandon Ruppe

Absent: Council member Violet Arth

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

Mrs. Bullock led the Pledge of Allegiance.

A. Approval of agenda:

Motion to adopt the proposed agenda presented.

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

B. Assumption of Office:

1) **Oath of Office administered to Council Member Lori Waris, Ward 3**

Mrs. Williams administered the Oath of Office to Mrs. Waris. The Mayor and Council members congratulated Mrs. Waris and welcomed her to City Council.

C. Consent Agenda:

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

1) **Approval of the Minutes of the Regular Meeting of February 16, 2026**

2) **Approval of a resolution authorizing the sale of City of Shelby owned real property identified by parcel number 17798 (514 Gardner Street) through the upset bid procedure of N. C. General Statute § 160A-269: Resolution No. 13-2026**

3) Approval of a resolution approving acceptance of maintenance and ownership of the water and sewer infrastructure extensions for Willow Brook Subdivision: Resolution No. 14-2026

4) Special Event application:

    a. The Jesus Revival, requested date: September 19, 2026

5) Management Report:

    a) Monthly Financial Summary, January 2026

END OF CONSENT AGENDA

D. Unfinished Business:

1) Approval of a resolution awarding the construction contract for the City of Shelby Webbley Exterior Historic Restoration: Resolution No. 15-2026

Mr. Lunsford presented this item to Council stating the City has received bids for the demolition and reconstruction of portions of the Webbley mansion. Mr. Lunsford mentioned the agenda packet shows the architectural analysis, the structural analysis, the application for the certificate of appropriateness, the filed certificate of appropriateness, the bid proposal and the bids we received. The lowest responsive responsible bid was from Foothills Historic Conservation, Inc. in the amount of $1,082,467.57. If Council approves the resolution as presented, we will notify them tomorrow and begin preparing contracts and hopefully get the restoration process started as soon as possible. Mr. Lundsford continued by stating city staff have been in contact with the principal of Foothills Historic Conservation, Inc. in regard to some of the immediate needs such as the Porte cochere roof that is starting to cave due to the recent weather and rain.

Mr. White asked for clarification regarding the bid amount and whether it was coming out of the grant funding provided by the State. Mr. Lunsford stated that is correct; this money ($1.082 million) has already been allocated through the grant that Council approved.

Mr. Lunsford and Mr. Merritt clarified that the City received $3.995 million State grant funding but any expense above that amount will be the burden of the developer.

Mayor Anthony stated that Resolution 15-2026 pertains to the demolition of the back half, the restoration of the exterior, and to put it into a gray neutral state (rough unfinished state); it will be stabilized, with waterproofing, windows and new roof.

Mayor Anthony asked about the contract timeline. Mr. Lunsford stated this bid, if approved, would actually be up to 12 months which the bidder thought would be more manageable and reasonable. Part of the reason why we were looking at an initial 6-month timeline is due to the grant funds current expiration, which as it currently exists will expire in July, so we'll need to apply for an extension; assuming that does happen then the 12 months is actually more reasonable.

ACTION TAKEN: Upon a motion from Mr. White, City Council voted unanimously to approve Resolution No. 15-2026 entitled, "A RESOLUTION AWARDING THE CONSTRUCTION CONTRACT FOR THE CITY OF SHELBY WEBBLEY EXTERIOR HISTORIC RESTORATION."

E. New Business

None

F. City Manager's Report:

- **24" Crosstown Waterline – Equipment is on Washington Street for paving to begin on Tuesday and finish by Friday of this week. The next phase of this project will move down Graham Street from Patton Drive to Kings Road on Wednesday; detours have been posted.**

- **Uptown Tree Replacement project – 15 Live Oak trees have been removed, and the new trees will be delivered tomorrow. The new trees will be watered and planted within the next 2 weeks. Staff will evaluate the trees at Christmas to see if they are suitable for Christmas lights this year.**

- **CALEA – The annual off-site review for Shelby Police Department accreditation has been completed and no issues were found, great job from the Shelby Police Department.**

G. Council Announcements and Remarks:

Mayor Anthony and Council members welcomed Lori Waris as the newest member of City Council after being sworn in tonight as the Ward 3 Council member. Mayor Anthony encouraged Mrs. Waris to meet with staff and learn about what each department does for the city.

The Cleveland Cup is March 27th at Hanna Park.

H. Closed Session:

ACTION TAKEN: Mr. White made a motion to enter a closed session pursuant to the appropriate North Carolina General Statutes as cited below. Mayor Anthony invited all Council members present, along with Mr. Lunsford, Mr. Yarboro, Mr. Ruppe, Mrs. Williams and Mrs. Hart to attend. The motion passed unanimously, and Council moved into closed session at 6:18 p.m.

1) **§ 143-318.11.(4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, or to discuss matters relating to military installation closure or realignment. Any action approving the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures, shall be taken in an open session.**

ACTION TAKEN: Pursuant to a motion by Mr. White, and the unanimous vote of all members present, Council returned to Open session at approximately 6:32 p.m.

I. Adjournment:

1) **Motion to adjourn**

ACTION TAKEN: Upon a motion made by Mr. White, City Council voted unanimously to adjourn the meeting at 6:33 p.m.

Respectfully submitted,

Carol Williams
City Clerk

O. Stanhope Anthony, III
Mayor