MINUTES

Regular Meeting of Shelby City Council **July 20, 2026**
City Hall Council Chambers **Monday, 6:00 p.m.**

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

Absent: Council member David White

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

Mrs. Waris led the Pledge of Allegiance.

A. Approval of agenda:

Motion to adopt the proposed agenda presented.

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

B. Special Presentations:

1) **GFOA Certificate of Achievement for Excellence in Financial Reporting, Mayor Anthony presenting to Finance Director Beth Beam**

Mayor Anthony proudly presented the GFOA Certificate of Achievement for Excellence in Financial Reporting to Mrs. Beam. Mrs. Beam explained the effort to achieve this award and proudly introduced the staff members of the Finance Department, which Mrs. Beam refers to as the "Money Team."

C. Public Comment:

None

D. Public Hearing:

1) **Consideration of a resolution adopting the Imagine Shelby Comprehensive Plan: Resolution No. 42-2026**

<u>Presenting: Audrey Godfrey, Assistant Director of Planning and Development Services:</u>

- **Clarified the difference between the Imagine Shelby Comp Plan and the Sculpt Shelby Unified Development Ordinance (UDO). The Comp Plan is more visionary and has long-term goals for the City. The UDO is the rule book the City uses when people want to build, subdivide, open a business, etc.**
- **Tonight the Comp Plan is being presented for possible Council adoption; the UDO update will follow later this year.**
- **The process of updating the Comp Plan has taken almost two years. There has been consultants, public input with surveys and open houses, staff review, and Council suggestions. The Planning and Zoning Board voted last week to recommend approval of the plan to Council.**
- **The current Comp Plan was adopted in 2009. Ideally, the Comp Plan should be looked at every year, and a more in-depth update every five years.**
- **The vision statement has been mainly drawn from public input. It says, The City is a vibrant, connected community that embodies pleasant living and supports opportunities for all people and businesses to thrive and call home.**
- **The goals that are the backbone of the Comp plan include the following:**
    - **Families and young people**
    - **Intentional growth**
    - **Resilient economy**
    - **Attainable housing choices**
    - **Civic pride**
    - **Physically connecting Shelby**
    - **Neighborhood improvements**
    - **A responsive, adaptive, and engaging local government**
- **A summary of the changes since the Council workshop in December 2025 and the Council Retreat in February are the following:**
    - **Clarified wording**
    - **Acknowledging things the City has done that are recommended to continue**
    - **Focusing on maintaining our impressive parks and recreation system rather than expanding it further. The City has invested in expansion of our park system in the past several years with Hanna Park, Depot Park and the Carolina Harmony Trail**
    - **Signage standards were added to the overlay district**
    - **Expanded the focus on business and workforce development from just Uptown Shelby to be city-wide instead**

- Fine-tuned several of the housing recommendations
- Aligned the transportation recommendation with existing policies
- Clarified language about neighborhood improvements
- More specific code enforcement and neighborhood planning
- Added a strategy related to city staff retention and recruitment

Since the development of this plan has taken about two years, staff realized that the data in the existing conditions portion of the plan was from 2023. So, to be as current as possible at adoption, some data was updated to the most recent available.

Removed some aspects of the plan that weren't constructive and reformatted other areas to clean up the plan.

Mr. Merritt praised Mrs. Godfrey for the excellent job she has done in pulling this final document together. She also saved taxpayers' dollars by taking this from the consultants and finalizing it in-house.

Mayor Anthony opened the public hearing at 6:16 p.m. and the public offered no comments.

Mayor Anthony closed the public hearing at 6:17 p.m.

ACTION TAKEN: Upon a motion from Mr. Hopper, City Council voted unanimously to approve Resolution No. 42-2026 entitled, "A RESOLUTION ADOPTING THE IMAGINE SHELBY COMPREHENSIVE PLAN."

E. Consent Agenda:

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

1) Approval of the Minutes of the Regular Meeting of June 15, 2026

2) Approval of a reimbursement resolution with regard to Installment Financings for FY 2026-2027: Resolution No. 43-2026

3) Approval of a resolution to accept an offer to purchase property by upset bid process (417 Clegg St.): Resolution No. 44-2026

4) Approval of a resolution to accept an offer to purchase property by upset bid process (608 LeGrand St.): Resolution No. 45-2026

5) Approval of a resolution to accept an offer to purchase property

by upset bid process (Beam St.): Resolution No. 46-2026

6) Approval of a resolution authorizing disbursement of Travel and Tourism funding for Fiscal Year 2026-2027: Resolution No. 47-2026

7) Approval of a resolution supporting the City of Shelby's Opportunity Zone 2.0 nomination of Census Tract 37045951100: Resolution No. 48-2026

8) Special Event applications:

   a) Shelby High School Homecoming Parade, requested date: October 9, 2026

   b) Trunk or Treat at the Boardwalk, requested date: October 31, 2026

   c) Small Business Pop-Up Market and Christmas Tree Lighting, requested date: November 28, 2026

   d) Shelby Christmas Parade, requested date: December 6, 2026

9) Management Report:

   a) Financial Summary – May 2026

END OF CONSENT AGENDA

F. Unfinished Business:

None

G. New Business:

1) Adoption of FY 2026-2027 Budget Ordinance Amendment No. 1 (Cemetery Perpetual Fund): Ordinance No. 33-2026

<u>Presenting: Justin Merritt, City Manager:</u>

- "Perpetual care trust fund" means a trust fund that provides for the perpetual care and maintenance of a cemetery. The term includes a care and maintenance trust fund, a perpetual care fund, and a perpetual trust fund.

- **A total of about $50,000 was spent at Sunset Cemetery and Webb Memorial Lawns in FY 2025-2026 on street signs, granite section markers, entry plaques, benches, etc.**
- **If approved, there is a total of $62,000 available in FY 2026-2027 which will go towards paving approximately 3,200 LF of gravel/unpaved streets in Sunset Cemetery.**

ACTION TAKEN: Upon a motion from Mrs. Bullock, City Council voted unanimously to approve Ordinance No. 33-2026 entitled, "FY 2026-2027 BUDGET ORDINANCE AMENDMENT NO. 1 (Cemetery Perpetual Fund)."

H. City Manager's Report:

- **Recognized Mrs. Beam on her upcoming retirement at the end of this month. She has been a dedicated employee in the Finance Department for the past 15 years with great leadership skills and will be missed both personally and professionally.**
- **With Mrs. Beam's upcoming retirement, the City has hired our next Finance Director, Mr. Chris Costner. Chris started today and we welcome him to the City of Shelby.**
- **Regarding Webbley Project – Attended a status meeting today, project is on time and on budget so far. Deconstruction of the rear structure is taking place.**
- **The Community Neighborhood walkthrough is scheduled for August 5th in the Kenmore Street and Pebble Street neighborhood.**
- **America 250 Firework Extravaganza on July 3rd brought approximately 10,000 people to the event. Much thanks to the park employees, police department, fire department, and the Communities in School personnel that helped with the event.**
- **With the closing of the NEG plant, there will be some impact on the City due to them being a water and natural gas customer. A meeting will be held on Wednesday to determine what the impact may be.**
- **Regarding the 24" Waterline Project – paving should be done tomorrow in the Uptown area and down Graham Street. Water Tank Tie-ins will be completed in the next 30 days, and pressure valves will be installed, but not until the Fall due to the current drought conditions.**
- **Regarding the drought conditions – Still listed as D2, a severe drought; not much change in water flow since last report. The City plans to test our secondary water source in mid-August.**
- **National Night Out will be held at the Shelby City Park on August 4th from 4pm – 7pm, with hotdogs, popcorn, ice cream and approximately 30 vendors.**

- **Progress is taking place on both the Carolina Harmony Trail and Depot Park. The drought conditions has actually helped these projects stay on schedule.**

I. Council Announcements and Remarks:

Mayor Anthony and each Council member thanked Mrs. Beam for her years of excellent service to the City and wished her well in her retirement. City Council also welcomed Chris Costner as our new Finance Director.

J. Adjournment:

1) Motion to adjourn

ACTION TAKEN: Upon a motion made by Ms. Arth, City Council voted unanimously to adjourn the meeting at 6:41 p.m.

Respectfully submitted,

Carol Williams
City Clerk

O. Stanhope Anthony, III
Mayor