City of Mount Holly
City Council
Regular Meeting

January 13, 2025 | 7:00 PM
Municipal Complex - Council Chambers
400 East Central Avenue
Mount Holly, NC 28120

CALL TO ORDER

INVOCATION: Reverend James Leonard Ford- Morning Side Missionary Church

PLEDGE OF ALLEGIANCE: Boy Scout Troop 59

SET THE AGENDA

CONSENT AGENDA

1. Budget Amendment: Powell Bill Funds Transfer
2. Approval of Capital Project Ordinance for Riverfront Sewer Aerial Removal and Lift Station Upgrade
3. Approval of Minutes from the December 9, 2024 City Council Meeting
4. Approval of the Minutes from December 9, 2024 Closed Session

PRESENTATIONS

1. Consideration and approval of the final design for the Bee Art Expansion Project (Murals)

Paul Lowe

PUBLIC HEARING

1. Public hearing to consider rezoning a portion of a 1.44-acre tract of land (GIS), located at 501 Belmont-Mount Holly Road, Tax Parcel ID # 183899, from B-3 General Business to R-12 Single Family, as submitted by Billy Rick

Greg Beal

PUBLIC COMMENT –Three (3) Minute Limit

NEW BUSINESS

1. City Manager Report

Jonathan Blanton

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S 143-318.11(a) (3 and 5)

ADJOURN

Regular Meeting Agenda Action Form

Meeting Date	From
January 13, 2025	Jason Green, Public Works Director Streets and Solid Waste

CONSENT AGENDA Item # 1

Budget Amendment: Powell Bill Funds Transfer

Will this require a public hearing?

No

Background/Purpose of Request

To utilize Powell Funding not allocated

Fiscal Impact

Will Item affect current budget?	Yes
Reviewed by Finance Director?	Yes
Preaudit Certification Required?	No
Capital Project Ordinance Required?	No
Budget Transfer Required?	NO
Total City Dollars:	$145,000
Budget Code:	27-20-4510-357
Reviewed by City Attorney?	NO

Manager/Staff Recommendation

Attachments

1. Budget Amendment Form

CITY OF MOUNT HOLLY
FY 24-25 Budget Amendment

Account Number	Description	Account Debit	Account Credit
27-20-3991-000	Fund Balance Appropriation		$145,000.00
27-20-4510-357	Contracted Services	$145,000.00	
TOTAL		$145,000.00	$145,000.00

Date Submitted: 13-Jan-25

Finance Officer: ____________________

City Manager: ____________________

Department Comments:

Amendment to appropriate fund balance to utilize Powell Funding not allocated

Regular Meeting
Agenda Action Form

Meeting Date	From
January 13, 2025	Robert Stewart, Deputy Utility Director Utility Department

CONSENT AGENDA Item # 2

Approval of Capital Project Ordinance for Riverfront Sewer Aerial Removal and Lift Station Upgrade

Will this require a public hearing?

No

Background/Purpose of Request

Capital Project will not be complete this fiscal year and will need to be completed next fiscal year.

Fiscal Impact

Will Item affect current budget?	no
Reviewed by Finance Director?	no
Preaudit Certification Required?	no
Capital Project Ordinance Required?	yes
Budget Transfer Required?	no
Total City Dollars:	1,500,000
Budget Code:	62-91-8000-550
Reviewed by City Attorney?	no

Manager/Staff Recommendation

Attachments

1. BD for Capital Poject Riverfront Aerial
2. Capital Project Ordinance Riverfront Aerial 1-1-2025

CITY OF MOUNT HOLLY
FY 24-25 Budget Amendment

Account Number	Description	Account Debit	Account Credit
62-91-8000-550	Capital Outlay		$1,500,000.00
62-91-7140-985	Transfer to Capital Projects	$1,500,000.00	
45-00-8230-550	Construction	$1,250,000.00	
45-00-8230-620	Soft Costs	$142,000.00	
45-00-8230-552	Contingency	$108,000.00	
45-00-3986-980	Transfer from Enterprise Fund		$1,500,000.00
TOTAL		$3,000,000.00	$3,000,000.00

Date Submitted: 13-Jan-25

Finance Officer: ________________

City Manager: ________________

Department Comments:

Amendment to move appropriated fund balance to Riverfront Aerial/Lift Station Upgrade

CAPITAL PROJECT ORDINANCE FOR
Riverfront Aerial /Lift Station Upgrade

BE IT ORDAINED by the Governing Board of the City of Mount Holly, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statues of North Carolina, the following capital project ordinance is hereby adopted:

Section 1. The project authorized is for the Riverfront aerial decommission to gravity sewer and Lift Station upgrade. The project will be funded through the Enterprise Fund Balance.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3. The following amounts are appropriated for the project:

Construction	$1,250,000.00
Soft Costs	$142,000.00
Contingency	$108,000.00
TOTAL	**$1,500,000.00**

Section 4. The following revenues are anticipated to be available to complete this project:

Transfer from Enterprise Fund	$1,500,000.00
TOTAL	**$1,500,000.00**

Section 5. The Finance Officer is hereby directed to maintain within the capital project ordinance sufficient specific detailed accounting records to satisfy all financial reporting requirements.

Section 6. Copies of this capital project ordinance shall be furnished to the Finance Officer for direction in carrying out this project.

THIS ORDINANCE ADOPTED THIS THE 13TH DAY OF January 2025.

David Moore, Mayor
City of Mount Holly

ATTEST:

Tara Douglas, CMC
City Clerk

CITY OF MOUNT HOLLY

CITY COUNCIL MEETING MINUTES

MONDAY, DECEMBER 9, 2024

COUNCIL CHAMBERS

7:00 PM

CALL TO ORDER

Mayor Moore called the meeting to order at 7:00 pm. The following were present:

Mayor David Moore	Jonathan Blanton, City Manager
Mayor Pro Tem Lauren Shoemaker	Brian DuPont, Assistant City Manager
Councilman Ivory Craig	Alexis Hines, Human Resources Director
Councilman Jeff Meadows	Brian Reagan, Police Chief
Councilman Bryan Hough	Greg Beal, Planning Director
Councilwoman Phyllis Harris	Ryan Baker, Fire Chief
Councilman Kenneth Reeves	Robert Stewart, Deputy Utilities Director
Marie M. Anders, City Attorney	Mark Jusko, Recreation Supervisor
Tara Douglas, City Clerk	Michelle Wood, Finance Director
	Matt Black, Economic Development Director
	Jason Green, Public Works Director

INVOCATION

Officer Tony Walker from the Mount Holly Police Department led Council, staff, and attendees in prayer.

PLEDGE OF ALLEGIANCE

Boy Scout Troop 59 led the Council, staff, and attendees in the Pledge of Allegiance.

SET THE AGENDA

Mayor Moore recognized Councilman Craig who requested that item two on the consent agenda be moved to New Business item one due to a conflict of interest. Mayor Moore recognized Councilman Craig who requested to move item five on the consent agenda to New Business item two for further discussion. Mayor Moore recognized City Manager Jonathan Blanton who requested to move item one from New Business to item four under Presentations. With no other changes, Mayor Moore entertained a motion to approve the agenda as presented.

Motion: Councilman Craig made a motion to approve the agenda as presented. Councilwoman Harris seconded the motion. *All Council members present voted in favor. (Motion Carried)*

CITY OF MOUNT HOLLY

CITY COUNCIL MEETING MINUTES

MONDAY, DECEMBER 9, 2024

COUNCIL CHAMBERS

7:00 PM

CONSENT AGENDA

1. Approval of the 2025 City Council Meeting Schedule
2. ~~Call for a public hearing to consider rezoning a portion of a 1.44-acre tract of land, located at 501 Belmont-Mount Holly Road, Tax Parcel ID # 183899, from B-3 General Business to R-12 Single Family, as submitted by Billy Rick~~
3. Acceptance of NCDOT Funds for Tuckaseege Road Sidewalk Project [Project #: EB5912]
4. Approval of the Appointment of Ruth Neely to PAAC
5. ~~Approval of the Reappointments of Teraseta Ellerbe & Rodney Williams to the Planning Commission for a Three-year Term Ending on December 9th 2027~~
6. Approval for installation of actuated flashing pedestrian crossing signs on South Hawthorne Street at crossing between auditorium and Mount Holly Middle
7. Approval of a policy authorizing an official or employee to conduct sales according to G.S. 160 A-266 (c).
8. Approval of firm for Mountain Bike Master Plan
9. Approval of Installation of 2 Stop Signs on Cavin Avenue at Pine Street
10. Requesting approval to apply for the Assistance to Firefighters Grant (AFG) through FEMA
11. Approval of Minutes from the November 18, 2024 Council Meeting
12. Approval of Minutes from the November 18, 2024 Closed Session

With no other changes to the agenda, Mayor Moore entertained a motion to approve the Consent Agenda as presented.

Motion: Councilman Hough made a motion to approve the Consent Agenda as presented. Councilman Meadows seconded the motion.

All Council members present voted in favor. (Motion Carried)

PRESENTATIONS

1. Employee Years of Service Recognition ***Mayor Moore***

Mayor Moore requested that the Councilmembers meet him on the floor to recognize employees for their years of service. Mayor Moore recognized the following employees for their years of service: Tammy Earney-Police-25 years, Michelle Nichols-Police-20 years, Ralph Hall-Streets and Solid Waste-20 years, Clint Laughlin-Fire-20 years, Mike Martin-Water-20 years, Becky Conder-Finance-20 years, Tony Walker-Police-20 years, Jason Black-Fire-15 years. Timothy Treece-Fire-15 years, Jerry Arthurs-Police-15 years, Chris Riddle-Fire-15 years, Patrick Brittain-Streets and Solid Waste-10 years, Madison Massey-Water-10 years, Austin Cox-Police-10 years, Sean Helman-Police-5 years, Haley Helton-Police-5 years, Jacob Bonnin-Fire-5 years, Patrick Craig-Fire-5 years, Brian Baldwin-Streets and Solid Waste-5 years, Joseph Griffin-Police- 5 years, Zechariah Wiggs-Fire-5 years, Brandon Potts-Fire-5 years, Blake Buchanan-Fire-5 years.

2. Swearing in of Fire Captains Gaetano Leone and Hayden Kish
Ryan Baker and Mayor Moore

Chief Ryan Baker introduced Fire Captains Gaetano Leone and Hayden Kish. Mayor Moore administered the Fire Captain Oath of Office to Gaetano Leone and Hayden Kish. Fire Captain Gaetano Leone and Hayden Kish were pinned by their families.

3. Swearing in of Battalion Chiefs Blake Buchanan, Justin Westbrook, and Patrick Mayhew
Ryan Baker and Mayor Moore

Chief Ryan Baker introduced Battalion Chiefs Blake Buchanan, Justin Westbrook, and Patrick Mayhew. Mayor Moore administered the Battalion Chief Oath of Office to Blake Buchanan, Justin Westbrook, and Patrick Mayhew. Battalion Chiefs Blake Buchanan, Justin Westbrook, and Patrick Mayhew were pinned by their families.

4. Collaboration with the University of North Carolina at Charlotte MPA Capstone Project Discussion
Jonathan Blanton
MaeLynn Joyner and Kyle Brun

Mr. Blanton introduced the students from the University of North Carolina at Charlotte who have been working with the City of Mount Holly on their MPA Capstone Project. Mr. Blanton stated that this is the first time that they have partnered with the City of Mount Holly on their Capstone project. Mr. Blanton stated that they have done a thorough review and have recommendations to update the City of Mount Holly's personnel policy. Ms. Joyner and Mr. Bryan introduced themselves and stated that they are here on behalf of the University of North Carolina at Charlotte Gerald G. Fox Master of Public Administration Program and the eleven students from this program who have spent the past semester reviewing Mount Holly's personnel policy. Ms. Joyner stated that over the course of the semester, they have benchmarked the City of Mount

Holly's personnel policy against thirteen other North Carolina municipalities to identify opportunities for improvement such as better alignment with state and federal statutes and municipal best practices. Ms. Joyner stated that the purpose of a personnel policy is to set expectations between employee and employer. Ms. Joyner noted that Mount Holly's personnel policy was last updated in 2018. Ms. Joyner reported that Mount Holly is doing an average job of keeping up with best practices and out of fourteen North Carolina municipalities ranks at number eight in comprehensiveness. Ms. Joyner stated that their team formulated five formal recommendations to improve the comprehensiveness of Moun Holly's policy. Ms. Joyner recommended that the City include a manager's message and a city history page to give new employees an idea of who they are working for, what the goals of the organization are, and what they can expect from the City and the community. Mr. Brun discussed article one and recommends adding three new sections and updating the definition section. Mr. Brun stated that the first recommended section addition would include clarifying the responsibilities of the City's Human Resources department. Mr. Brun stated that 62% of the benchmark cities included this detail. Mr. Brun stated the team recommends adding a merit statement within article one that stated the intention of the City to utilize only impartial and fair judgement of any candidates considered for hire or promotion. Mr. Brun stated that while this is in line with state statutes, this boilerplate language can also be important in creating a more equitable work environment and reducing City liability. Mr. Brun reported that 69% of benchmark cities include this language. Mr. Brun stated that the City of Mount Holly should consider implementing a structured review mechanism where supervisors would deliver merit-based feedback using a standardized score card ensuring that each employee's performance is evaluated objectively. Mr. Brun stated that the team recommends adding an employment at will section which would clarify that employees can be terminated without further contractual obligations on the part of the City. Mr. Brun discussed adding additional term definitions to this section of the policy. Mr. Brun discussed the work schedule, severe weather, and defamation sections and the updates needed to build solid lines of communication between management and their employees. Mr. Brun discussed article five and that there are three sections that are recommended to be moved from this section to a new employee responsibilities section which include the outside employment, dual employment, and the employment of a relative clause. Ms. Joyner stated that as the City of Mount Holly continues to grow, the City should delve into the evolving demographics and population trends that may influence Municipal services and workforce dynamics. City Manager, Jonathan Blanton, thanked the team for all of their hard work.

5. Martin Starnes Audit Presentation ***Brandi Fesperman with Martin Starnes***

Brandi Fesperman presented the 2024 audit and financial statement that were submitted and approved by the Local Government Commission (LGC). Ms. Fesperman reported that Martin Starnes issued an unmodified opinion which is a clean opinion and is the best that they can give. Ms. Fesperman thanked Finance Director, Michelle Wood, for all of her assistance during the audit process. Ms. Fesperman stated that there was a decrease in the total fund balance for the general fund of approximately $3.9 million dollars in the current year leaving the balance at $23.3 million. Ms. Fesperman stated that the decrease was due to a transfer of $5.2 million of ARPA funds (American Rescue Plan Act) from the general fund to the capital project fund. Ms. Fesperman reported that the unassigned fund balance is $11.5 million compared to $18.4 million in the prior year, which is a decrease of approximately $6.9 million, but this is due to the decrease in the overall general fund balance. Ms. Fesperman reported that the City of Mount Holly has approximately eight months worth of fund balance for 2024. Ms. Fesperman reported that the general fund revenues went from $19.9 million to $24.6 million in the current fiscal year and the expenses went from $18.4 million to $23.3 million. Ms. Fesperman reported that the majority of the City's expenses come from public safety making up 40% followed by general government and capital outlay, both making up 16%. Ms. Fesperman stated that these top three expenditures make up 72% of the City's total expenses. Ms. Fesperman stated that the public safety department expenses went from $6.9 million to $9.2 million, which was an increase of approximately $2.3 million or 33.46 % which is mainly due to an increase of salaries and benefits in the current year. Ms. Fesperman reported the capital outlay went from $3.1 million to $3.6 million, which is an increase of approximately 17.5% and this was due to the purchase of a fire truck and several other vehicles in the current year. Ms. Fesperman reported that the water sewer fund's operating revenues increased approximately 3%, which is comparable to the prior year. Ms. Fesperman reported that the debt services increased approximately 75% and this is due to the issuance of new debt in the current year. Ms. Fesperman reported that the operating income decreased $697,000 due to the increase in debt services. Ms. Fesperman reported data from the LGC looking at the liquid assets over the current liabilities that show a consistent decrease. Ms. Fesperman stated that this ratio measures how many times current assets are able to cover current liabilities or the ability to meet short-term liabilities and the City can cover its current liabilities with current assets 1.05 times. Ms. Fesperman stated that the LGC is normally concerned with a rate below 1.0 so you are still above that and the reason for the decrease is due to a large advance from grantors that were received in the prior year for future projects. Ms. Fesperman reported that the operating net income excluding depreciation and debt service principle and in 2024 that was $5.5 million. Ms. Fesperman stated that a negative balance would indicate that rates are not covering the operating expenses, but the City has a positive balance. Ms. Festerman reported that in the current year the City had one performance indicator, which was the water sewer capital asset conditions ratio at .43 and this ratio calculates the remaining useful life of your current assets. Ms. Fesperman reported that a remaining useful life with a value less than .5 may signal that the City would need to replace the asset in the near future. Ms. Fesperman stated that while this is not a finding, the City would need to keep an eye on this and provide the LGC an action plan within 60 days of this presentation. Ms. Fesperman reported that the City did have one finding in the current year which was concerning procurement for Powell Bill funds, and this was the first year that this program was considered a major program under the state audit but single audit status. Ms. Fesperman confirmed that Finance Director Woods and City Management have addressed this issue with a corrective action plan. Ms. Fesperman gave financial updates for Tourism Development Authority (TDA), which showed a revenue increase from $196,000 to $201,000 while the expenses went from $169,000 to $189,000. Ms. Fesperman reported that the occupancy tax increased by 2% and expenses increased by 12% in the current year. Ms. Fesperman reported that the fund balance had an increase in the current year of $12,000. Ms. Fesperman concluded the presentation.

Councilman Meadows asked for clarification regarding the assets and the ratio and if the decommissioning of the wastewater treatment plant is our biggest issue. City Manager Blanton confirmed that the issue is with the depreciation of the older equipment that this being used at the wastewater treatment plant and that the issues will be resolved once it goes offline in the next eighteen months.

Councilman Meadows asked what the corrective action plan would be regarding the Powell Bill procurement finding. Mr. Blanton reported that this is the first year that the Powell Bill has been considered a major fund and that the issue was that the City had utilized one contractor for multiple projects and when those projects were combined, they met the threshold for what needed to be formally bid out. Mr. Blanton stated that the corrective action would be for the City to put an RFQ/RFP together for on-call services going through the vetting process in order to be able to have one contractor on standby to help provide those services. Mr. Blanton confirmed that the City worked with the auditing company and the LGC (Local Government Commission) and they were satisfied with that corrective action.

Councilman Meadows confirmed that instead of calling on contractors for miscellaneous issues, the City is going to go through a public process, select the firm that will provide those services and that will satisfy the procurement requirements going forward so the amounts will not be an issue cumulatively. Councilman Meadows stated that the Finance Team does an amazing job as is evidenced by the report this year.

PUBLIC COMMENT-Three (3) Minute Limit

Mayor Moore confirmed that no one signed up to speak at public comment.

OLD BUSINESS

1. Riverbend Access Area Discussion ***Mark Jusko***

Mr. Blanton reviewed that this was discussed by the Council at the August 26, 2024 and the September 9, 2024 meetings. Mr. Blanton stated that he submitted a non-binding letter of agreement that was signed on September 23, 2024 indicating that the City was interested in pursuing a 30-year lease for these sixty-eight acres of Riverbend access area owned by Duke Energy. Mr. Blanton stated that this letter provided that if no agreement was reached by December 31, 2024, we would forego that opportunity. Mr. Blanton confirmed that this is not an annexation project and that all sixty-eight acres are within the city limits of Mount Holly, and we are currently responding to calls for service. Mr. Blanton updated the Council that they have researched the possibility of partnering with Gaston County and to date have not been able to find any interest from Gaston County.

Mr. Jusko confirmed that the boat landing for this area would not be part of the lease and that the day-use area would include the beach, the swim area, trails, bank fishing, fishing pier parking and the restroom facilities. Mr. Jusko confirmed that Duke Energy will be constructing this whether the City decides to lease it from them or not.

Councilman Meadows made a motion to approve leasing the Riverbend access area from Duke Energy. Councilman Hough seconded the motion. ***The motion passes 4-2.***

Councilman Meadows, Councilman Hough, Mayor Pro Tem Shoemaker, Councilman Craig all voted in favor.

Councilwoman Harris and Councilman Reeves voted against.

NEW BUSINESS

1. Call for a public hearing to consider rezoning a portion of a 1.44-acre tract of land, located at 501 Belmont-Mount Holly Road, Tax Parcel ID # 183899, from B-3 General Business to R-12 Single Family, as submitted by Billy Rick.

This item was moved from the Consent Agenda in order for Councilman Craig to recuse himself from this vote.

Councilman Craig recused himself from this vote. Councilman Hough made a motion to approve the call for a public hearing to consider rezoning a portion of a 1.44-acre tract of land, located at 501 Belmont-Mount Holly Road, Tax Parcel ID # 183899, from B-3 General Business to R-12 Single Family, as submitted by Billy Rick. Councilman Meadows seconded the motion.

All Council members present, and voting voted in favor 5-0. (Motion Carried)

2. Approval of the Reappointments of Teraseta Ellerbe & Rodney Williams to the Planning Commission for a Three-year Term Ending on December 9, 2027.

Councilman Craig stated that this topic had been brought up in past meetings to be discussed. Councilman Craig stated that he would like to discuss having a term tenure and how we select and reappoint committee members.

Councilman Meadows stated that the idea is to have a uniform process with a standard procedure. Councilman Meadows stated that this came up when the Council passed an ordinance for appointing a City Council member and that this should follow a similar process and procedure. Councilman Meadows stated that the structure that he is familiar with is that it is a Council approval and not necessarily a board approval of who gets selected for the board or committee. Councilman Meadows stated that this process is usually managed by the City Clerk and follows a very similar process that Mrs. Anders walked the Council through for appointing City Council members where there are nominations from the Council and a subsequent voting process. Councilman Meadows stated that he is not challenging the current appointments, but that the City needs to be exploring alternatives to making the process uniform and to provide as many opportunities to serve as possible.

Councilwoman Harris stated that Recreation Commission has challenges with retention and reliability of those that say they would like to be on the Commission. Councilwoman Harris stated that they are welcoming of new members, but they have historically not been committed. Councilman Craig stated that they cannot base the future on the past but recommends coming up with a solution.

Jonathan Blanton stated that the City has made great strides since the spring when this was initially discussed. Mr. Blanton stated that Mr. Lowe and Mr. Beal did a great job putting together rules of procedure for our Planning Commission which the Council did adopt. Mr. Blanton stated that we can certainly take a look at specifics to include how the recommendation comes to the Council. Mr. Blanton reviewed the reorganization that was done for the TDA (Tourism Development Authority) that included expanding the board with new members. Mr. Blanton noted that the Council made some appointments to the ABC Commission. Mr. Blanton stated that the Clerk's Office has done a tremendous job working with these organizations over the last six months cataloging their rules of procedures as recently as last month when we were evaluating the ABC Commission. Mr. Blanton noted that with this tonight, there will be one open seat on the Planning Commission. Mr. Blanton stated that there are three open seats that will be coming up this month, two incumbents that are seeking to be reappointed, and there will be a vacant seat. Mr. Blanton encouraged anyone that has an interest in serving to let it be known. Mr. Blanton stated that we have discussed creating a master list of those that may be interested in serving for when there are vacancies. Mr. Blanton reviewed the process stating that some of the committees are by ordinance such as the Recreation Commission, TDA, and the Planning Commission, which are all prescribed by ordinance. Mr. Blanton explained that there are other advisory committees that are created by the Council. Mr. Blanton confirmed what Councilman Meadows stated and that these appointments are all subject to the approval of the Council.

Councilman Meadows stated that he would like to have this conversation as a stand-alone conversation about the process for all the committees and not when there are people being discussed for appointments. Councilman Meadows stated that he would like to know what other cities are doing.

Councilman Hough made a motion to reappoint Teraseta Ellerbe & Rodney Williams to the Planning Commission for a three-year term ending on December 9, 2027. Councilwoman Harris seconded the motion. *All Council members present voted in favor. (Motion Carried)*

1. Manager Report ***Jonathan Blanton***

Mr. Blanton reported that it is an exciting time to be in Mount Holly noting that the Miracle on Main Event was a success, and that Santa will be visiting the Grand Hall. Mr. Blanton reminded the Council and the public that the Christmas parade will be this Saturday, December 14, 2024 at 5:30 pm. Mr. Blanton reminded everyone that the Municipal Complex will be closed December 24, 25, and 26 for the Christmas holidays and then again on January 1, 2025. Mr. Blanton reported that there will be a delay in residential garbage pickup. Mr. Blanton thanked our Streets and Solid Waste workers as well as all of our Utility, Fire, and Police workers for working during the holidays. Mr. Blanton commented on the financial audit by stating that there was a note regarding a decrease in the general fund and that this decrease was planned. Mr. Blanton sat in the audience in November 2023, not as a City Manager but as someone whose employment agreement was being deliberated by the Council and Councilman Hough stated that the City was going to be committed to bringing that fund balance down as a commitment to financial responsibility and we did just that. Mr. Blanton stated that the City has funded many capital projects, and we are going to continue to promote financial stability by ensuring that we have enough money in the fund balance to fund these capital projects. Mr. Blanton reported that sales tax and investment earnings have grown. Mr. Blanton stated that we have had an incredible year and that is a testament to our award-winning Finance staff. Mr. Blanton stated that there was a note about the water and sewer rates and noted that the City is bridging that gap by adopting and soon implementing a 5-year rate plan which will continue to bridge that deficit the revenue and the expenses in the Utility fund. Mr. Blanton stated that the City's corrective actions regarding the Powell Bill have been accepted by the Local Government Commission. Mr. Blanton stated that he is confident that this will not be an issue moving forward. Mr. Blanton stated that he has received inquiries about the recycling program and that the planned course of action that we intend to bring to the Council is to surplus those blue cans as there has been a need form Gaston County for additional blue cans as well as our friends in the western region of North Carolina. Mr. Blanton stated that there will be an informative campaign brought to the Council for review that will let our residents know that they can put their blue cans out to be picked up.

Councilman Meadows asked Mr. Blanton for an update on the Stanley water agreement.

CITY OF MOUNT HOLLY

CITY COUNCIL MEETING MINUTES

MONDAY, DECEMBER 9, 2024

COUNCIL CHAMBERS

7:00 PM

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S 143-318.11 (a) (3 and 5)

Mayor Moore entertained a motion to go out of the regular meeting and into closed session pursuant to N.C.G.S 143-318.11 (a) (3 and 5).

Motion: Councilman Craig made a motion to go out of the regular meeting and into closed session at 8:16 pm. Mayor Pro Tem Shoemaker seconded the motion.

All Council members present voted in favor. (Motion Carried)

Motion: Councilman Hough made a motion to come out of closed session and back into the regular meeting at 9:09 pm. Councilman Meadows seconded the motion.

All Council members present voted in favor. (Motion Carried)

ADJOURN

With no additional items for discussion, Mayor Moore entertained a motion to adjourn the December 9, 2024 City Council meeting.

Motion: Councilman Hough made a motion to adjourn the December 9, 2024 City Council meeting at 9:10 pm. Councilman Reeves seconded the motion.

All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 9:10 pm.

Draft: 12/9/2024_td
Approved:

Regular Meeting
Agenda Action Form

Meeting Date	From
January 13, 2025	Tara Douglas, City Clerk City Clerk

CONSENT AGENDA Item # 4

Approval of the Minutes from December 9, 2024 Closed Session

Will this require a public hearing?

No

Background/Purpose of Request

Per the internal staff policy shared with Council, approval of closed session minutes will be part of the consent agenda. A copy of the minutes will be provided under a separate cover to the Council as part of the closed session information packet.

Fiscal Impact

Will Item affect current budget?
Reviewed by Finance Director?
Preaudit Certification Required?
Capital Project Ordinance Required?
Budget Transfer Required?
Total City Dollars:
Budget Code:
Reviewed by City Attorney?

Manager/Staff Recommendation

Attachments

None

Regular Meeting
Agenda Action Form

Meeting Date	From
January 13, 2025	Paul Lowe, Assistant Planning Director Planning

PRESENTATIONS Item # 1

Consideration and approval of the final design for the Bee Art Expansion Project (Murals)

Will this require a public hearing?

No

Background/Purpose of Request

Staff is working to expand the recently completed bee art project that was funded by the TDA. This project will see six mini-bee themed murals installed between S Alexander Street and S Main Street along Catawba Avenue. The PAAC considered this item at their December 18th meeting, and voted to recommend approving the proposed designs that were developed by artists Maria Campagna & Johari Huggins, who will produce three of the mini murals each. If the designs are approved, staff is looking to have this project completed by the end of February.

Fiscal Impact

Will Item affect current budget?	Yes
Reviewed by Finance Director?	
Preaudit Certification Required?	
Capital Project Ordinance Required?	
Budget Transfer Required?	
Total City Dollars:	$1,500 ($250 per mural)
Budget Code:	10-40-4910-603
Reviewed by City Attorney?	Yes

Manager/Staff Recommendation

Approve the proposed designs associated with the bee art expansion project.

Attachments

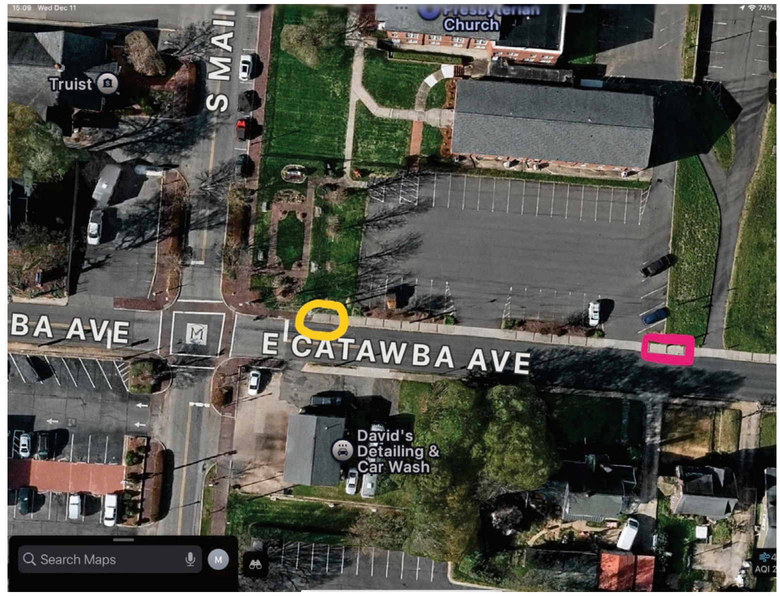
1. Proposed Designs Bee Murals

Maria Campagna,
locations in yellow.

Johari Huggins,
locations in pink.

Map of Locations.


E CATAWBA AVE
E CATAWBA AVE
Search Maps


Presbyterian Church
Truist
S MAIN
BA AVE
E CATAWBA AVE
David's Detailing & Car Wash
Search Maps

Regular Meeting
Agenda Action Form

Meeting Date	From
January 13, 2025	Greg Beal, Planning Director Planning

PUBLIC HEARING Item # 1

Public hearing to consider rezoning a portion of a 1.44-acre tract of land (GIS), located at 501 Belmont-Mount Holly Road, Tax Parcel ID # 183899, from B-3 General Business to R-12 Single Family, as submitted by Billy Rick

Will this require a public hearing?

Yes

Background/Purpose of Request

The lot-of-record is 1.44 acres in size, according to GIS, but the survey reveals that it totals 2.13 acres of land with four proposed parcels. The applicant, Billy Rick's intent is to 1) apply for a rezoning to have the back-portion of this rezoned to R-12 Single Family for three, conforming lots; 2) keep the frontage lot as B-3 General Business; and 3) renovate the current nonconforming single-family home to an approved office/commercial use. Typically, the City has been opposed to rezoning commercial land for residential uses, but the City has done so in the past for subdivided lots. The first question one may ask is, “What is the benefit here? Currently, the home is being utilized as a residence, and the current tax value of $317,000 likely reflects a non-commercial use. While the City could certainly have another entity purchase this land in the future for a strictly business use, what would be the potential impacts?   Staff received a call some time ago about the possibility of a gas station on this lot or in this area, and if proposed, it would be permitted for such use. There are a variety of B-3 uses that may not be compatible with the surrounding homes. Another example could be a contractor’s office with open storage, and this would be allowed. That storage, while screened, could extend down and along Logan Lane. Also, Logan Lane is a one-way street during school hours, and this has dissuaded certain businesses in the past from looking at this lot. If approved, Mr. Rick would build three residential single-family homes, of $500,000 or more each, in this area, which would add to the overall tax value. He would also convert the fronting, existing home into an office/commercial use, which would make it conforming and likely with added improvements, increase the overall value of this parcel and the current renovated and converted home, as again, it is being utilized as a residence. Please reference the Statement of Consistency (attached) to show conformance with the Land Use Plan, which served as a basis for the Planning Commission recommendation to approve the rezoning.

Fiscal Impact

Will Item affect current budget?
Reviewed by Finance Director?
Preaudit Certification Required?

Capital Project Ordinance Required?
Budget Transfer Required?
Total City Dollars:
Budget Code:
Reviewed by City Attorney?

Manager/Staff Recommendation

The Planning Commission held a public hearing on this matter on Monday, January 6th at 6:30 PM. No one from the public spoke at the hearing. The Planning Commission made a unanimous recommendation (7-0) that City Council approve the rezoning to R-12 SF from B-3 General Business for the rear portion of the lot, as noted on the attached survey.

Attachments

1. 501 Belmont-Mount Holly Rd._Rezoning Application (R-25-1)
2. 501 Belmont-Mount Holly Rd._Land Use Plan Docs
3. 501 Belmont-Mount Holly Rd._Survey
4. 501 Belmont-Mount Holly Rd._Legal Ad Notice
5. Statement of Consistency_501 Belmont-Mount Holly Rd. Rezoning_Signed

MOUNT HOLLY
PLANNING AND DEVELOPMENT

Planning Commission
Rezoning Application

Date Submitted: 11/25/24

Fee: 2-Acres or less **$300.00** X
2-10 Acres **$400.00** ____
10 +Acres **$600.00** ____

Case Number R-25-1

Provide the required information as indicated below. *Pursuant to the Zoning Ordinance, this application will not be processed until application fees are paid; the form below is completed & signed; & all required maps, plans & documents have been submitted to the satisfaction of the Administrator. A pre application meeting with Planning staff is required. Scheduling for the Planning Commission agenda will be based on the determination of a complete application submittal.*

Pursuant to Section 14.2 B-2 of the Zoning Ordinance, the undersigned herby requests Mount Holly to rezone the property described below from the B3 zoning district to the R12 zoning district.

Said property is located 501 Belmont Mt Holly Rd

in Southpoint Township Township; Being a total of: 1.44 acres.

Further referenced by the Gaston County Tax Department as:

Tax Parcel # 183899 | Tax Parcel # ____
Tax Parcel # ____ | Tax Parcel # ____
Tax Parcel # ____ | Tax Parcel # ____

Check One:

- [ ] The property requested for rezoning is an entire parcel or parcels as shown on the Gaston County Tax Map.
- [X] The property requested for rezoning is a portion of a parcel or parcels as shown on the Gaston County Tax Map; a written legal description of the property and/or a map are attached.

Check One:

- [ ] The applicant is the property owner(s)
- [ ] The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
- [X] The applicant has an option to purchase or lease the property; a copy of the offer to purchase or lease to be submitted if the owner's signature is not provided (financial figures may be deleted).
- [ ] The applicant has no connection to the property owner and is requesting a third-party rezoning.

I hereby agree to conform to all applicable laws of the City of Mount Holly and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Mount Holly Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

YOU OR SOMEONE REPRESENTING YOU MUST BE PRESENT AT THE PUBLIC HEARING

Submitted by

Property Owner Signature	B Rick — Representative/Applicant Signature (if applicable)
Name	Billy J Rick RTR Renovations — Name
Mailing Address	PO Box 1 — Mailing Address
City, State and Zip Code	Mt Holly, NC 28120 — City, State and Zip Code
Phone Number / Email Address	704-506-4846 billy.rick@rtrrenovations.com — Phone Number / Email Address

Placetypes

NEIGHBORHOOD CENTER

Neighborhood Centers are smaller-scale, mixed-use areas suitable for locations that maximize the market potential of nearby residences and traffic along thoroughfares. These centers incorporate a variety of residential uses developed around a concentration of retail and commercial uses that leverage major transportation corridors that travel through the centers. The scale of a Neighborhood Center will depend on market dynamics and the purchasing power of surrounding neighborhoods.

Intent

- Incorporate neighborhood-serving commercial uses (e.g., grocery stores, restaurants, shops, and services) in a nodal design.
- Encourage higher-density residential uses, such as small lot single family homes, townhomes, and apartments, in proximity to neighborhood-scale retail.
- Offer a different development style with a service area of one to two miles.

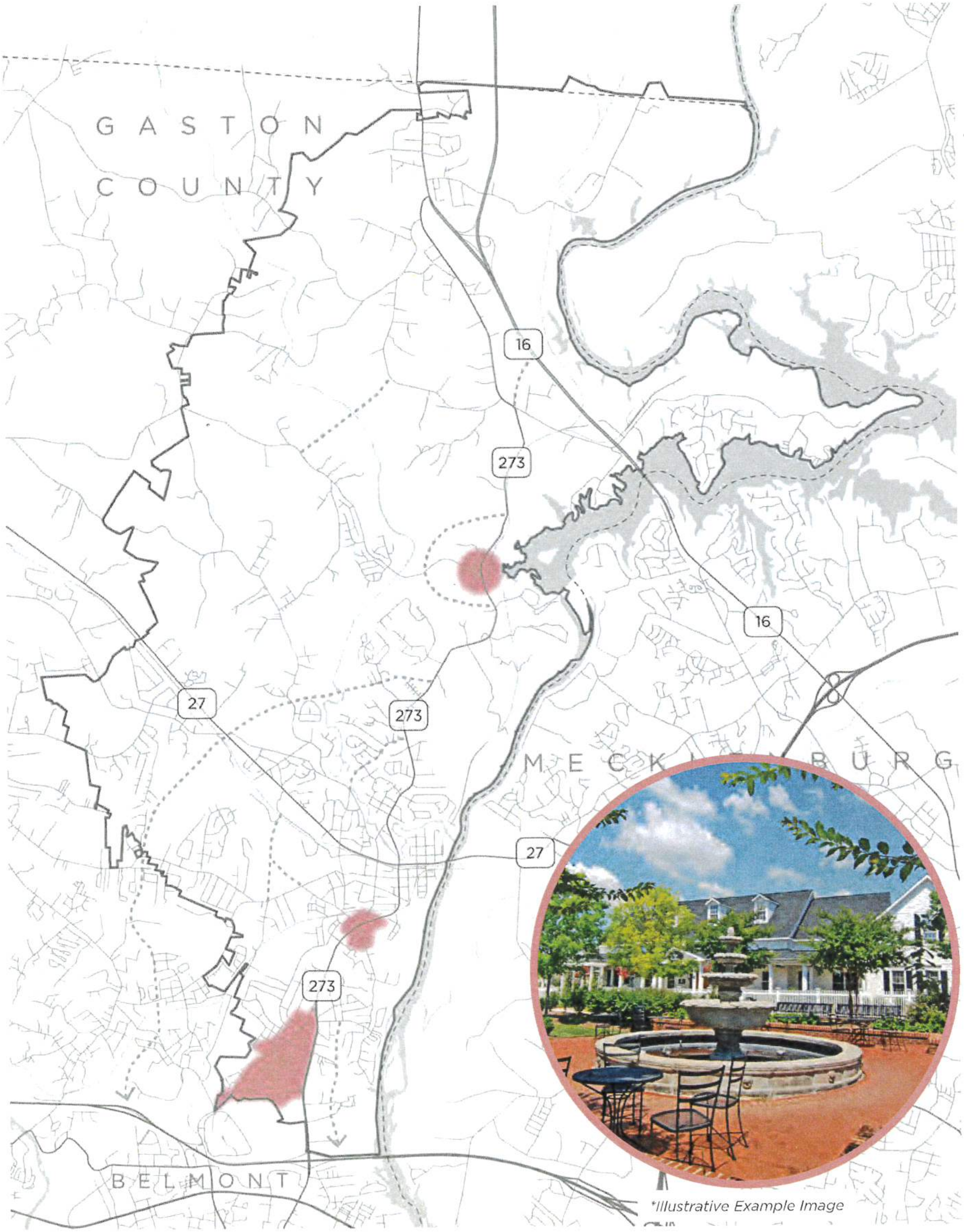
Mix of Uses

NC 16 & NC 273	Retail | Office | Service
Sandy Ford & NC 273	Retail | Office | Service | Light Manufacturing
South Main & Tuckaseege	Retail | Office | Service
Catawba Heights	Retail | Office | Service

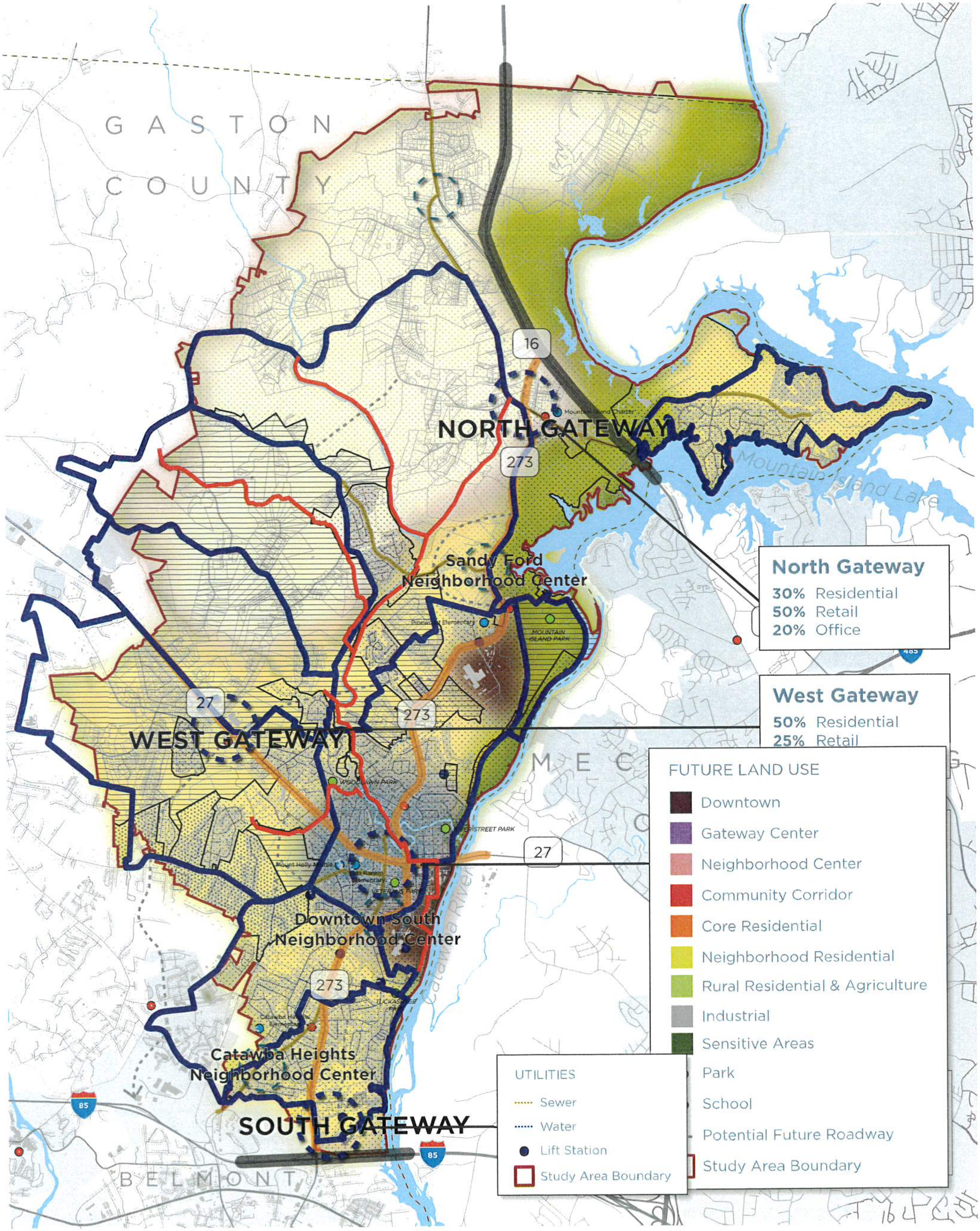
Characteristics

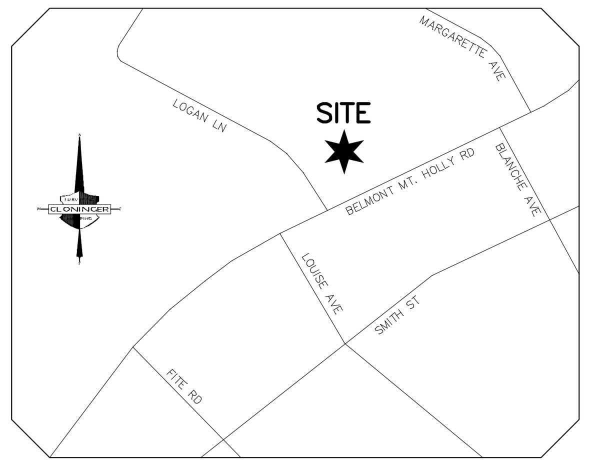
Land Use	Building Form	*Fronting public street*
	Building Height (typical)	*35' to 50'*
	Residential Density	*Varies by center*
	Non-Residential Intensity	*25-70%*
	Lot Coverage (typical)	*50%*
Transportation	Transportation Options	*Auto, Bicycle, Pedestrian*
	Access & Connectivity	*Limit Curb Cuts*
	Parking Provision	*On-Site, Side & Rear*

PLACE TYPE LOCATION MAP



*Illustrative Example Image


GASTON COUNTY
NORTH GATEWAY
Sandy Ford Neighborhood Center
WEST GATEWAY
Downtown South Neighborhood Center
Catawba Heights Neighborhood Center
SOUTH GATEWAY
BELMONT
Mountain Island Lake
Catawba River
16
273
27
85
North Gateway
30% Residential
50% Retail
20% Office
West Gateway
50% Residential
25% Retail
FUTURE LAND USE
Downtown
Gateway Center
Neighborhood Center
Community Corridor
Core Residential
Neighborhood Residential
Rural Residential & Agriculture
Industrial
Sensitive Areas
Park
School
Potential Future Roadway
Study Area Boundary
UTILITIES
Sewer
Water
Lift Station
Study Area Boundary



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
COUNTY OF GASTON
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1: 10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF , A.D., 2023.

PRELIMINARY

PROFESSIONAL LAND SURVEYOR *DATE*

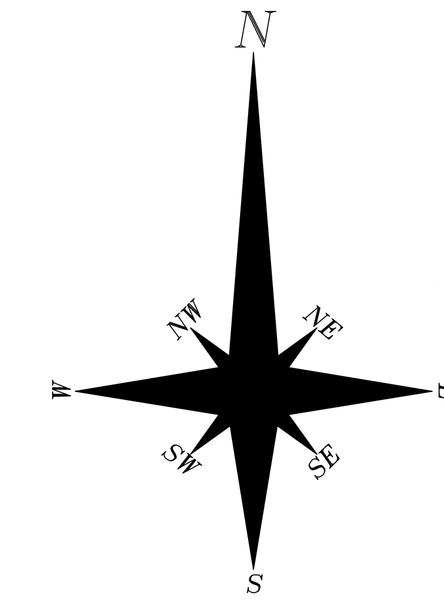
SURVEYOR'S CERTIFICATE:

I, MICHAEL L. CLONINGER, A PROFESSIONAL LAND SURVEYOR, NCPLS L-4430 CERTIFY TO ONE OR MORE OF THE FOLLOWING:

- [x] *A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.*
- [ ] *B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO ORDINANCE THAT REGULATES PARCELS OF LAND.*
- [ ] *C. THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.*
- [ ] *D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION.*
- [ ] *E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.*

Michael L Cloninger NCPLS L-3190

NORTH CAROLINA
GASTON COUNTY
I, ________________, REGISTER OF DEEDS, IN AND FOR THE AFORESAID COUNTY AND STARE HERBY CERTIFY THIS TO BE A TRUE COPY OF DOCUMENT WHICH IS RECORDED IN BOOK ________., PAGE________ WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF ________, 20____
REGISTER OF DEEDS
BY:____________________________________
ASSISTANT/DEPUTY



CORPORATE OWNER
Know all men by these present that ____________________certifies that he is the President or Vice President of ____________________and that this corporation as the owner of the property so indicated hereon, and that is does hereby dedicated to public use as streets, alleys, walks, parks, playgrounds, open spaces, and easements forever for all areas as shown or indicated on said plat.
This, The ______________Day of__________, Year ____________

(name of corporation)
(affix corporate seal)
Attest

President or Vice President

(Ass't) Secretary, (Asst.) Cashier

NOTES:

1.) BUILDING SETBACK LINES ARE AS SHOWN HEREON.
PROPERTY IS ZONED B-3.
15' FROM FRONT LOT LINE OR ROAD R/W
25' FROM REAR LOT LINE
0' FROM SIDE LOT LINE

R-12 ZONE SETBACKS
35' FROM FRONT LOT LINE OR ROAD R/W
30' FROM REAR LOT LINE
12' FROM SIDE LOT LINE

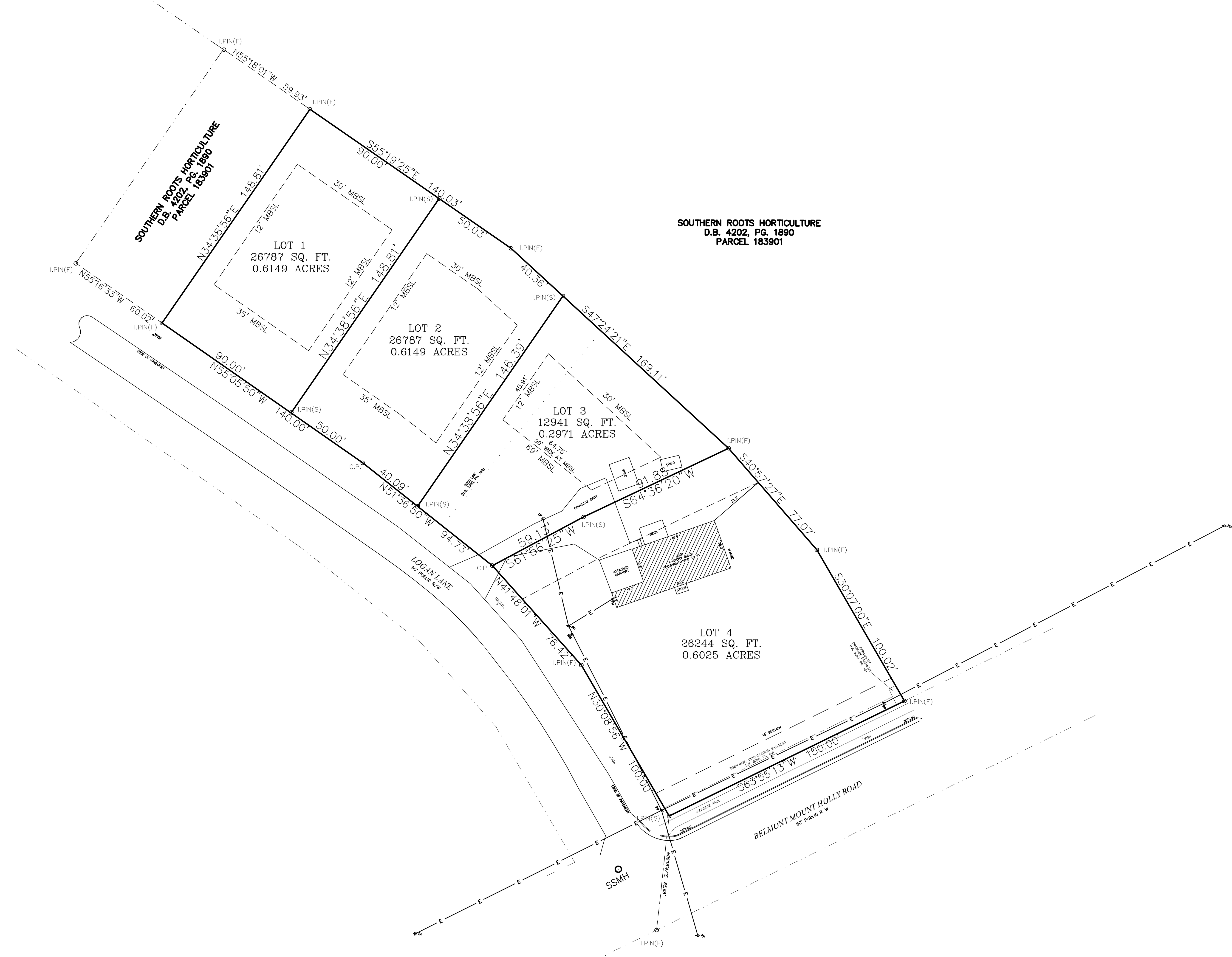
2.) DENOTES CONTROL CORNER

3.) DENOTES IRON PIN (AT ALL LOT CORNERS).

4) PROPERTY IS NOT WITHIN 2000' OF AN NCGS MONUMENT

5) ALL DISTANCES HORIZONTAL GROUD UNLESS OTHERWISE NOTED

6) PROPERTY LOCATED WITHIN THE SOUTH FORK WATERSHED.



I, ______________________________ Review Officer of Gaston County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date

North Carolina
____________ County

This day ________________________ personally came before me who being by me duly sworn, says that he is the (Vice) President of __________________, and that the foregoing instrumnet in writing is the corporate seal of the company and that said writing was signed and sealed by him on behalf of the corporation, By its authority duly given, and he acknowledged the said writing to be the act and deed ot the corporation.

Witness My hand and Notarial Seal, The __________Day of ______________ Year ______.

Notary Public
My Commission Expires:______________

NOTES: SURVEY MADE USING EXISTING PHYSICAL EVIDENCE FOUND AT TIME OF SURVEY.

SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT-OF-WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN HEREON.

SUBDIVISION PLAN
OF
COUNTY PARCEL NO. 183899
TOTAL AREA 1.5145 ACRES
FOR
RTR RENOVATIONS LLC
TOWN OF MT. HOLLY
GASTONY, N.C.

TAX ID. NO. 183899 FILE # 4611 BILLY RICK

40 20 0 40 80 120
SCALE IN FEET

LEGEND
LINES SURVEYED
LINES NOT SURVEYED
ALL CORNERS ARE AS NOTED
N.T.S. NOT TO SCALE
C.P. CALCULATED POINT
OVERHEAD UTILITY LINES
UTILITY POLE
METAL FENCE
WOODEN FENCE
SEWER MANHOLE
MBSL – MINIMUM BUILDING SETBACK LINE
I.PIN(S) – IRON PIN SET
I.PIN(F) – IRON PIN FOUND
I. – IRON CMF – CONCRETE MONUMENT(F)
(F) FOUND
(S) SET

RETURN TO:
CLONINGER BELL
SURVEYING & MAPPING, PLLC
107 RIVERSIDE DR.
MCADENVILLE, NC 28101
704.864.9007
LICENSE P-2326

OWNERS
CAMELOT STABLE ESTATES LLC
156 LAKE MIST DRIVE
BELMONT, NC 28012

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT *LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED* SEPTEMBER 15, 2024.
COMMUNITY PANEL NO: 3710359600L & 3710359500M

CLONINGER BELL
SURVEYING & MAPPING, PLLC
107 RIVERSIDE DR.
MCADENVILLE, NC 28101
704.864.9007
LICENSE P-2326

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.
ADH	MLC		1"=40'	NOVEMBER 13, 2024	4611

LOCALiQ
StarNews | The Dispatch | Times-News
Sun Journal | The Daily News | The Star
The Free Press | Gaston Gazette

PO Box 631697 Cincinnati, OH 45263-1697

AFFIDAVIT OF PUBLICATION

City Of Mount Holly
P.O. Box 406
Mt. Holly NC 28120

STATE OF NORTH CAROLINA, COUNTY OF GASTON

The Gaston Gazette, a newspaper printed and published in the city of Gastonia, and of general circulation in the County of Gaston, State of North Carolina, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated:

11/08/2024, 11/15/2024

and that the fees charged are legal.
Sworn to and subscribed before on 11/15/2024

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$188.60	
Tax Amount:	$0.00	
Payment Cost:	$188.60	
Order No:	10750309	# of Copies:
Customer No:	511857	0
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARINGS BEFORE THE MOUNT HOLLY CITY COUNCIL & PLANNING COMMISSION

The City of Mount Holly City Council will hold a public hearing on Monday, November 18, 2024 at 7:00 PM at the Municipal Complex, located at 400 East Central Avenue. The purpose of this hearing is to consider a proposed text amendment to Chapter 6.5 Retail Trade Uses, as well as Chapter 3.26 Definitions, in the Zoning Ordinance, to allow for the retail sale of prepared foods in the Office & Institutional (O&I) Zoning District, as submitted by Kristen Robeson. The Mount Holly Planning Commission will also hold a public hearing on Monday, November 18, 2024, at 6:00 PM to consider the aforementioned text amendment to the City's Zoning Ordinance. This meeting will also be held at the Municipal Complex. All interested parties are encouraged to attend both public hearings, where an opportunity to be heard will be given. For more information, please call the Planning Department at (704) 951-3012.

November 8, 15 2024

LWLM0188307

MOUNT HOLLY
Connecting Community & Nature

Statement of Consistency

In considering the request associated with application R-25-1, to rezone a portion of the 2.13-acre tract of land, located at 501 Belmont-Mount Holly Road, Parcel ID # 183899, from B-3 General Business to R-12 Single-Family, the Mount Holly Planning Commission finds the petition to be a reasonable request and in the public interest. It further finds it to be consistent with the Land Use Plan because:

- The rezoning is consistent with the Place Type of the Catawba Heights Neighborhood Center in that it encourages infill single-family development, but rather than smaller lots, it creates three infill houses that are consistent with the surrounding R-12 SF zoning in the area, the latter of which was supported more so by the public during Land Use Plan surveys.
- The rezoning is consistent with Land Use Policy Goal # 3 to promote infill development and the clustering of growth in developed areas of the City as identified in the future land use map.
- The rezoning preserves the commercial corridor along Belmont-Mount Holly Road, where a new business is planned, as promoted under the Catawba Heights Neighborhood Center Place Type.
- Although not a conditional rezoning, the applicant has stated that he will build sidewalks for the infill homes and future business to connect to the new Belmont-Mount Holly Road rezoning, which is consistent with Mobility Policy Goal # 3 to promote a more walkable and pedestrian friendly environment to aid in the successful development and redevelopment of centers and corridors.
- The rezoning is consistent with Housing Policy Goal # 1 to promote a range of housing options, and Housing Policy Goal # 4 to maintain a safe and adequate supply of housing that varies in age and style.

This finding(s) is supported by a 7-0 vote by the Mount Holly City Council during its January 6, 2025 meeting.

DocuSigned by:
Teraseta Ellerbe POA
91FC6F8C5FBD420...

Teraseta Ellerbe, Chair

January 7, 2025
Date

Regular Meeting
Agenda Action Form

Meeting Date	From
January 13, 2025	Jonathan Blanton, City Manager City Management

NEW BUSINESS Item # 1

City Manager Report

Will this require a public hearing?

No

Background/Purpose of Request

City Manager to give an update to the City Council and the citizens

Fiscal Impact

Will Item affect current budget?
Reviewed by Finance Director?
Preaudit Certification Required?
Capital Project Ordinance Required?
Budget Transfer Required?
Total City Dollars:
Budget Code:
Reviewed by City Attorney?

Manager/Staff Recommendation

Attachments

None