

**CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL MEETING
MONDAY, February 14, 2022
COUNCIL CHAMBERS
7:00 PM**

Call to Order

Mayor Bryan Hough called the meeting to order at 7:00 pm.

The following were present:

Mayor Bryan Hough	Brian DuPont, Assistant City Manager
Mayor Pro Tem Phyllis Harris	Michelle Wood, Finance Director
Councilman Ivory Craig	Don Roper, Police Chief
Councilman Jeff Meadows	Brian Reagan, Deputy Police Chief
Councilman Moore	Ryan Baker, Fire Chief
Councilwoman Christina Pawlish	Tony Walker, Streets and Solid Waste Director
Councilwoman Lauren Shoemaker	David Johnson, City Engineer/Director of Utilities
Miles Braswell, City Manager	Mark Jusko, Recreation Supervisor
Marie M. Anders, City Attorney	Greg Beal, Planning Director

Invocation

Mayor Bryan Hough led the Council, staff and attendees in prayer.

Pledge of Allegiance

Councilman Ivory Craig led the Council, staff and attendees in the Pledge of Allegiance

SET THE AGENDA

Mayor Hough asked for changes to the agenda. Councilman Meadows asked that #4 on the consent agenda Call for a public hearing to consider a modification to the development agreement for 725 Elm Street be removed and put under old business. With no additional changes to the agenda Councilman Moore made the motion to approve the agenda as amended. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. (Motion carried) closed session

Mayor Hough realized that closed session needs to include #6 of the N.C.G.S 143-318.11 (a) along with 3 and 5 to discuss personnel. Councilman Moore made a motion to approved the 2nd amended agenda. Mayor Pro Tem Harris seconded the motion. All Council Members voted in favor. (Motion carried)

CONSENT AGENDA

1. Approval of Budget Amendment
 - Police—Allocate funds to replace an existing canine (Hondo)
2. Approval of the Release of Brookline's financial guarantee for Beatty Woods
3. Approval of a letter of credit reduction request by True Homes for Kendrick Farms Phase 4
4. Approval of the Conflict of Interest Policy
5. Approval of Minutes of the January 24, 2022 Council Work Session Meeting

Councilman Meadows made a motion to approve the consent agenda. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

PRESENTATIONS

1. Presentation of Springfest Golf tournament proceeds to CRO

Mrs. Cheri Love presented the CRO a check for \$1500 from the proceeds for the Springfest Golf Tournament
2. Special Recognition for Fire Department

Chief Baker recognized Eddie Summerlin for serving 40 years of service as the Assistant Chief of the Volunteer Fire Department. Mr. Summerlin was presented with a golden axe and Mayor Hough presented a resolution in his honor.

3. Presentation on the Mount Holly-Charlotte Water PS and FM Project

Mr. Johnson advised that Charlotte Water is permitted and onsite in the beginning stages of the project. Mr. Johnson introduced representatives from Charlotte Water that were present for the presentation, Angela Charles, Ron Hargrove and Nicole Bartlett. At this time, Mr. Derek Dixon took over the lead on the presentation and gave the details of the project. He advised that the flow from Mount Holly will be pushed to Charlotte and treated. Charlotte Water has mobilized and is clearing the property and erosion control has commenced. The lay down yard has been one of the major challenges with this project however a deal has been worked out with A and E for 5 acres to use as a lay down yard.

PUBLIC HEARING

1. Public Hearing to consider rezoning a 0.41-acre tract of land, Gaston County Parcel ID # 227246, located to rear and adjacent to Mount Holly Farm Supply, from R-12 SF to B-2 Neighborhood Business

Mr. Livingston advises that Mount Holly Farm Supply is requesting that a parcel of property in the back and adjacent to their property be rezoned to change the use so it can be used for additional parking and storage. He advised that the Planning Commission voted unanimously to approve.

Mayor Pro Tem Harris made a motion to open the public hearing to consider rezoning a 0.41-acre tract of land, Gaston County Parcel ID # 227246, located to rear and adjacent to Mount Holly Farm Supply, from R-12 SF to B-2 Neighborhood Business. Councilman Meadows seconded the motion. All Council Members present voted in favor. (Motion Carried)

Andy Kistler, 1010 South Main Street. Mr. Kistler came before Council to express his opposition to the rezoning request. He advised that it would devalue the adjoining property. He also had concerns in regard to the noise it will create and the safety in the area as the Tractor Supply has been broken into in the past.

With no one else signed up to speak Mayor Pro Tem Harris made a motion to come out of the public hearing. Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilman Meadows made a motion to approve the rezoning a 0.41-acre tract of land, Gaston County Parcel ID # 227246, located to rear and adjacent to Mount Holly Farm Supply, from R-12 SF to B-2 Neighborhood Business. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried)

2. Public Hearing to Consider a Resolution Closing Portions of S. Lee Street, E. Catawba Avenue and S. Alexander Street

Mr. Beal advised that Council continued the Public Hearing from the last meeting to allow Duke Energy more time to research the request.

Mayor Pro Tem Harris made a motion to open the public hearing to consider a Resolution Closing Portions of S. Lee Street, E. Catawba Avenue and S. Alexander Street. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried) With no one signed Councilwoman Shoemaker made a motion to come out of the public hearing. Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilman Moore made a motion to approve closing portions of S. Lee Street, E. Catawba Avenue and S. Alexander Street. Mayor Pro Tem Harris seconded the motion. All Council Members voted in favor. (Motion carried)

3. Public Hearing to Consider a Resolution Closing a Portion of Park Avenue

Mr. Beal advised that the request to close a portion of Park Avenue came from Mr. Dimmer.

Mayor Pro Tem Harris made a motion to open the public hearing to consider a Resolution Closing Portions of Park Avenue. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

Cord Taylor, 100 Webb Street-Mr. Taylor came before Council in support of the proposed road closure. Greg Dimmer, 525 Short Street, Stanley NC, Mr. Dimmer came before the Council to thank Council and Staff for the help with the proposed project.

With no one else signed Councilman Moore made a motion to come out of the public hearing. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilman Craig made a motion to close the portion of Park Avenue. Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried)

4. Public Hearing to consider a proposed rezoning for a 33.69-acre tract, Parcel ID # 178067, located at 933 Old Hwy 27, from Conditional District Single Family to Conditional District Single Family

Councilman Meadows made a motion to open the public hearing to consider a proposed rezoning for a 33.69-acre tract, Parcel ID # 178067, located at 933 Old Hwy 27, from Conditional District Single Family to Conditional District Single Family. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion Carried) With no one signed Councilman Meadows made a motion to come out of the public hearing. Mayor Pro Tem Harris seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilwoman Shoemaker made a motion to approve the rezoning for a 33.69-acre tract, Parcel ID # 178067, located at 933 Old Hwy 27, from Conditional District Single Family to Conditional District Single Family. Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried)

PUBLIC COMMENT – Three (3) Minute Limit

No one was signed up to speak

OLD BUSINESS

1. Consideration and Approval of a Social District Ordinance *Chief Don Roper/Marie Anders*
Mayor Hough advised that since the last meeting staff has found out that the local nonprofits cannot sell alcohol in a social district, therefore Council agreed to bring this back at a later time once the laws change and the social district will not impact the nonprofits.
2. Call for a public hearing to consider a modification to the development agreement for 725 Elm Street
Councilman Meadows advised that he moved this from the consent agenda just as an update to the public. Mr. Braswell advised that OMB cannot get the parking to fit on the site. Therefore, OMB is proposing to do away with the warehouse and increase the size of the restaurant, kitchen and biergarten. The closing date is set for March 15th. Councilwoman Shoemaker made a motion to call for a public hearing to consider a modification to the development agreement for 725 Elm Street. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. (Motion carried)

NEW BUSINESS

1. Consideration and Approval of amendments to the Backflow and Cross Connection Control Ordinance
Councilwoman Shoemaker made a motion to approve the amendments to the Backflow and Cross Connection Control Ordinance. Councilman Moore seconded the motion. All Council Members voted in favor. (Motion carried)
2. Consideration and Approval of amendments to the Wastewater Enforcement Response Plan
Councilman Moore made a motion to approve the amendments to the Wastewater Enforcement Response Plan. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. (Motion carried)

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S 143-318.11 (a) (3, 5 and 6)
Councilwoman Shoemaker made the motion to enter into Closed Session Pursuant to N.C.G.S 143-318.11 (a)(3, 5 and 6) at 8:03 pm. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilwoman Pawlish made a motion to come out of closed session and back into regular session at 8:53 pm. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion carried)

Mayor Hough advised that no action was taken during closed session.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Moore made the motion to adjourn the February 14, 2022 Council Meeting. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 8:55 pm.