CITY OF MOUNT HOLLY

CITY COUNCIL MEETING MINUTES

MONDAY, FEBRUARY 12, 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	Brian Reagan, Police Chief
Councilman Jeff Meadows	Ryan Baker, Fire Chief
Councilman Bryan Hough ***ABSENT***	Greg Beal, Planning Director
Councilwoman Phyllis Harris	Tony Walker, Streets and Solid Waste Director
Councilman Kenneth Reeves	Robert Stewart, Deputy Utilities Director
Marie M. Anders, City Attorney	Mark Jusko, Recreation Supervisor
Danny Jackson, Consultant	Michelle Wood, Finance Director
Tara Douglas, City Clerk	Alexis Hill, Human Resources Director

INVOCATION

Pastor Mark Massey from True Light Tabernacle of Deliverance led the 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 entertained a motion to approve the agenda as presented. Mayor Pro Tem Shoemaker made a motion to approve the agenda as presented. Councilman Reeves seconded the motion.

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

CONSENT AGENDA

1. Call for a public hearing to consider approval of a third amendment to the development agreement with OMBMH, LLC
2. Approval for Arts on the Greenway to apply for a Glenn Foundation Grant
3. Approval of a Resolution Declaring Surplus Property

4. Approval of a Resolution Conveying Property to West Mecklenburg Fire Department
5. Approval of a Resolution Declaring Sale and Disposition of Property
6. Approval of Release of Letter of Credit for River Park Phase 7
7. Approval of a NCLM Cybersecurity Memorandum of Agreement and Resolution
8. Call for a public hearing to consider text amendment TA-24-1 to consider Animal Grooming to be allowed in the B-1 district with special conditions.
9. Approval of the updated Public Art Advisory Commission Rules of Procedure
10. Approval of the Council and Staff Committee Appointment Roster
11. Approval of Minutes from the January 22, 2024 Council Meeting
12. Approval of Minutes from the January 22, 2024 Closed Session

Mayor Moore entertained a motion to approve the consent agenda as presented. Councilwoman Harris made a motion to approve the consent agenda. Councilman Meadows seconded the motion.

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

PRESENTATIONS

1. Swearing in of Firefighters Aden Smith, Kieran Burke, Jerrod Willis, Gaetano Leone, and Josh Goforth

Chief Baker

Chief Baker introduced each Firefighter and gave a summary for why they want to be Firefighters. Chief Baker recognized the Mayor and City Council for approving the Firefighter positions that are being sworn in tonight. Mayor Moore administered the oath of office to the Firefighters. Mayor Moore invited the family members to pin the badges on the newly sworn Firefighters.

2. Discussion and Review of Bids for the Riverbend Water Tower

Willis Engineering/Utility Dept.

Mr. Blanton discussed the review of the Riverbend Water Tower project. Mr. Blanton stated that both Robert Stewart and Chuck Willis were here this evening to answer any additional questions. Mr. Blanton stated that the Council budgeted $3.8 million dollars for the construction of a new water tower in the Riverbend district this fiscal year. Mr. Blanton stated that this was put to bid in December 2023 and those bids were submitted to the City with the lowest bid being approximately $4.2 million dollars. Mr. Blanton stated that this is approximately $726,000 more than what had been budgeted for. Mr. Blanton stated that the staff has worked with both the engineers and the finance department to confirm the best way to pursue this project. Mr. Blanton stated that if the Council is still interested, staff would continue as is with the bid being awarding to the lowest bidder and then continuing to the next fiscal year with budgeting the remaining amount that is needed to move forward with the project. Mr. Stewart discussed the timeline and the regulatory permitting for the project to date that determined the current costs. Mayor Moore stated that the price of steel is continually rising. Mr. Willis stated that unfortunately, the price escalation is not inconsistent with the entire construction industry and utility projects. Mayor Pro Tem Shoemaker asked Mr. Willis about the approximate timeline for the tank construction. Mr. Willis stated that the estimated timeline is 18 to 24 months before completion. Councilman Meadows asked about the budgeting process. Mr. Blanton stated the there has been $3.8 million dollars budgeted for fiscal year 2024 and that any monies not spent would roll over into fiscal year 2025. Mr. Blanton stated that we would also budget for the deficit that was discussed as well. Mr. Blanton stated that we would be going across multiple years to budget for this project. Councilman Meadows asked the source for the funding. Mr. Blanton stated that this project would come from the enterprise fund and then fund balance for enterprise /utility fund capital outlay.

Mayor Moore entertained a motion to award the lowest bid contract to Pittsburg Tank and Tower Group. Mayor Pro Tem Shoemaker made a motion to award the lowest bid contract to Pittsburg Tank and Tower Group. Councilwoman Harris seconded the motion.

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

PUBLIC COMMENT-Three (3) Minute Limit

1. Julia Benfield, who resides at 204 Deerfield Drive, discussed updates regarding the Mount Holly Community Development Foundation.
2. Garrie Brinkley, who resides at 176 Tom Sawyer Road, discussed his concerns regarding property taxes. Mr. Brinkley stated that property tax rates are too high. Mr. Brinkley stated that he understands that this is controlled by the county. Mr. Brinkley stated that we need to make more historical records available so that citizens could do their own research.

NEW BUSINESS

1. Discussion of the 2024 Meeting Schedule **_Jonathan Blanton_**

Mr. Blanton discussed the 2024 Council Meeting Schedule and whether the Council would like to continue with the February work session meeting since the council retreat meeting is scheduled for March 1, 2024. Mr. Blanton stated that the Council has the option to still meet for the work session or they can cancel the work session meeting.

Mr. Blanton stated that the May 27, 2024 work session falls on Memorial Day and that the City offices are closed. The council discussed options for a new scheduled date for the May 2024 work session.

Mayor Moore entertained a motion to amend the 2024 City Council Meeting Schedule to eliminate the February 26, 2024 meeting in lieu of the March 1, 2024 budget retreat meeting and to change the May 27, 3024 work session meeting to May 20, 2024. Councilman Craig made a motion to amend the 2024 City Council Meeting Schedule to eliminate the February 26,2024 meeting in lieu of the March 1, 2024 budget retreat meeting and to change the May 27, 3024 work session meeting to May 20, 2024. Councilman Reeves seconded the motion.

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

2. Consideration of Relocation Options for South Gateway Welcome Sign ***Greg Beal***

Mr. Beal discussed the history of the sign and the reasons for its proposed relocation. Mr. Beal stated that the estimate for relocating the sign is approximately $15,000- $20,000. Mr. Beal stated that staff recommends formalizing an agreement with Mr. Saleh to pay for the estimated relocation costs of the gateway sign and reserve an easement on his property as a secondary option, with the first option being to construct a new sign closer to the official city limits near I-85 and Beatty Drive (Hwy 273). Mr. Beal stated that new signage could be considered as part of the 2024-2025 fiscal year budget.

Councilwoman Harris made a motion to formalize an agreement with Mr. Saleh for the relocation of the sign. Councilman Reeves seconded the motion.

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

<u>CLOSED SESSION</u>

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). Mayor Pro Tem Shoemaker made a motion to go out of the regular meeting and into closed session at 7:37 pm . Councilman Reeves seconded the motion.

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

CITY OF MOUNT HOLLY

CITY COUNCIL MEETING MINUTES

MONDAY, FEBRUARY 12, 2024

COUNCIL CHAMBERS

7:00 PM

Mayor Moore entertained a motion to come out of closed session and back into the regular meeting. Mayor Pro Tem Shoemaker made a motion to come out of closed session and back into the regular meeting at 8:35 pm. Councilman Meadows seconded the motion.

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

1. Mayor Pro Tem Shoemaker made a motion to approve the contract between the City of Mount Holly and RJD property, PID# 123831, located at 204 East Central Avenue for $330,000, $10,000 earnest money, a closing date of September 25, 2024 and a due diligence date of September 2, 2024. Councilman Reeves seconded the motion.

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

2. Councilman Craig made a motion to approve the contract between the City of Mount Holly and Dean Stroupe for PID #'s 123821, 123824, 123820, 123827, 123828, 123829 in the amount of $2,000,000.00, $40,000.00 earnest money, $140,980 in moving expenses, a closing date of September 25, 2024, and a due diligence date of September 2, 2024. Mayor Pro Tem Shoemaker seconded the motion.

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

3. Mayor Pro Tem Shoemaker made a motion to approve the contract between the City of Mount Holly and Dean Stroupe for the property located at 120 East Central Avenue PID # 123822 for $1,000,000.00, $20,000 earnest money, a closing date of September 25, 2024, and a due diligence date of September 2, 2024. Councilman Meadows seconded the motion.

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

4. Councilman Craig made a motion to approve the contract between the City of Mount Holly and Mauney for the property, PID #123832, located at 206 East Central Avenue for $425,000.00, $10,000.00 earnest money, a closing date of September 25, 2024, and a due diligence date of September 2, 2024. Councilman Meadows seconded the motion.

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

5. Mayor Pro Tem Shoemaker made a motion to approve the settlement agreement between the City of Mount Holly and Chris and Karen Becker for $15,000. Councilman Reeves 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 February 12, 2024 Council meeting. Councilman Reeves made a motion to adjourn the February 12, 2024 Council Meeting. Mayor Pro Tem Shoemaker seconded the motion.

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

The meeting adjourned at 8:40 pm.