January 27, 2025
City Council Meeting

Mayor David Moore
Mayor Pro-Tem Lauren Shoemaker
Councilman Ivory Craig
Councilwoman Phyllis Harris
Councilman Bryan Hough
Councilman Jeff Meadows
Councilman Kenneth Reeves
Marie M. Anders, City Attorney
Jonathan Blanton, City Manager

City of Mount Holly
City Council
Work Session

January 27, 2025 | 6:30 PM
Municipal Complex - Council Chambers
400 East Central Avenue
Mount Holly, NC 28120

CALL TO ORDER

INVOCATION: Pastor Mark Massey from True Light Tabernacle of Deliverance

PLEDGE OF ALLEGIANCE

SET THE AGENDA

CONSENT AGENDA

1. Resolution For Lead and Copper Service Replacement Project Funding
2. Approval of Adoption of Seven Liens for Nuisance Abatement

    - 429 West Glendale Avenue-Parcel ID# 124171 (two liens)
    - 505 Dutch Avenue-Parcel ID # 123335
    - 508 Woodlawn Avenue-Parcel ID #122982
    - 210 Nutall Drive-Parcel ID # 124505
    - 806 Belmont Mount Holly Road-Parcel ID # 184364
    - 808 Belmont Mount Holly Road-Parcel ID # 184365

3. Approval of release of five liens for nuisance abatement

    - 103 Webb Street-Parcel ID# 124316 (five liens)

4. Approval of Minutes - Council Meeting January 13, 2025
5. Approval of Minutes - Closed Session January 13, 2025

PRESENTATIONS

1. Classification and Compensation Study Presentation by Baker Tilly

    Sarah Towne

2. Consideration and Approval of the Final Design for the Truist Mosaic Project

    Paul Lowe

3. Consideration of a Resolution Declaring 131 S. Main Street, City-Owned Property, for Disposition and Authorizing Its Sale Through the Upset Bid Process

    Matt Black

City of Mount Holly
City Council
Work Session

January 27, 2025 | 6:30 PM
Municipal Complex - Council Chambers
400 East Central Avenue
Mount Holly, NC 28120

NEW BUSINESS

1. City Manager Report

Jonathan Blanton

CLOSED SESSION: Pursuant to N.C.G.S 143-318.11 (a) (3 and 5)

ADJOURN

Work Session
Agenda Action Form

Meeting Date	From
January 27, 2025	Jason Green, Public Works Director Public Works

CONSENT AGENDA Item # 1

Resolution For Lead and Copper Service Replacement Project Funding

Will this require a public hearing?

No

Background/Purpose of Request

Seeking funding from a possible grant

Fiscal Impact

Will Item affect current budget?	No
Reviewed by Finance Director?	No
Preaudit Certification Required?	No
Capital Project Ordinance Required?	No
Budget Transfer Required?	No
Total City Dollars:	No
Budget Code:	No
Reviewed by City Attorney?	No

Manager/Staff Recommendation

Attachments

1. Resolution - Mt Holly - Replacement and Inventory (1)

RESOLUTION BY GOVERNING BODY OF APPLICANT

WHEREAS, The **City of Mount Holly** has need for and intends to construct, plan for, or conduct a study in at least one project described as a **Lead and Copper Service Replacement Project** and/or a **Lead and Copper Service Inventory Project,** and

WHEREAS, The **City of Mount Holly** intends to request State loan and/or grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF MOUNT HOLLY:

That the **City of Mount Holly**, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a state loan and/or grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the City of Mount Holly to make a scheduled repayment of the loan, to withhold from the City of Mount Holly any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That Jonathan Blanton, City Manager, the **Authorized Representative** and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Representative**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the _____, of _____ 2025 at Mount Holly, North Carolina.

Mayor Signature _____

FORM FOR CERTIFICATION BY THE RECORDING OFFICER

The undersigned duly qualified and acting City Clerk of the City of Mount Holly does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the City Council duly held on the _____ day of _____, 2025; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2025.

_____

(Signature of Recording Officer)

City Clerk

_____

(Title of Recording Officer)

Note: An Attestation by the Clerk/Recording Officer may be used in lieu of the Form for Certification by the Recording Officer

Work Session
Agenda Action Form

Meeting Date	From
January 27, 2025	Joshua Blackwell, Planner I Planning

CONSENT AGENDA Item # 2

Approval of Adoption of Seven Liens for Nuisance Abatement

- 429 West Glendale Avenue-Parcel ID# 124171 (two liens)
- 505 Dutch Avenue-Parcel ID # 123335
- 508 Woodlawn Avenue-Parcel ID #122982
- 210 Nutall Drive-Parcel ID # 124505
- 806 Belmont Mount Holly Road-Parcel ID # 184364
- 808 Belmont Mount Holly Road-Parcel ID # 184365

Will this require a public hearing?

No

Background/Purpose of Request

Staff is requesting that council adopt liens to be placed on 429 West Glendale Avenue, Gaston County Parcel ID #124171 and 505 Dutch Avenue, Gaston County Parcel ID #123335 for the clearing of junk, debris, scrap materials in violation of the City's duty to keep premises clean ordinances under Section 50.020 of the City Code and also adopt liens on 429 West Glendale Avenue, Gaston County Parcel ID #124171, 508 Woodlawn Avenue, Gaston County Parcel ID #122982, 210 Nutall Drive, Gaston County Parcel ID #124505, 806 Belmont Mount Holly Road, Gaston County Parcel ID #184364 and 808 Belmont Mount Holly Road, Gaston County Parcel ID #184365 for removal of grass and weeds in violation of the City’s nuisance ordinances under Sections 50.035 of the City Code.

Fiscal Impact

None

Manager/Staff Recommendation

Adopt one lien for 429 West Glendale Avenue in the amount of $550.
Adopt one lien for 508 Woodlawn Avenue in the amount of $475.
Adopt one lien for 210 Nutall Drive in the amount of $475.
Adopt one lien for 806 Belmont Mount Holly Road in the amount of $475.
Adopt one lien for 808 Belmont Mount Holly Road in the amount of $475.
Adopt one lien for 429 West Glendale Avenue in the amount of $1512.
Adopt one lien for 505 Dutch Avenue in the amount of $15,855.50

Attachments

1. 210 Nutall Drive - Lien Ordinance
2. 429 West Glendale Avenue (1) - Lien Ordinance
3. 429 West Glendale Avenue (2) - Lien Ordinance
4. 505 Dutch Avenue - Lien Ordinance
5. 508 Woodlawn Avenue - Lien Ordinance
6. 806 Belmont Mount Holly Road - Lien Ordinance
7. 808 Belmont Mount Holly Road - Lien Ordinance

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF GRASS & WEEDS

Drawn by & Return:
City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID#124505, 210 Nutall Drive, said parcel being owned by JW Investments LLC; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 50.035 through 50.036 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	$ 125.00
Administrative cost	$ 350.00
Total Lien Due	$ 475.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2025.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

_____
City Clerk

NORTH CAROLINA
GASTON COUNTY

I, _____, A Notary Public in and for said County and State, do hereby certify that Amy Miller personally appeared before me this day and , who, being first duly sworn, says that he is the City Clerk of the City of Mount Holly, a municipal corporation, and that the seal affixed to the foregoing instrument in writing is the Corporate Seal of the City of Mount Holly, and that said writing was signed and sealed by _____, Mayor, in behalf of said municipal corporation, by authority duly given, and the said Amy Miller acknowledged the said writing to be the act and deed of said City of Mount Holly as adopted by its City Council.

WITNESS my hand and notarial seal, this _____ day of _____, 2022.

_____
Notary Public

My commission expires:

_____

(seal)

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF GRASS & WEEDS

Drawn by & Return:
City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID#124171, 429 West Glendale Avenue, said parcel being owned by 429 West Glendale Avenue LLC; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 50.035 through 50.036 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	$ 200.00
Administrative cost	$ 350.00
	_____
Total Lien Due	$ 550.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2025.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

_____
City Clerk

NORTH CAROLINA
GASTON COUNTY

I, _____, A Notary Public in and for said County and State, do hereby certify that Amy Miller personally appeared before me this day and , who, being first duly sworn, says that he is the City Clerk of the City of Mount Holly, a municipal corporation, and that the seal affixed to the foregoing instrument in writing is the Corporate Seal of the City of Mount Holly, and that said writing was signed and sealed by _____, Mayor, in behalf of said municipal corporation, by authority duly given, and the said Amy Miller acknowledged the said writing to be the act and deed of said City of Mount Holly as adopted by its City Council.

WITNESS my hand and notarial seal, this _____ day of _____, 2022.

_____
Notary Public

My commission expires:

_____

(seal)

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF JUNK, DEBRIS AND SCRAP MATERIALS

Drawn by & Return:
City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID#124171, 429 West Glendale Avenue, said parcel being owned by 429 West Glendale Avenue LLC; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 50.020 through 50.036 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	$ 1512.00
Administrative cost	$ 350.00
	_____
Total Lien Due	$ 1862.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2025.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

_____
City Clerk

NORTH CAROLINA
GASTON COUNTY

I, _____, A Notary Public in and for said County and State, do hereby certify that Amy Miller personally appeared before me this day and , who, being first duly sworn, says that he is the City Clerk of the City of Mount Holly, a municipal corporation, and that the seal affixed to the foregoing instrument in writing is the Corporate Seal of the City of Mount Holly, and that said writing was signed and sealed by _____, Mayor, in behalf of said municipal corporation, by authority duly given, and the said Amy Miller acknowledged the said writing to be the act and deed of said City of Mount Holly as adopted by its City Council.

WITNESS my hand and notarial seal, this _____ day of _____, 2022.

_____
Notary Public

My commission expires:

_____

(seal)

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF JUNK, DEBRIS AND SCRAP MATERIALS

Drawn by & Return:
City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID#123335, 505 Dutch Avenue, said parcel being owned by Fred Johnson Jr; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 50.020 through 50.036 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	$ 15,505.50
Administrative cost	$ 350.00
	_____
Total Lien Due	$ 15,855.50

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2025.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

_____
City Clerk

NORTH CAROLINA
GASTON COUNTY

I, _____, A Notary Public in and for said County and State, do hereby certify that Amy Miller personally appeared before me this day and , who, being first duly sworn, says that he is the City Clerk of the City of Mount Holly, a municipal corporation, and that the seal affixed to the foregoing instrument in writing is the Corporate Seal of the City of Mount Holly, and that said writing was signed and sealed by _____, Mayor, in behalf of said municipal corporation, by authority duly given, and the said Amy Miller acknowledged the said writing to be the act and deed of said City of Mount Holly as adopted by its City Council.

WITNESS my hand and notarial seal, this _____ day of _____, 2022.

_____
Notary Public

My commission expires:

_____

(seal)

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF GRASS & WEEDS

Drawn by & Return:
City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID#122982, 508 Woodlawn Avenue, said parcel being owned by Devin V Evans and Levar Clinton Alston; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 50.035 through 50.036 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	$ 125.00
Administrative cost	$ 350.00
Total Lien Due	$ 475.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2025.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

_____
City Clerk

NORTH CAROLINA
GASTON COUNTY

I, _____, A Notary Public in and for said County and State, do hereby certify that Amy Miller personally appeared before me this day and , who, being first duly sworn, says that he is the City Clerk of the City of Mount Holly, a municipal corporation, and that the seal affixed to the foregoing instrument in writing is the Corporate Seal of the City of Mount Holly, and that said writing was signed and sealed by _____, Mayor, in behalf of said municipal corporation, by authority duly given, and the said Amy Miller acknowledged the said writing to be the act and deed of said City of Mount Holly as adopted by its City Council.

WITNESS my hand and notarial seal, this _____ day of _____, 2022.

_____
Notary Public

My commission expires:

_____

(seal)

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF GRASS & WEEDS

Drawn by & Return:
City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID#184364, 806 Belmont Mount Holly Road, said parcel being owned by U2 Management INC; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 50.035 through 50.036 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	$ 125.00
Administrative cost	$ 350.00
Total Lien Due	$ 475.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2025.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

_____
City Clerk

NORTH CAROLINA
GASTON COUNTY

I, _____, A Notary Public in and for said County and State, do hereby certify that Amy Miller personally appeared before me this day and , who, being first duly sworn, says that he is the City Clerk of the City of Mount Holly, a municipal corporation, and that the seal affixed to the foregoing instrument in writing is the Corporate Seal of the City of Mount Holly, and that said writing was signed and sealed by _____, Mayor, in behalf of said municipal corporation, by authority duly given, and the said Amy Miller acknowledged the said writing to be the act and deed of said City of Mount Holly as adopted by its City Council.

WITNESS my hand and notarial seal, this _____ day of _____, 2022.

_____
Notary Public

My commission expires:

_____

(seal)

AN ORDINANCE BY THE CITY OF MOUNT HOLLY
ESTABLISHING A LIEN ON CERTAIN REAL PROPERTY
FOR CLEARING OF GRASS & WEEDS

Drawn by & Return:
City of Mt. Holly, P.O. Box 406, Mt. Holly, NC 28120

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID#184365, 808 Belmont Mount Holly Road, said parcel being owned by U2 Management INC; and,

WHEREAS, notice of violation was made known to the above-mentioned owner as required by Section 50.035 through 50.036 of the Ordinances of the City of Mount Holly, North Carolina, and the owner has failed to abate the nuisance and the administrator has caused the property to be cleared of the nuisance; and,

WHEREAS, that the actual cost of abated the nuisance has not been paid within 30 days after receipt of the statement of the charges from the City.

NOW, THEREFORE, BE IT RESOLVED, that this Ordinance shall be recorded in the Office of the Register of Deeds for Gaston County, North Carolina, and indexed in the name of the property owner as provided in N.C.G.S. 160A-175(e) and 160A-365, as a lien against the above-described property in favor of the City of Mount Holly for the cost of abating the nuisance, as follows:

Actual cost of clearing	$ 125.00
Administrative cost	$ 350.00
Total Lien Due	$ 475.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2025.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

_____
City Clerk

NORTH CAROLINA
GASTON COUNTY

I, _____, A Notary Public in and for said County and State, do hereby certify that Amy Miller personally appeared before me this day and , who, being first duly sworn, says that he is the City Clerk of the City of Mount Holly, a municipal corporation, and that the seal affixed to the foregoing instrument in writing is the Corporate Seal of the City of Mount Holly, and that said writing was signed and sealed by _____, Mayor, in behalf of said municipal corporation, by authority duly given, and the said Amy Miller acknowledged the said writing to be the act and deed of said City of Mount Holly as adopted by its City Council.

WITNESS my hand and notarial seal, this _____ day of _____, 2022.

_____
Notary Public

My commission expires:

_____

(seal)

Work Session
Agenda Action Form

Meeting Date	From
January 27, 2025	Joshua Blackwell, Planner I Planning

CONSENT AGENDA Item # 3

Approval of release of five liens for nuisance abatement

- 103 Webb Street-Parcel ID# 124316 (five liens)

Will this require a public hearing?

No

Background/Purpose of Request

Staff is requesting that council release five liens be placed on 103 Webb Street, Gaston County Parcel ID: 124316 for the clearing of grass and weeds in violation of the City's nuisance ordinance under old Section 8-9 of the City Code. The city has received payment for the cost of the liens documented in Book 5507 page 279, Book 5429 Page 809, Book 4812 Page 1926, Book 4876 Page and Book 5075 Page 1441 at the Gaston County Register of Deeds.

Fiscal Impact

None

Manager/Staff Recommendation

Release five liens placed on 103 Webb Street.

Attachments

1. Book 4812 Page 1946 - Lien Release - 103 Webb Street
2. Book 4876 Page 47 - Lien Release - 103 Webb Street
3. Book 5075 Page 1441 - Lien Release - 103 Webb Street
4. Book 5429 Page 809 - Lien Release - 103 Webb Street
5. Book 5507 Page 279 - Lien Release - 103 Webb Street

NORTH CAROLINA
GASTON COUNTY RELEASE OF LIEN

Drawn by & Return to: City of Mount Holly, PO Box 406, Mount Holly, NC 28120

THIS RELEASE, made and entered into this _____day of _____ 20__, by and between CITY OF MOUNT HOLLY (Lienholder), Regina Hampton (Debtor);

WITNESSETH:

THAT, the City of Mount Holly previously filed an ordinance establishing lien upon property identified as Tax Parcel ID# 124316 known as 103 Webb Street, which lien was filed on October 22, 2015 at 8:36 A.M. in Deed Book 4812, Page 1926 in the Gaston County Public Registry; and, Current Property Owner's deed was filed on December 12, 2003 at 4:35 P.M. in Book 3894, Page 725 in the Gaston County Registry; and,

THAT, all sums have been paid in full.

NOW, THEREFORE, the City of Mount Holly does hereby release the above-referenced liens and has caused the execution of this Release by authority duly given.

CITY OF MOUNT HOLLY

BY: _____
David Moore
Mayor, City of Mount Holly

STATE OF NORTH CAROLINA
COUNTY OF GASTON NOTARY
ACKNOWLEDGMENT

I, _____, A Notary Public in and for said County and State, do hereby certify that David Moore personally came before me this day and acknowledged that he is the Mayor of the CITY OF MOUNT HOLLY, a North Carolina municipal corporation, and that by authority duly given, the foregoing instrument was signed on behalf of the said CITY in its name by its Mayor, sealed with its corporate seal.

Witness my hand and notarial seal, this _____ day of _____, 20__.

My commission expires: _____ _____
(seal) Notary Public

NORTH CAROLINA
GASTON COUNTY RELEASE OF LIEN

Drawn by & Return to: City of Mount Holly, PO Box 406, Mount Holly, NC 28120

THIS RELEASE, made and entered into this _____day of _____ 20__, by and between CITY OF MOUNT HOLLY (Lienholder), Regina Hampton (Debtor);

WITNESSETH:

THAT, the City of Mount Holly previously filed an ordinance establishing lien upon property identified as Tax Parcel ID# 124316 known as 103 Webb Street, which lien was filed on October 26, 2016 at 12:08 P.M. in Deed Book 4876, Page 47 in the Gaston County Public Registry; and, Current Property Owner's deed was filed on December 12, 2003 at 4:35 P.M. in Book 3894, Page 725 in the Gaston County Registry; and,

THAT, all sums have been paid in full.

NOW, THEREFORE, the City of Mount Holly does hereby release the above-referenced liens and has caused the execution of this Release by authority duly given.

CITY OF MOUNT HOLLY

BY: _____
David Moore
Mayor, City of Mount Holly

STATE OF NORTH CAROLINA
COUNTY OF GASTON NOTARY
ACKNOWLEDGMENT

I, _____, A Notary Public in and for said County and State, do hereby certify that David Moore personally came before me this day and acknowledged that he is the Mayor of the CITY OF MOUNT HOLLY, a North Carolina municipal corporation, and that by authority duly given, the foregoing instrument was signed on behalf of the said CITY in its name by its Mayor, sealed with its corporate seal.

Witness my hand and notarial seal, this _____ day of _____, 20__.

My commission expires: _____ _____
(seal) Notary Public

NORTH CAROLINA
GASTON COUNTY RELEASE OF LIEN

Drawn by & Return to: City of Mount Holly, PO Box 406, Mount Holly, NC 28120

THIS RELEASE, made and entered into this _____day of _____ 20__, by and between CITY OF MOUNT HOLLY (Lienholder), Regina Hampton (Debtor);

WITNESSETH:

THAT, the City of Mount Holly previously filed an ordinance establishing lien upon property identified as Tax Parcel ID# 124316 known as 103 Webb Street, which lien was filed on October 18, 2019 at 3:09 P.M. in Deed Book 5075, Page 1441 in the Gaston County Public Registry; and, Current Property Owner's deed was filed on December 12, 2003 at 4:35 P.M. in Book 3894, Page 725 in the Gaston County Registry; and,

THAT, all sums have been paid in full.

NOW, THEREFORE, the City of Mount Holly does hereby release the above-referenced liens and has caused the execution of this Release by authority duly given.

CITY OF MOUNT HOLLY

BY: _____
David Moore
Mayor, City of Mount Holly

STATE OF NORTH CAROLINA
COUNTY OF GASTON NOTARY
ACKNOWLEDGMENT

I, _____, A Notary Public in and for said County and State, do hereby certify that David Moore personally came before me this day and acknowledged that he is the Mayor of the CITY OF MOUNT HOLLY, a North Carolina municipal corporation, and that by authority duly given, the foregoing instrument was signed on behalf of the said CITY in its name by its Mayor, sealed with its corporate seal.

Witness my hand and notarial seal, this _____ day of _____, 20__.

My commission expires: _____ _____
(seal) Notary Public

NORTH CAROLINA
GASTON COUNTY RELEASE OF LIEN

Drawn by & Return to: City of Mount Holly, PO Box 406, Mount Holly, NC 28120

THIS RELEASE, made and entered into this _____day of _____ 20__, by and between CITY OF MOUNT HOLLY (Lienholder), Regina Hampton (Debtor);

WITNESSETH:

THAT, the City of Mount Holly previously filed an ordinance establishing lien upon property identified as Tax Parcel ID# 124316 known as 103 Webb Street, which lien was filed on August 18, 2023 at 1:04 P.M. in Deed Book 5429, Page 809 in the Gaston County Public Registry; and, Current Property Owner's deed was filed on December 12, 2003 at 4:35 P.M. in Book 3894, Page 725 in the Gaston County Registry; and,

THAT, all sums have been paid in full.

NOW, THEREFORE, the City of Mount Holly does hereby release the above-referenced liens and has caused the execution of this Release by authority duly given.

CITY OF MOUNT HOLLY

BY: _____
David Moore
Mayor, City of Mount Holly

STATE OF NORTH CAROLINA
COUNTY OF GASTON NOTARY
ACKNOWLEDGMENT

I, _____, A Notary Public in and for said County and State, do hereby certify that David Moore personally came before me this day and acknowledged that he is the Mayor of the CITY OF MOUNT HOLLY, a North Carolina municipal corporation, and that by authority duly given, the foregoing instrument was signed on behalf of the said CITY in its name by its Mayor, sealed with its corporate seal.

Witness my hand and notarial seal, this _____ day of _____, 20__.

My commission expires: _____ _____
(seal) Notary Public

NORTH CAROLINA
GASTON COUNTY RELEASE OF LIEN

Drawn by & Return to: City of Mount Holly, PO Box 406, Mount Holly, NC 28120

THIS RELEASE, made and entered into this _____day of _____ 20__, by and between CITY OF MOUNT HOLLY (Lienholder), Regina Hampton (Debtor);

WITNESSETH:

THAT, the City of Mount Holly previously filed an ordinance establishing lien upon property identified as Tax Parcel ID# 124316 known as 103 Webb Street, which lien was filed on September 23, 2024 at 3:57 P.M. in Deed Book 5507, Page 279 in the Gaston County Public Registry; and, Current Property Owner's deed was filed on December 12, 2003 at 4:35 P.M. in Book 3894, Page 725 in the Gaston County Registry; and,

THAT, all sums have been paid in full.

NOW, THEREFORE, the City of Mount Holly does hereby release the above-referenced liens and has caused the execution of this Release by authority duly given.

CITY OF MOUNT HOLLY

BY: _____
David Moore
Mayor, City of Mount Holly

STATE OF NORTH CAROLINA
COUNTY OF GASTON NOTARY
ACKNOWLEDGMENT

I, _____, A Notary Public in and for said County and State, do hereby certify that David Moore personally came before me this day and acknowledged that he is the Mayor of the CITY OF MOUNT HOLLY, a North Carolina municipal corporation, and that by authority duly given, the foregoing instrument was signed on behalf of the said CITY in its name by its Mayor, sealed with its corporate seal.

Witness my hand and notarial seal, this _____ day of _____, 20__.

My commission expires: _____ _____
(seal) Notary Public

CITY OF MOUNT HOLLY

CITY COUNCIL MEETING MINUTES

MONDAY, JANUARY 13, 2025

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	Eric Smallwood, Parks and Recreation Director
Tara Douglas, City Clerk	Michelle Wood, Finance Director
	Matt Black, Economic Development Director
	Jason Green, Public Works Director

INVOCATION- Reverend Leonard Ford from Morningside Missionary Church 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 amended the agenda to provide for a discussion regarding 131 S. Main Street and the Historical Society's offer to purchase the property to the agenda under New Business.

Motion: With no other changes to the agenda, Councilwoman Harris 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. Budget Amendment: Powell Bill Funds Transfer
2. Approval of a Capital Project Ordinance for Riverfront Sewer Aerial Removal and Lift Station Upgrade
3. Approval of Minutes from the December 9, 2024 Council Meeting

4. Approval of Minutes from the December 9, 2024 Closed Session

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. Mayor Pro Tem Shoemaker seconded the motion.

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

PRESENTATIONS

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

Mr. Lowe presented the proposed designs associated with the Bee Art Expansion Project. Mr. Lowe stated that this project, funded by the Tourism Development Authority (TDA), will see six mini bee themed murals installed between S. Alexander Street and S. Main Street along Catawba Avenue. Mr. Lowe stated that the PAAC considered this item at their December 18, 2024 meeting and voted to recommend approving the proposed designs that were developed by artists Maria Campagna and Johari Huggins, who will produce three of the mini murals each. Mr. Lowe stated that if the designs are approved by the Council, staff is looking to have this project completed by the end of February 2025.

Motion: Councilman Meadows made a motion to approve the final designs for the Bee Art Expansion Project (Murals). Mayor Pro Tem Shoemaker seconded the motion.

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

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 Singel Family, as submitted by Billy Rick. ***Greg Beal***

Councilman Craig recused himself for the vote due to a conflict of interest.

Mr. Beal reviewed some history of this site and stated that staff have received calls about this parcel and general area for potential development of a gas station, which is an approved use. Mr. Beal stated that Mr. Rick reached out to the City and expressed interest in a possible rezoning of the area. Mr. Beal stated that 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. Mr. Beal stated that

Mr. Billy Rick's intent is to apply for a rezoning to have the back portion of this rezoned to R-12 Single Family for three conforming lots, keep the frontage lot as B-3 General Business, and renovate the current nonconforming single-family home to an approved office/commercial use. Mr. Beal explained that 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. Mr. Beal stated that Mr. Rick would also convert the frontage of the existing home into an office/commercial use, which could increase the overall value of this parcel and the current renovated and converted home. Mr. Beal stated that, while not required, Mr. Rick says he will put a sidewalk in because he does not want someone else to add one later and tear up the driveways. Mr. Beal stated that this accomplishes mobility from goal number three in the Land Use Plan and is consistent with Housing Policy goal one to promote a range of housing options and Housing Policy goal four to maintain safe and adequate supply of housing that varies in age and style. Mr. Beal referred to the Statement of Consistency included in the agenda packet to show conformance with the Land Use Plan, which served as a basis for the Planning Commission's recommendation to approve the rezoning unanimously at their January 6, 2025 meeting.

Councilman Craig reminded the Council that at the December Council meeting he recused himself from this item and would like to do so again before any voting takes place due to a conflict of interest.

Mayor Moore entertained a motion to go out of the regular meeting and into the public hearing.

Motion: Mayor Pro Tem Shoemaker made a motion to go out of the regular meeting and into the public hearing. Councilman Hough seconded the motion.

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

Mayor Moore stated that Mr. Billy Rick is signed up to speak at the public hearing.

Mr. Billy Rick, who lives at 324 Riverside Drive in Mount Holly, signed up to speak at this public hearing. Mr. Rick stated that he already has potential interest in the frontage of the existing home and could likely have someone in it by the summer.

Mayor Moore entertained a motion to go out of the public hearing and back into the regular meeting.

Motion: Mayor Pro Tem Shoemaker made a motion to go out of the public hearing and back into the regular meeting. Councilwoman Harris seconded the motion.

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

Motion: Councilman Hough made a motion to approve the 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 Singel Family, as submitted by Billy Rick. Councilman Reeves seconded the motion.

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

PUBLIC COMMENT-Three (3) Minute Limit

1. Nancy Rhen- 107 Alexis Forest Drive: Ms. Rhen is in favor of the City accepting the offer to purchase the building on 131 S. Main Street. Ms. Rhen would like the opportunity to keep the Historical Society at the downtown location.
2. Camille Jessen-109 Brook Lane: Ms. Jessen stated that the museum is more than a museum. Ms. Jessen expressed her desire for the museum to purchase the building and to stay at its current location. Ms. Jessen is concerned that volunteers will not stay if the museum is relocated.
3. Janice McRorie- 176 Tom Sawyer Lane: Ms. McRorie asked that the City Council honor the request to purchase the building that they are currently in. Ms. McRorie stated that this would help the Historical Society be able to apply for grants.
4. Garrie Brinkley-176 Tom Sawyer Lane: Mr. Brinkley supports the sale of the museum building to the Historical Society. Mr. Brinkley stated that the Historical Society would get control over their destiny.
5. Theresa Neely- 147 Patrick Lane: Ms. Neely stated that she would like for the Historical Society to stay in the building on Main Street. Ms. Neely explained that the Council should let the Historical Society stand on its own as a nonprofit.
6. John Jacob-1213 West Catawba: Mr. Jacob supports the sale of the 131 S. Main Street Building to the Historical Society. Mr. Jacob stated that the City has gone on record saying that they would sell the building without an upset bid to a 501c3 organization which makes a legitimate offer to the City. Mr. Jacob stated that the Historical Society is a 501c3 nonprofit and that their offer is the appraised value with no strings attached. Mr. Jacob stated that museums should be in locations with significant foot traffic. Mr. Jacob stated that the City has asked questions regarding environmental concerns, the last 3 years of audits, fund raising records, plans to protect the artifacts, and business plans. Mr. Jacob stated that the seller would not normally ask the buyer questions like these. Mr. Jacob stated that the purchase contract includes all of the requirements for buying the building.
7. Carolyn Breyare-307 Eastwood Drive: Mrs. Breyare responded to the questions that have been asked by the City. Mrs. Breyare stated that they can provide a letter of good

standing along with the 501c3. Mrs. Breyare stated that audits are not required, and this is an expensive and time-consuming request. Mrs. Breyare stated that the City has been a great partner and that their past fundraising would be minimal and irrelevant to their future fundraising. Mrs. Breyare stated that regarding the request for their business plan to operate, they have investors and donors who are committed to our success. Mrs. Breyare stated that regarding an environmental cleanup plan, we cannot get estimates for cleanup unless we are the property owners. Mrs. Breyare stated that the question around an artifact protection plan is offensive. Mrs. Breyare stated that there have been many years and hours spent dedicated to protecting the artifacts.

8. Kimberly Clark-802 N. Main Street: Ms. Clark stated that she is in favor of the purchase of the 131 S. Main Street building by the Historical Society. Ms. Clark stated that the Historical Society is meeting the City's appraised value requirements.
9. Randy Phillips- 970 Old Hwy 27: Mr. Phillips stated that he is here to discuss sidewalks. Mr. Phillips stated that Community to Nature is the first sign that he saw when he moved to Mount Holly. Mr. Phillips stated that he feels as though there is now no connection to the nature, and he would like to see a bit more nature when the housing developments are being built.

NEW BUSINESS

1. Discussion regarding 131 S. Main Street — Mayor Moore

Mayor Moore stated that the Historical Society recently received a large donation to purchase the former City Hall building located at 131 S. Main Street. Mayor Moore stated that the Historical Society has presented the City with an offer to purchase this property for $355, 000. Mayor Moore stated that North Carolina General Statue 160a-279 provides a way for the City to sell the former City Hall to the Historical Society as a nonprofit organization without going through a competitive bid process. Mayor Moore stated that the Historical Society has been a tremendous community partner with the City of Mount Holly since 2011 and has faithfully managed the artifacts owned by the City through a Memorandum of Understanding (MOU). Mayor Moore stated that he is in support of selling 131 S. Main Street to the Historical Society and accepting this offer. Mayor Moore stated that he would like to see the Council move forward with accepting this offer contingent on all requirements of North Carolina General Statue 160a-279 being satisfied and to direct the staff to make the necessary arrangement to bring this back to the City Council to finalize.

Motion: Councilwoman Harris made a motion to move forward and accept the Historical Society's offer to purchase 131 S. Main Street contingent on all requirements of North Carolina

General Statue 160a-279 being satisfied and to direct the staff to make the necessary arrangements to bring this back to the City Council to finalize. Councilman Reeves seconded the motion.

Councilwoman Harris and Councilman Reeves voted **Aye.** Mayor Pro Tem Shoemaker, Councilman Meadows, Councilman Craig, and Councilman Hough vote **Nay. Mayor Moore announces that the motion fails with 2 votes in the affirmative and 4 votes in the negative.**

Mr. Blanton provided next steps and gave a recap of the Council's actions so far regarding the matter. Mr. Blanton stated that around approximately the year 2022, there were concerns raised by the Historical Society regarding environmental issues and that the City conducted an in-depth environmental study costing $85,000. Mr. Blanton stated that a committee was put together to evaluate the best use of that building. Mr. Blanton stated that in October of 2023 the Old City Hall Committee and the Historical Society presented to the Council and that the Council at the time determined that it would be in the best interest of the City to move forward with selling this under the upset bid process. Mr. Blanton stated that on October 23, 2023 that the Historical Society requested 30 days to raise the funds to purchase the building. Mr. Blanton stated that then Mayor Hough at the time noted that for the minutes and the vote that was taken was to move forward with the upset bid process to have the property listed no earlier than December 1, 2023 which would have given the Historical Society approximately 50 days to make a proposal. Mr. Blanton stated that at this time the vote was 4-2 with Councilwoman Harris and then Councilman Moore voting against that particular measure. Mr. Blanton stated that since then, the City has continued to move forward based on that direction of the Council working with Creech and Associates on the upfitting of the space here at the Municipal Complex. Mr. Blanton stated that the City has expended approximately $118,000 coming out of the March Council Retreat to work towards putting that upfitting proposal together and have budgeted $680,000 to date in this current fiscal year's budget. Mr. Blanton stated that the City will continue to look at the direction that was given by the Council for the upset bid process and will be back at the January 27, 2025 work session with an agenda item to talk about a resolution for the Council's consideration. Mr. Blanton stated that the Historical Society is encouraged to submit in the upset bid process if that is the process that the City continues with. Mr. Blanton assured everyone that the City will keep everyone updated on where we are in this process.

Councilman Meadows asked for the record what had been spent so far. Mr. Blanton stated that at the March 2024 Council Retreat, the Council moved forward with a budget amendment for approximately $118,000 with Creech and Associates. Mr. Blanton stated that the Council moved forward in the budget process where $680,000 was put into the budget and we have continued to

pay Creech and Associates each month on that and this fiscal year alone, we have spent between $12,000 and $20,000 since July. Mr. Blanton stated that we met with Creech and Associates last week, and we are looking at a demolition bid that will go likely within the next couple of weeks to work towards the upfitting of space here at City Hall in order to facilitate that move based on the action that Council took.

Councilman Meadows reminded the Council that this was a citizen advisory board that met for over a year and voted unanimously to follow this.

2. Manager Report ***Jonathan Blanton***

Mayor Moore stated that Mr. Blanton has been with the City of Mount Holly for one year and has done an outstanding job. Mr. Blanton stated that he sent out twenty-four accomplishments for the 2024-year and that this is a testament to the dedication of our Council. Mr. Blanton listed the accomplishments to include the opening of Muddy River, which was a $4 million investment that breathed life into a former mill here. Mr. Blanton stated that the Council facilitated the developmental amendment to the agreement that will bring Olde Mecklenburg Brewery to Mount Holly this year. Mr. Blanton also highlighted that the City was able to provide additional security cameras on the Greenway. Mr. Blanton was excited to announce that the City is moving forward very quickly with the Ransom Hunter Park project and reminded everyone that the Council voted unanimously to approve the naming of that park after Mr. Ransom Hunter who was the first free black man to own land here in Gaston County. Mr. Blanton stated that the City is looking towards building this park at the end the summer. Mr. Blanton congratulated the City staff for doing a great job. Mr. Blanton highlighted the Finance Department who won the Distinguished Government Finance Officers Award. Mr. Blanton stated that the Police Department also received a zero-deficiency letter for our 911 center. Mr. Blanton stated that we received the areawide Optimization Program Awards for our Water Department and we are proud of them. Mr. Blanton stated that the City had a wonderful Special Event season. Mr. Blanton stated that the City is moving forward with the new Catawba Heights Fire Station which will be a testament to how dedicated this Council has been with funding these Capital Projects. Mr. Blanton stated that the City unveiled its new sound system and that this Council is dedicated to transparent and open communication to our residents. Mr. Blanton stated that the City Council Retreat will be on February 28, 2025. Mr. Blanton recognized the new Parks and Recreation Director, Mr. Eric Smallwood. Mr. Blanton stated that he is looking forward to the upcoming year.

CITY OF MOUNT HOLLY

CITY COUNCIL MEETING MINUTES

MONDAY, JANUARY 13, 2025

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 Hough made a motion to go out of the regular meeting and into closed session at 7:47 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 8:57 pm. Councilman Craig 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 January 13, 2025 City Council meeting.

Motion: Councilman Hough made a motion to adjourn the January 13, 2025 City Council meeting at 8:57 pm. Mayor Pro Tem Shoemaker seconded the motion.

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

The meeting adjourned at 8:57 pm.

Work Session
Agenda Action Form

Meeting Date	From
January 27, 2025	Tara Douglas, City Clerk City Clerk

CONSENT AGENDA Item # 5

Approval of Minutes - Closed Session January 13, 2025

Will this require a public hearing?

No

Background/Purpose of Request

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

Fiscal Impact

N/A

Manager/Staff Recommendation

Attachments

None

Work Session
Agenda Action Form

Meeting Date	From
January 27, 2025	Alexis Hill, Human Resources Director Human Resources

PRESENTATIONS Item # 1

Classification and Compensation Study Presentation by Baker Tilly

Will this require a public hearing?

No

Background/Purpose of Request

Through the RFP process, Baker Tilly was awarded as the vendor to administer our upcoming classification and compensation study. They're here to discuss their scope and timeline of work.

Fiscal Impact

Manager/Staff Recommendation

Attachments

1. Baker Tilly Presentation 1.27.2025

bakertilly

Classification and Compensation Study

Council Meeting | January 27th, 2025

- Firm introduction
- Project team
- Project overview
- Project Timeline
- PAQ overview

MOUNT HOLLY
Connecting Community & Nature

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About Us

Baker Tilly

- Headquartered in Chicago, IL
- Baker Tilly has existed for more than 90 years, and local governments were some of our first clients!
- 85 + years of industry specialization

10th largest accounting firm in the U.S.
6,700+ team members
500+ classification and compensation projects
$1.58B firm revenue in FY2023
50+ U.S. office locations
250+ workplace and culture awards

Public Sector

- 650+ specialized government professionals
- Serving 4,200+ government clients

Compensation Consulting

- 30+ years of providing similar services to local governments
- Conducted more than 500+ studies since 2012
- Specifically focused on providing compensation services
- Have our own point factor job evaluation tool, called SAFE

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Our Footprint

Organizations we work with

- City, Town, Township, Village
- County, Parish
- Bridge, Tunnel Authority
- Community Development Agency
- Housing, Redevelopment Authority
- Library
- Metropolitan Planning Organization
- Public Employee Retirement System
- Public Health Agency
- Public Power (electric)
- Public Schools (k12)
- Tollway Authority
- Transportation (bus, rail, airport)
- Utilities (water, wastewater)
- Watershed/River Authority

Current Clients / Projects

- Alamance County, NC
- Apex, NC
- Beltrami County, MN
- Columbus, OH
- Compton, CA
- Elk River Municipal, MN
- Franklin County, NC
- Guilford County, NC
- Hillsborough Co Aviation Authority, FL
- Kansas City Police Dept, MO
- LaCrosse Utilities, WI
- Lake County, IL
- Madison, WI
- Milwaukee Metro Sewer District
- Pasco, WA
- Paso Robles, CA
- Pineville, NC
- Red Wing, MN
- Saginaw, TX
- Savannah, GA
- Seattle Housing Authority, WA
- Sioux City, IA
- Summit County, CO
- Trinity River Authority, TX
- Ulster County, NY
- Wake Forest, NC
- Weld County, CO

Celebrating our recent combination with Management Partners

bakertilly × Management Partners

Management Partners was founded in 1994 with a specific mission to help local government leaders improve their service to the public.

Since then, we have worked with cities, counties, towns, and special districts of all sizes across the United States to help them work more effectively and run more efficiently.

Combination was effective October 1, 2022.

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Our Compensation Consulting Team

Jay Borcena
Consultant,
CCP in progress
California

Nic Cahala Monteagudo
Consultant,
CCA, PHR
Wisconsin

Jennifer Curtis
Director,
SPHR, CLRM
Texas

Marti Gregory
Consultant,
CCA
California

Valerie Sauer
Consultant,
DEI
North Carolina

Jada Kent
Director, Practice Leader
CCP, CLRP
Texas

Thomas Patton
Consultant,
CCA, CCP in progress
Texas

Sarah Towne
Manager,
CCA
North Carolina

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Methodology

Project Overview

Project Initiation

- Planning Meetings: to establish working relationship with the project team.
  - Department head questionnaire
  - Timeline + Communication
- Data Collection
  - Pay structures
  - Policy handbook
  - Job descriptions
  - Organization charts
  - Census file (names, salaries, hire dates, etc.)
- Communications Meetings: in-person for staff and leadership to introduce ourselves, let them know about the study, let them ask questions, etc.
- Position Analysis Questionnaires (PAQs)
  - Employee tell us in their own words about the work they perform
  - PAQs routed to supervisors for review

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Methodology

Project Overview

Position Review

- Title Review: Using PAQs, we will review all 93 titles and make recommendations for adjustments, as necessary.
- Job Evaluation: We will conduct job evaluation using our point factor tool, called SAFE®. This process will establish a hierarchy of jobs within the organization that is reflective of internal equity.
  - *This is a measurement of the position, NOT the person in the position.*
- The 9 compensable factors:

1. Education
2. Experience
3. Level of Work
4. Human Interaction
5. Physical Demands
6. Working Conditions
7. Independence of Actions
8. Impact on the Organization
9. Supervision Exercised

- *SAFE is compatible and compliant with federal Equal Pay Act.*

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Methodology

Project Overview

Market Assessment

- Peer Organizations (10): We will partner with you to identify comparable and competitive peer organizations to include in the study. These are organizations that look like you and work like you relative to size (revenue, population served, or number of employees), service offerings, geography, growth, etc.
  - Published salary survey data will be incorporated as a private sector comparison.
- Benchmark Positions: 70 positions (75%) will be included as benchmarks in the survey.
- Market Survey: a summary of work + minimum qualifications will be included for each benchmark position to assist peers in providing an appropriate match.
- Adjustment & Quality Control: Some adjustments may be made to collected data to account for differences in work week, fiscal year, and geographic labor cost. *We do not weight the data.*
  - Results are analyzed for quality control; reports demonstrating market averages and a comparison to the market will be prepared for your review.

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Methodology

Project Overview

Pay Plan Development

- Pay Plan: We can utilize your existing pay plan and provide recommendations or create new pay plans that are tailored to the study's results.
- Grade assignments: will be based on external equity (market), internal equity (job evaluation) and existing equity (current midpoints and grade groupings) with consideration to career progressions, supervisor separation, business needs, etc.
  - We may recommend including department heads in a preliminary in-person review of grade assignments.
- Implementation: With finalized grade assignments, we will prepare implementation calculations across 3 scenarios that will assist your organization in adopting the new classification and compensation system.

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Methodology

Project Overview

Project Completion

- Final report: We will document the methodology used to conduct the study, our findings, and recommendations.
- Final presentation(s): We can present the results to elected officials, senior leadership, employees, and/or designated staff as desired.
- Documentation: All project documentation will be delivered.
- Training: We will provide training to HR staff to administer and maintain the new classification and compensation system – including the SAFE® job evaluation process.

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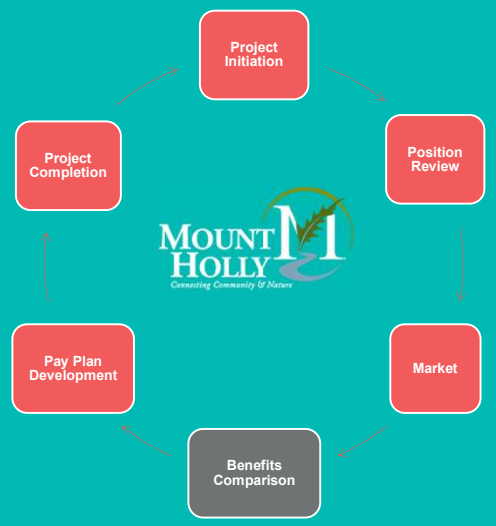
Methodology

Project Overview

Additional Deliverables:

- **Benefits Comparison:** We will collect data on pay plans, pay policies, pay differentials, paid time off, medical premiums, retirement, and other pay and benefits program information for comparison to the City's offerings.



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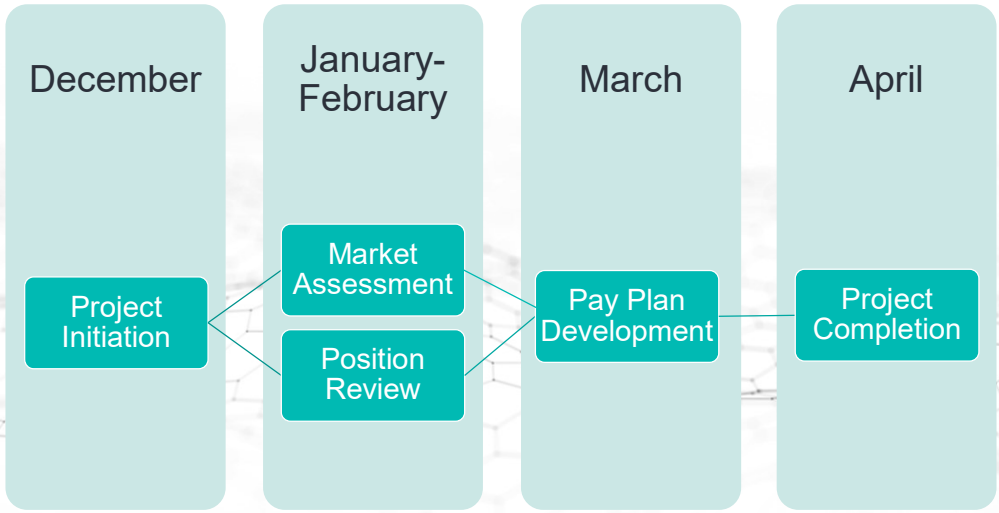
Assumes December Start

Project Timeline



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Contact Information

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Manager

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E: sarah.towne@bakertilly.com

Valerie Sauer
Consultant

P: +1 (312) 228 7204
E: valerie.sauer@bakertilly.com

PAQ Questions - paqsupport@bakertilly.com

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Work Session
Agenda Action Form

Meeting Date	From
January 27, 2025	Paul Lowe, Assistant Planning Director Planning

PRESENTATIONS Item # 2

Consideration and Approval of the Final Design for the Truist Mosaic Project

Will this require a public hearing?

No

Background/Purpose of Request

The PAAC selected Tom Thoune to complete the Truist Mosaic Project, one of the PAAC's priority projects for the year. The art was approved on January 21st by the PAAC-after members received the original design at their January 15th meeting, and suggested changes. The work will be 22.1/2 ' long x 5.1/2' high, and will constitute approximately 100 sq. of mosaics, which will be installed on the retaining wall at Truist Bank. The wall will be prepped before the artist begins his work. If the art is approved, the project will be completed by May 2, 2025. Staff/PAAC members are working to obtain approvals from Truist.

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:
Budget Code:
Reviewed by City Attorney? No

Manager/Staff Recommendation

Approve proposed design associated with the Truist Mosaic Project.

Attachments

1. Final Design for Truist

Work Session
Agenda Action Form

Meeting Date	From
January 27, 2025	Matt Black, Economic Development Director Economic Development

PRESENTATIONS Item # 3

Consideration of a Resolution Declaring 131 S. Main Street, City-Owned Property, for Disposition and Authorizing Its Sale Through the Upset Bid Process

Will this require a public hearing?

No

Background/Purpose of Request

The City of Mount Holly owns the property located at 131 S. Main Street, which has been determined to be no longer necessary for municipal operations. To return this property to productive use and support potential redevelopment opportunities, the City Council is asked to consider declaring this property available for disposition. Pursuant to NC G.S. 160A-269, the property would be sold through a negotiated offer, advertisement, and upset bid process. This process ensures transparency and provides the public an opportunity to participate in competitive bidding.

It is noted the building has remedial issues that will need to be addressed and the Creech and Associates report of these findings can be requested through the Economic Development office. Tours of the property can also be requested and scheduled leading up to the bid submittal's due date. For all inquiries, please contact Matt Black, matt.black@mtholly.us.

The adoption of this resolution will formally authorize staff to begin the process, including publishing the required public notice and evaluating bids. Final approval of the sale will remain with City Council following the completion of the upset bid process.

Fiscal Impact

Will Item affect current budget?	No
Reviewed by Finance Director?	No
Preaudit Certification Required?	No
Capital Project Ordinance Required?	No
Budget Transfer Required?	No
Total City Dollars:	N/A
Budget Code:	N/A
Reviewed by City Attorney?	No

Manager/Staff Recommendation

Staff recommends approval of the resolution

Attachments

1. Resolution
2. Official Offer Form

Resolution Declaring 131 S. Main Street, City-Owned Property, for Disposition and Authorizing Its Sale Through the Upset Bid Process

WHEREAS, the City of Mount Holly is the owner of certain real property located at **131 S. Main Street**, identified as 123809 (the "Property"); and

WHEREAS, the City Council has determined that the Property is no longer needed for municipal purposes and that it is in the best interest of the City to sell the Property and place it back to the economic sector; and

WHEREAS, pursuant to **NC G.S. 160A-268** and **NC G.S. 160A-269**, the City is authorized to sell surplus real property by the negotiated upset bid process, which ensures transparency and public opportunity for competitive bidding;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mount Holly, North Carolina, as follows:

1. **Declaration of Surplus Property:**
   - The Property located at **131 S. Main Street**, as described in the deed recorded in Book 0958, Page 0614, in the Gaston County Register of Deeds, is hereby declared surplus property.
2. **Authorization for Sale:**
   - The Property shall be offered for sale using the upset bid process as outlined in **NC G.S. 160A-269**.
3. **Initial Advertisement:**
   - The City Manager or their designee is authorized to publish a notice of sale inviting sealed bids for the Property, with the initial bidding period to remain open for 30 days.
   - The notice shall specify the terms and conditions of the sale, including:
     - A requirement that the highest bidder deposit **5% of their bid** as earnest money.
     - The procedure for submitting upset bids, requiring each upset bid to raise the current bid by at least **10% of the first $1,000 and 5% of the remainder**.
4. **Continued Public Notice for Upset Bids:**
   - If a valid bid is received, the City shall publish a notice of the current high bid and invite upset bids, with each subsequent bidding period remaining open for **10 days**.
5. **Final Approval of Sale:**
   - Upon the conclusion of the upset bid process, the highest responsible bid shall be submitted to the City Council for final approval. The sale shall not be considered final until approved by Council and all terms of the sale are satisfied.

6. **Execution of Documents:**
    - The Mayor, City Manager, and other authorized staff are hereby authorized to execute all documents necessary to complete the sale of the Property.

Adopted this ____ day of ___, 2025.

Signed:

Mayor, City of Mount Holly

Attested:

City Clerk

STATE OF NORTH CAROLINA
City of Mount Holly

OFFER TO PURCHASE CITY OF MOUNT HOLLY REAL PROPERTY

This offer is being made as a negotiated offer, pursuant to N.C. Gen. Stat. 160A-269, and other applicable sections of the North Carolina General Statutes. The terms of the offer are as follows:

1. OFFER: The undersigned Offerror herby offers to purchase the property described below from the City of Mount Holly for the price of $_____ (_____)

2. PROPERTY: The property upon which an offer is being made is that certain lot of parcel of land including all improvements thereon, situated in City of Mount Holly, North Carolina, 131 S. Main Street, Mount Holly, NC 28120 being identified as Tax Parcel No. 123809, and more particularly described in Book 0958, Page 0614, in the Gaston County Register of Deeds. Registry, consisting of approximately 0.24 acres of land and approximately 11,627 sq. ft. of building improvements.

3. “AS IS” CONDITION; TITLE: The Offeror acknowledges that this offer is for the purchase of the property described above in its “as is” condition. Title will be conveyed by special warranty deed, free and clear of all liens or encumbrances.

4. DEPOSIT: With this offer the undersigned has deposited 5% of the proposed purchase price with the city as required by law (refundable if the offer is not accepted).

5. PROPERTY TAX: It is understood that the property is currently tax exempt, but that the property may become taxable for the fiscal year beginning July of the calendar year in which it is acquired, in which case, the property taxes will be the responsibility of the Offeror.

6. UPSET BID PROCEDURE: It is understood that this offer is subject to upset bid procedures pursuant to N.C. Gen. Stat. 160A-269, and that no final action will be taken on acceptance of this offer until the upset period has expired. It is also understood that by law, the City Council may reject this offer and any upset bid offers at any time.

7. ADVERTISING COSTS: Upon closing, the Offeror agrees to reimburse the advertising fees for all legal notice required under N.C. Gen. Stat. 160A-269.

8. WITHDRAWAL: The City reserves the right to withdraw the property from sale at any time before the bid or any upset bids are accepted.

[Signature Page to Follow]

Date: _____

Initial: _____

This the ___ day of_____, 20____.

(If a corporate Offeror)

Name of Entity

_____

By: _____

Title: _____

Attest: _____

Corporate Secretary (Affix Corporate Seal)

(If Individual)

Offeror: _____

(Print Name) _____

Offeror: _____

(Print Name) _____