

City of Mount Holly
Mount Holly City Council Meeting
Monday, January 13, 2020
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	Danny Jackson, City Manager
Mayor Pro Tem David Moore	Miles Braswell, Assistant City Manager
Councilwoman Phyllis Harris	Ryan Baker, Fire Chief
Councilman Charles McCorkle	Tony Walker, Streets and Solid Waste Director
Councilman Jeff Meadows	Dave Johnson, Utilities Director/City Engineer
Councilwoman Christina Pawlish	Don Roper, Chief of Police
Councilwoman Lauren Shoemaker	Greg Beal, Planning Director
Kemp Michael, City Attorney	Africa Otis, Finance Director

Invocation

Reverend Peggy Thorns of Peggy Thorns Ministries gave the invocation

Pledge of Allegiance

Boy Scout Troop 59 led attendees in the Pledge of Allegiance.

SET THE AGENDA

Mayor Hough advised that there are no changes to the agenda. Mayor Pro Tem Moore made a motion to approve the agenda as presented. Councilman Meadows seconded the motion. All council members voted in favor. (Motion carried)

CONSENT AGENDA

1. Budget Amendment for Upper Dutchman's Creek Parallel Sewer Line Project
2. Approval and Adoption for Capital Project Ordinance for the Upper Dutchman's Creek Parallel Sewer Line.
3. Approval and Adoption for Capital Project Ordinance for Wastewater Treatment Plant Regionalization Project
4. Resolution to accept the State Revolving Loan in the amount of \$18,850,000 for the Wastewater Treatment Plant Regionalization Project
5. Approval of Appointment of Perry Toomey to the Planning Commission
6. Approval of a Bond Reduction Request by Lennar for Imagery Phase 1 Map 1-4
7. Approval of a Bond Reduction Request by Lennar for Imagery Phase 1 Map 5-8
8. Approval of a Bond Reduction Request by Lennar for Imagery Phase 1 Map 9-11
9. Approval of the minutes from the September 10, 2019 Special Meeting
10. Approval of the minutes from the October 14, 2019 Council Meeting

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

PRESENTATIONS

1. Swearing In of Firefighters Jake Bonnin and Patrick Craig
Mayor Hough administered the Firefighters Oath to Jake Bonnin and Patrick Craig. Their families were present to take part in the pinning ceremony.
2. Promotional Swearing in of Captain Ashton Chaney
Mayor Hough administered the Oath of Office to Ashton Chaney for his recent promotion to Captain. Captain Chaney's family was present to take part in the pinning ceremony.

PUBLIC HEARING

1. Public Hearing, regarding a request by Eastwood Homes, for a rezoning of Tax Parcel ID #'s 202122, 181227, 202690, 181214, 225889, 199264 and 180092 from R-1 and RS-12 Gaston County to Conditional District Residential. (Hunter's Ridge)

Councilwoman Shoemaker Moore made a motion to enter into public hearing regarding a request by Eastwood Homes, for a rezoning of Tax Parcel ID #'s 202122, 181227, 202690, 181214, 225889, 199264 and 180092 from R-1 and RS-12 Gaston County to Conditional District Residential. (Hunter's Ridge) Councilman Meadows seconded the motion. All Council Members present voted in favor. There was no one signed up to speak. Councilman Meadows made a motion to continue the public hearing until the February 20, 2020 Council meeting. Councilman McCorkle seconded the motion. All Council Members voted in favor. Mayor Hough advised that the public hearing will remain open and continue at the February 10, 2020 Council Meeting.

2. Public Hearing, regarding a request by Faison, for Annexation into the City Limits of Mount Holly for Tax Parcel ID # 210776 (Green Meadows)—***postponed until March 9, 2020***
3. Public Hearing, regarding a request by Eastwood Homes, for Annexation into the City Limits of Mount Holly for Tax Parcel ID #'s 202122, 181227, 202690, 181214, 225889, 199264 and 180092 (Hunter's Ridge)

Councilwoman Shoemaker Moore made a motion to enter into public hearing regarding a request by Eastwood Homes, for Annexation into the City Limits of Mount Holly for Tax Parcel ID #'s 202122, 181227, 202690, 181214, 225889, 199264 and 180092 (Hunter's Ridge) Councilman Meadows seconded the motion. All Council Members present voted in favor. There was no one signed up to speak. Councilwoman Shoemaker made a motion to continue the public hearing until the February 20, 2020 Council meeting. Councilman McCorkle seconded the motion. All Council Members voted in favor. Mayor Hough advised that the public hearing will remain open and continue at the February 10, 2020 Council Meeting.

4. Public hearing to consider amending Article 7, Special Requirement Notes to the Table of Permitted and special uses clarifying electronic gaming operations

Mayor Pro Tem Moore made a motion to enter into public hearing to consider amending Article 7, Special Requirement Notes to the Table of Permitted and special uses clarifying electronic gaming operations. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. With no one signed up to speak Councilwoman Shoemaker made a motion to close the public hearing. Councilman McCorkle seconded the motion. All Council Members voted in favor. Councilman Meadows made a motion to approve the proposed amendment to Article 7, Special Requirement Notes to the Table of Permitted and special uses clarifying electronic gaming operations. Councilman McCorkle seconded the motion. All Council members voted in favor. (Motion carried)

5. Public hearing for a text amendment to Article 7, Note 13 Day care centers to conform with State requirements

Mr. DuPont advised that the proposed amendment would make sure the zoning ordinance reflects state regulations. This would apply to new day cares not already established. Councilwoman Shoemaker made a motion to enter into public hearing to consider a text amendment to Article 7, Note 13 Day care centers to conform to State requirements. Mayor Pro Tem Moore seconded the motion. All Council Members voted in favor. With no one signed up to speak Councilwoman Shoemaker made a motion to close the public hearing. Councilman Meadows seconded the motion. All Council Members voted in favor. Councilwoman Shoemaker made a motion to the approve the text amendment to Article 7, Note 13 Day care centers to conform with State requirements. Councilman McCorkle seconded the motion. All Council Members voted in favor. Motion carried.

6. Public Hearing for a text amendment to Article 6 and 7 of the Zoning Ordinance for a cigar bar and lounge

Mayor Hough advised that he has a vested interest in this matter and will therefore recuse himself from this discussion. Mayor Pro Tem Moore stepped in temperedly to oversee the discussion. Mr. DuPont advised that the Planning Commission unanimously recommends approval for this type facility in a B-1 district only. Councilwoman Shoemaker made a motion to enter into public hearing to

consider a text amendment to Article 6 and 7 of the Zoning Ordinance for a cigar bar and lounge. Councilman Meadows seconded the motion. All Council Members voted in favor.

There was one person signed up to speak.

Joanie Burton came before Council and advised that she sits on the Planning Commission. She further advised that she is not speaking for the Planning Commission but for herself. She commented that after further consideration she is concerned of the effects this type business would have on adjoining businesses. She is concerned about the ventilation and the odor that the cigar smoke could bring to the other businesses. She advised that it is better to prevent a nescience before it occurs.

Councilwoman Harris made a motion to close the public hearing. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor.

Mr. Hough advised that there is not another club like this in Gaston County. This is a small nitch business and consultants and an onsite advisor has been hired to ensure a proper ventilation system is installed. He further advised that the ventilation system will be vented through the roof. Mayor Pro Tem Moore asked about parking. Mr. Hough advised that the business has 9 dedicated spaces. Councilman Meadows made a motion to approve the text amendment to Article 6 and 7 of the Zoning Ordinance for a cigar bar and lounge and include a ventilation system as part of the amendment. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor.

At this time, Mayor Hough stepped back in.

NEW BUSINESS

1. Consideration and Approval for a Little Free Library at Tuckaseege Park *Mark Jusko*

Mr. Jusko advised that David Talbot contacted him about the Little Free Library, give a book, take a book concept. Mr. Jusko advised that the Parks and Recreation Commission recommends approval to the City Council. Councilwoman Shoemaker made a motion to approve the Little Free Library at Tuckaseege Park. Councilman Meadows seconded the motion. All Council Members voted in favor. Motion carried.

2. Acceptance of the low bidder for the Upper Dutchman's Creek Parallel Sewer Line Project

Mr. Johnson came before Council to request acceptance of the low bidder, Piedmont Utility, for the Upper Dutchman's Creek Parallel Sewer Line Project. Mayor Pro Tem Moore made the motion to approve Piedmont Utility as low bidder for the Upper Dutchman's Creek Parallel Sewer Line Project. Councilman Meadows seconded the motion. All Council Members voted in favor. Motion carried.

3. Autumn Woods Traffic Plan

Chief Roper advised that the Police Department conducted a traffic study for 15 day straight from December 1—December 15. The average speed in the area was 26.6 MPH in a 25 MPH zone. Chief Roper advised that delineators could be added to slow the speed down. Mr. Braswell proposed several different options to remedy the speeding problem in the Autumn Woods neighborhood. Councilman Meadows advised that he doesn't think the City should spend a lot of money on this and should first try striping as option #1. Staff will bring back cost estimates for striping at the next meeting.

CLOSED SESSION

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

Mayor Pro Tem Moore made a motion to enter into closed session pursuant to N.C.G.S 143-318.11 (a)(3and 5). Councilman McCorkle seconded the motion. All Council Members voted in favor. Motion carried. The time was 8:11 p.m.

Mayor Pro Tem Moore made a motion to return to open session. Councilwoman Harris seconded the motion. All Council Members voted in favor. Motion carried. The time was 8:50 p.m.

Councilwoman Harris made a motion to approve a resolution that City does not need approximately 4,584 sq. feet of rental space that is a portion of 420 E. Central Avenue, downstairs at the Mount Holly Municipal Complex during the next ten (10) year term and direct the City Manager to advertise the Council's intent to lease this space to Kinetix Physiology & Performance, LLC, for an initial rental of approximately \$75,636.00 per year at the regular meeting on February 24, 2020. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. Motion carried.

Mayor Hough advised that there are 2 upcoming Chamber events. One for Gaston Chamber and one for Montcross Chamber.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Meadows made the motion to adjourn the January 13, 2020 Council Meeting. Councilwoman Pawlish seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 8:58 p.m.