City of Mount Holly
Mount Holly City Council Meeting
Monday, November 14, 2016
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	Greg Beal, Planning Director
Councilman Jerry Bishop	Ryan Baker, Fire Chief
Councilwoman Carolyn Breyare	Ray Clemmer, Assistant Director of Utilities
Councilman Jeff Meadows	Dave Johnson, Utilities Director/City Engineer
Councilman Jim Hope	Don Roper, Chief of Police
Councilman Perry Toomey	Miles Braswell, Assistant City Manager
Kemp Michael, City Attorney	Africa Otis, Finance Officer

Invocation
Reverend Bryan Hovey of First Presbyterian Church gave the invocation.

Pledge of Allegiance
Boy Scout Troop 59 of the First United Methodist Church in Mount Holly led attendees in the Pledge of Allegiance.

SET THE AGENDA
Mayor Hough advised that *New Business #1 Consideration and Approval of the Construction Manager at Risk Fee* will be removed from the agenda. With no additional 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. Approval of Lien for Weeds and Grass
    - 102 Maple Dr
    - 228 Piedmont Ave
    - 214 Highland Avenue
    - 224 Adrian Street
    - 305 Riverfront Parkway
    - 132 Farm Springs Drive
    - Cherry Street (Parcel ID# 181793)
    - Cherry Street (Parcel ID#181795)
2. Budget Amendment
    - for transfer of funds for garbage truck #43 repairs
    - for transfer of funds from the Federal Asset Forfeiture Fund to the Police Department Budget for purchase of Equipment
    - appropriation for System Development Fees
3. Approval of the Resolution Directing the Clerk to investigate the Annexation Petitions of the Property located at Tax Parcel ID # 220248, 220247, 202002, 202000, 202180, 208655, 208656 and 202179 and Approval of the Certificates of Sufficiency of the annexation petition, and Approval of a Resolution to Call for a Public Hearing on the Annexation of the Property in the Petitions

4. Call for a public hearing regarding a request by Mountain Island II, LLC, Mountain Island Lake Holdings, Inc, and Little Italy LLC, for a rezoning of the Property located at Tax Parcel ID # 220248, 220247, 202002, 202000, 202180, 208655, 208656 and 202179 from R-1 Gaston County to Mount Holly Residential Conditional District
5. Approval of the minutes of the October 10, 2016 Council Meeting
6. Approval of the minutes of the October 24, 2016 Work Session Meeting

Councilman Toomey made a motion to approve the consent agenda. Mayor Pro Tem Moore seconded the motion. All Council Members present voted in favor. (Motion carried)

PRESENTATIONS

1. Presentation of the FY 2015-2016 Audit

Ms. Ko Tang Cha-Moses with Martin and Starnes came before the City Council to present the 2016 Audited Financial Statements. The auditing firm issued an unmodified opinion, which means the City passes the audit. Ms. Moses thanked the Staff for their cooperation and the ability to get the auditing process done on a quick and efficient basis. She advised that there was a 4% increase in the General Fund. The tax collection rate was slightly down this year with a 97.93% collection rate. There was an increase in debt services due to the purchase of 2 new fire trucks. The top revenue source is Ad Valorem Taxes and the top expenditure is Public Safety. The Water and Sewer funds saw a slight decrease.

2. Update from the Tourism Development Authority

Ms Foster came before the City Council to give an update from the Tourism Development Authority. She advised that the TDA gave $3000 for the Dixie Youth Baseball Tournament and has played a lead role in the Arts and Music Festival. The TDA also provided a power strip in the Gaston Gazette on the first Thursday of each month for 6 months. Ms. Foster advised that the TDA is working to revamp their website and also create a Facebook page. The sponsorships for 2016 have included the GO campaign, the fireworks, the Art and Music Festival, the Christmas Parade and the Enchantment in the Garden. Mayor Hough asked what the TDA is doing to reach the citizenry of Mount Holly. She replied that there is the possibility of some upcoming events to reach out to the residents through social media.

PUBLIC HEARING

1. Public Hearing regarding a request by C@ Design Development for a rezoning of Tax Parcel ID #s 202122, 181214, and a portion of 202120 from R-12 Single Family to Single Family Conditional District and Tax Parcel ID #s 181227 and 202690 from R-1 Gaston County to Single Family Conditional District.

   Mr. Wilson advised that the Planning Commission made a recommendation to postpone the public hearing until January to allow the applicant more time to sort out issues regarding the development plan. Councilman Toomey made the motion to postpone the Public Hearing regarding a request by C@ Design Development for a rezoning of Tax Parcel ID #s 202122, 181214, and a portion of 202120 from R-12 Single Family to Single Family Conditional District and Tax Parcel ID #s 181227 and 202690 from R-1 Gaston County to Single Family Conditional District until the January meeting. Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried)
2. Public Hearing on the Annexation of the Property in the Petitions Property located at Tax Parcel ID #s 202122, 181227, 202690, 181214, and a portion of 202120

   Mr. Wilson advised that staff recommends postponing the annexation on property located at Tax Parcel ID #s 202122, 181227, 202690, 181214, and a portion of 202120 until January and hear the rezoning and annexation hearings at the same meeting. Councilman Toomey made a motion to postpone the public hearing on the Annexation of the Property in the Petitions Property located at Tax Parcel ID #s 202122, 181227, 202690, 181214, and a portion of 20212 until the January meeting. Councilman Hope seconded the motion. All Council Members voted in favor. (Motion carried)
3. Public Hearing for a text amendment to amend Articles 3, 4, 5, 6 and 9 of the Zoning Ordinance to reflect reorganization, educational/institutional uses and legislative updates.

   Mr. Wilson advised that the proposed amendments would be proactive in dealing with applicants for new commercial properties and the regulation of signs.

Councilman Bishop made a motion to enter into the public hearing for a text amendment to amend Articles 3, 4, 5, 6 and 9 of the Zoning Ordinance to reflect reorganization, educational/institutional uses and legislative updates. Councilwoman Breyare seconded the motion. All Council Members voted in favor. With no one signed up to speak, Councilman Bishop made a motion to close the public hearing and return to regular session. Councilwoman Breyare seconded the motion. All Council Members voted in favor.

Councilman Bishop made a motion to approve the text amendment to amend Articles 3, 4, 5, 6 and 9 of the Zoning Ordinance to reflect reorganization, educational/institutional uses and legislative updates. Councilwoman Breyare seconded the motion. All Council Members voted in favor. (Motion carried Resolution #11142016A)

PUBLIC COMMENT – Three (3) Minute Limit

Pat Barker at 218 Mauney Street came before the City Council to express her support for gold carts in Mount Holly. She advised that golf carts is a good way to bring people into the city would be a big benefit to the city.

OLD BUSINESS

1. Discussion of a Golf Cart Ordinance

Chief Roper advised that the City can pass an ordinance to regulate the use of golf arts within the City Limits. He advised that in the absence of an ordinance golf cart are prohibited on any public roads. Chief Roper reviewed a few the things that other City and Towns regulate in regard to the use of golf carts in public streets. He advised that you can choose to be as restrictive or less restrictive as you want. Some suggestions from other cities and towns were, allow to cross major highways but cannot drive on, height of the cart, overcrowding of the cart, must be 16 years of age and require liability insurane. Councilman Meadows advised that he asked this issue be revisited as he has been approached by several people in his neighborhood regarding taking golf carts to the marina and pool. There was discussion regarding where golf carts should be allowed within the city and on which streets they should be allowed to operate. Staff was directed to come back to council with a policy that would designate streets within the city that golf carts would be allowed.

NEW BUSINESS

1. Consideration and Approval of a Business Incentive Grant and Budget Amendment for the Vintage Nest

Mr. Beal recognized James allen and Angie Saunders for their work on the grant committee. Mr. Beal advised that the Committee came together and is recommending the Business Incentive Grant be awarded to Jeff Lee for the Vintage Nest improvements. Councilman Meadows made a motion to approve the Business Incentive Grant and the Budget Amendment in the amount of $15000 for the Vintage Nest. Councilwoman Breyare seconded the motion. All Council Members voted in favor. (Motion carried Resolution #11142016B)

2. Consideration and Approval of a Memorandum of Understanding with Gaston County for their City Radio System

In the absence of Chief Baker Deputy Chief Spry advised that Gaston County agreed to convert to the state viper system. The overall cost is $15 million over the next 7-10 years. The Gaston County Firefighters Association will be applying for a grant that will cover 90% of the costs. Before applying for the grant the Association needs an MOU from each city and town within Gaston County agreeing to cover the additional 10% that is not covered by the grant. Councilman Bishop made a motion to approve the Memorandum of Understanding with Gaston County for their City Radio System Mayor Pro Tem Moore seconded the motion. All Council Members voted in favor. (Motion carried Resolution #11142016C)

3. Consideration and Approval of a Resolution of Support for the Catawba Crossing Project and Additional Regional East-West Connectivity

Mr. DuPont advised that back at the August work session he presented an update on the Catawba Crossing project. A resolution of support has been drafted for Catawba Crossing Project. Surrounding municipalities have or are planning to adopt this resolution of support. Councilman Bishop made a motion to approve the Resolution of Support for the Catawba Crossing Project and Additional Regional East-West Connectivity. Mayor Pro Tem Moore seconded the motion. All Council Members voted in favor. (Motion carried Resolution #11142016D)

4. Consideration and Approval Utility Agreement for the NC Highway 273 Widening Project
   Mr. Johnson advised that the utility agreement has been provided by NCDOT for the road improvements to Highway 273. He advised that the City would only be paying the actual cost associated with moving fire hydrants and water lines. The payment will not be due t the state until the project is complete in 2020. Councilman Toomey made a motion to approve the Utility Agreement for the NC Highway 273 Widening Project. Councilman Meadows seconded the motion. All Council Members voted in favor (Motion carried Resolution #11142016E)

CLOSED SESSION

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

   At this time Mayor Pro Tem Moore made a motion to enter into closed session pursuant to NCGS 143-318.11 (a) (3). Councilman Meadows seconded the motion. All Council members present voted in favor. (Motion carried)

   Councilman Bishop made a motion to return to open session. Mayor Pro Tem Moore seconded the motion. All Council members voted in favor. (Motion carried)

   In open session, Councilman Hope made a motion to enter into contract agreements with Miles McClellan Construction Company for Construction Manager at Risk services on the North Fire Station and the Public Works facilities projects in the amount of 7 1/2 % of the Cost of the Work with a guaranteed cap of $300,000 for general conditions with an adjustment if the project extends or is less than 34 weeks or the guaranteed maximum price (GMP) is over or under $5,000,000 for both projects. If the GMP is less than the amount agreed there will be a 60/40 split with 60% to the City and 40% to Miles McClellan Construction Company and the City will get credited $15,000 for the preconstruction activities expended to date. Mayor Pro Tem Moore seconded the motion. (Motion carried, Resolution #11142016F)

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Bishop made the motion to adjourn the November 14, 2016 Council Meeting. Mayor Pro Tem Moore seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 9:33 p.m.