



September 26, 2022
Council Work Session Meeting

Mayor Bryan Hough
Mayor Pro-Tem Phyllis Harris
Councilman Ivory Craig
Councilman Jeff Meadows
Councilman David Moore
Councilwoman Christina Pawlish
Councilwoman Lauren Shoemaker
Marie M. Anders, City Attorney
Miles Braswell, City Manager

**CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL WORK SESSION**

Location: Council Chambers



September 26, 2022

6:30 P.M.

CALL TO ORDER BY THE MAYOR

As a reminder this is the regular monthly work session meeting of the Mount Holly City Council. This meeting will be run as a normal work session meeting with the exception of a Public Comment section after our regular business discussion. We ask that the public hold all comments to the end of the meeting at which time you will be given an opportunity to speak.

INVOCATION

SET THE AGENDA

CONSENT AGENDA

1. Approval of Proclamation recognizing October 3-7 as Customer Service Week
2. Approval of a Memorandum of Understanding (MOU) for Services Provided by the Regional Stormwater Partnership of the Carolinas
3. Call for a public hearing to consider rezoning a 1.06-acre tract of land, owned by the City of Mount Holly and located at 14 Caldwell Drive, Parcel ID # 184762, from RA Residential Agriculture to B-3 General Business South Gateway Overlay District
4. Call for a public hearing to consider a proposed text amendment, as submitted by City staff, to Article 12 in the Zoning Ordinance, to include the authorization of Watershed Density Averaging Credits as a recently-approved duty of the Mount Holly Board of Adjustment.
5. Approval of minutes from the September 12, 2022 Council Meeting

AGENDA—*Joint meeting between City Council, Mount Holly Historical Society and the Save the Museum Group*

1. Presentation from the City of Mount Holly
2. Presentation from the Mount Holly Historical Society
3. Presentation from the Save the Museum Group

Miles Braswell

PUBLIC COMMENT—*Limited to 3 minutes*

CLOSED SESSION

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

ADJOURN

**City of Mount Holly
Action Agenda Item**



City of Mount Holly Action Agenda Item

To: Mayor and City Council From: Jonathan Wilson, Utilities Director	Date: September 20, 2022 Meeting Date: September 26, 2022
Agenda Item to be considered: Approval of a Memorandum of Understanding for Services Provided by the Regional Stormwater Partnership of the Carolinas (RSPC).	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: For the past several years the City has been a member of the Regional Stormwater Partnership of the Carolinas, which staff would like to remain a member of. Some of the services that RSPC provides the City are stormwater outreach, education, and other activities to fulfill requirements in NPDES MS4 permits which is the stormwater permit that Mount Holly is under. By agreeing to the MOU the City agrees to pay membership dues to RPSC based on a dues structure adopted by RSPC. The period of performance under, and the term of, this agreement will begin on July 1, 2022 and conclude on June 30, 2027. Mount Holly is a tier 3 with a population between 10,001 and 25,000 and our dues are \$2,500 per year.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☐ N/A
Reviewed by Finance Director	☒ YES ☐ NO ☐ N/A
Preaudit Certification required	☒ YES ☐ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☐ N/A
Budget Transfer required	☐ YES ☐ NO ☐ N/A
Total City Dollars:	\$ 2,500.00
Budget Code	62-91-4730-491
Reviewed by City Attorney	☐ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: <u>Approval of the MOU for Services Provided by the Regional Stormwater Partnership of the Carolinas.</u>	
Result of City Council Decision: _____	
Attachments: 1. MOU for Services Provided by the Regional Stormwater Partnership of the Carolinas.	



City of Mount Holly Action Agenda Item

To: City Council From: Greg Beal, Planning Director	Date: September 20, 2022 Meeting Date: September 26, 2022																																
Agenda Item to be considered: <u>Call for a public hearing to consider rezoning a 1.06-acre tract of land, owned by the City of Mount Holly and located at 14 Caldwell Drive, Parcel ID # 184762, from RA Residential Agriculture to B-3 General Business South Gateway Overlay District.</u>																																	
Will this require a public hearing? ☒ YES ☐ NO																																	
Background/Purpose of Request: <u>The South Gateway Overlay District has seen various rezonings take place over the past 20 years. The area was a mix of RA Residential Agriculture, L-I Light Industrial and B-3 General Business. In 2006, the South Gateway Overlay District was established as a way to protect the area from more intense highway commercial uses. In October 2008, City Council approved more city-initiated rezonings for the area and adopted architectural standards for commercial buildings. Even though past zoning maps have shown the entire area to be B-3 General Business, research shows that one property was likely left out of previous rezonings. The South Water Tank property, owned by the City and located at 14 Caldwell Drive, is showing a RA Residential Agriculture zoning. This is a spot zoning, but more importantly, it requires that neighboring properties establish a buffer around it, which makes it difficult to meet certain conditions, such as the placement of a BMP and entryway. The property should be zoned B-3 General Business South Gateway Overlay District, similar to both adjacent properties owned by Sanders Investment and the Southern Benedictine Society (Belmont Abbey). Government facilities and offices are allowed in this district, which would keep the water tank conforming. Staff views this as a corrective rezoning and have spoken with the City Attorney about this measure.</u>																																	
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Manager/Staff Recommendation: <u>Staff makes a recommendation to Council to call for a public hearing for the aforementioned text amendment, setting the hearing dates for Monday, October 3rd before the Planning Commission and Monday, October 10th before City Council.</u>																																	
Result of City Council Decision: _____																																	
Attachments: <u>Zoning Map</u>																																	



Printed On: 9/21/2022



Disclaimer: The information provided is not to be considered as a Legal Document or Description. The Map & Parcel Data is believed to be accurate, but Gaston County does not guarantee its accuracy. **Values shown are as of January 1, 2019.**



City of Mount Holly Action Agenda Item

To: City Council From: Greg Beal, Planning Director	Date: September 20, 2022 Meeting Date: September 26, 2022																																
Agenda Item to be considered: Call for a public hearing to consider a proposed text amendment, as submitted by City staff, to Article 12 in the Zoning Ordinance, to include the authorization of Watershed Density Averaging Credits, as a recently-approved duty of the Mount Holly Board of Adjustment.																																	
Will this require a public hearing? ☒ YES ☐ NO																																	
Background/Purpose of Request: At the September 12th City Council meeting, Council unanimously approved a text amendment to allow for watershed density averaging credits, as mandated by NC General Statutes 143-214. 5. This amendment was applicable to the Lake Wylie Protected and Critical Watersheds in Mount Holly. The text amendment authorizes the Board of Adjustment as the approval board in granting watershed density averaging credits, if the applicant meets the specified conditions. An approval board is required by statutes, and since the Board of Adjustment already has the authority for the approval of variances within the established watersheds and the authority to make interpretations to watershed overlay boundaries, it is natural that the watershed density averaging credits be authorized by the Board of Adjustment as well. This was recommended by NC DEQ and is common among other jurisdictions. This is simply a housekeeping item, now that the City has adopted watershed density averaging credits. The text amendment would be to Article 12, Establishment of the Board of Adjustment, under Section 12.10 Watershed Density Averaging Credits. It is important to note that the established Section 12.10 Zoning with Vested Rights, would be moved to Section 12.11 to make way for this new amendment. Section 12.11 Voting would move to Section 12.12 and so on. The proposed text amendment is as follows: Section 12.10 Watershed Density Averaging Credits: As authorized by NCGS 143-214. 5, the Board of Adjustment, in addition to its authority as the watershed review board in deciding appeals and making adjustments to the exterior boundary of Watershed Overlay Districts, per Section 12.8 and 12.9, respectively, shall have the authority to approve applications for density averaging for the WS-IV Lake Wylie Protected and Critical Watersheds, in accordance with Section 5.15 Watershed Overlay District, Section 14(F) Density Averaging.																																	
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**CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL MEETING
MONDAY, September 12, 2022
COUNCIL CHAMBERS
7:00 PM**

Call to Order

Mayor Hough called the meeting to order at 7:00 pm. The following were present:

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

Invocation

Reverend Mark Massey, Pastor at True Light Tabernacle 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

With no changes to the agenda, Councilwoman Pawlish made a motion to approve the agenda as presented. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion Carried)

CONSENT AGENDA

1. Approval of Liens for Weeds and Grass
 - 202 Rick Street
 - 224 Adrian Street
 - 102 Maple Drive
2. Acceptance of Grant from the State of North Carolina 911 Board in the amount of \$216,328
3. Approval of a Resolution Authorizing the Finance Officer to go before the LGC for approval of financing for a Powell Bill Project
4. Approval of a Resolution Declaring Surplus Property
5. Approval of Minutes of the August 22, 2022 Council Work Session Meeting

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

PRESENTATIONS

6. Presentation of a check to the city for an Artistic Bike Rack

Ms. Janice McCrorie with the Mount Holly Community Development Foundation presented the city with a check in the amount of \$5100 to continue in support of the arts and healthy living in Mount Holly and assist in the cost of the decorative bike racks that are being created and will eventually be at locations throughout the City. Several Foundation Board Members were present and came forward for a photo op with the City Council.

PUBLIC HEARING

1. Public hearing to consider amending Section 5.15 Watershed Overlay District of the Zoning Ordinance to allow for density averaging credits as authorized by NC General Statute 143-214.5

Mr. Beal advised that as per NCGS 143-214.5 jurisdictions must offer density averaging credits in their respective ordinances that relates to Water Supply Watershed Protection. The proposed changes would allow for density averaging which has been allowed in North Carolina since 2012.

Councilman Meadows made a motion to enter into a public hearing to consider amending Section 5.15 Watershed Overlay District of the Zoning Ordinance to allow for density averaging credits as authorized by NC General Statute 143-214.5. Councilman Craig seconded the motion. All Council Members present voted in favor. (Motion Carried) With no one signed up to speak Mayor Pro Tem Harris made a motion to come out of the public hearing. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilman Meadows made a motion to amend Section 5.15 Watershed Overlay District of the Zoning Ordinance to allow for density averaging credits as authorized by NC General Statute 143-214.5. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried)

PUBLIC COMMENT – Three (3) Minute Limit

Gary Brinkley, 176 Tom Sawyer Lane, Mount Holly NC—Mr. Brinkley advised that several people had contacted him and advised that they were going to come and sign up to speak tonight at public comment on the relocation issue of the Historical Society. He commented that he received a message from Mr. Braswell inviting the MHHS to the September 26th Work Session Meeting for a Town Hall type setting with the Council and MHHS. He advised that he is looking forward to the upcoming meeting.

NEW BUSINESS

1. Consideration and Approval of the Firm selected for Dutchman's Creek Pedestrian Bridge Final Design

Mr. Jusko advised that the RFQ for the final design of the Dutchman's Creek Bridge was released on August 8th. Three firms submitted their qualifications. A staff selection committee reviewed the proposals and agreed to make the recommendation to move forward with Kisinger Campo and Associates (KCA).

Councilman Moore made a motion to move forward with the staff recommendation of Kisinger Campo and Associates. Councilman Craig seconded the motion. All Council Members voted in favor. (Motion carried)

2. Consideration and Approval of Purchase of a Ladder Truck and Financing Options

Chief Baker advised that a committee was formed and has worked over the past 6 months on specifications and demoing apparatus from different manufacturers. The current ladder is 24 years old and is found difficult to find replacement parts for repairs. He advised that to keep in line with the Capital Improvement Plan staff is seeking approval to move forward with the purchase and financing of a new ladder truck. A committee was formed to review the bids and specs that were submitted. He advised that the committee has worked hard during this process to narrow down the recommendation. Chief Baker reported that the committee/staff recommendation is to move forward with Pierce Manufacturing, Inc. in the amount of \$1,629,998. He presented the justification of a ladder truck and additional options to the truck. Mrs. Woods presented financing options. Staff recommended Option "2" which is a 24-month deferral plan on the first payment. Chief Baker commented that it will take 2 years and 4 months to build. Councilman Moore asked about the length of the ladder truck and if it would fit in the station. Chief Baker commented that it will fit in the bay at headquarters and will be housed there. Mayor Hough asked if the committee considered Freightliner as an option? Chief Baker commented that Freightliner does not offer the particular type of truck. Councilman Craig made a motion to move forward with the purchase of the Pierce Ladder Truck using Option "2" for financing. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried)

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S 143-318.11 (a) (3, 4 and 5)

Councilwoman Pawlish made the motion to enter into Closed Session Pursuant to N.C.G.S 143-318.11 (a)(3, 4 and 5) at 7:29pm. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilwoman Shoemaker made a motion to come out of closed session and back into regular session at 9:03pm. Councilman Meadows seconded the motion. All Council Members present voted in favor. (Motion carried)

Councilman Craig made a motion to move forward with an offer contract in the amount of \$850,000 for the property located at 143 East Catawba Avenue signed by the City Manager with a 15-day due diligence period and 7 days to close. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. (Motion carried)

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilwoman Shoemaker made the motion to adjourn the September 12, 2022 Council Meeting. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 9:05pm.



City of Mount Holly Informational Agenda Item

To: Mayor and City Council	Date: September 22, 2022
From: Miles Braswell, City Manager	Meeting Date: September 26, 2022
Agenda Item to be considered:	
Mount Holly Historical Society – Relocation to Municipal Complex	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request:	
Following is a presentation to be presented during the Work Session.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☒ NO ☐ N/A
Preaudit Certification required	☐ YES ☐ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☒ NO ☐ N/A
Budget Transfer required	☐ YES ☒ NO ☐ N/A
Total City Dollars:	
Budget Code	
Reviewed by City Attorney	☐ YES ☒ NO ☐ N/A
Manager/Staff Recommendation: <u>Informational Item</u>	
Result of City Council Decision: _____	
Attachments:	
• Presentation	

Mount Holly Historical Society Museum Relocation Work Session



September 26, 2022

Topics

- Evolution of Downtown
- Relationship – Mount Holly Historical Society (MHHS) and the City
- Timeline of Relocation Discussions
- Building Preservation
- Activate Spaces
- Renovation Repayment
- Old City Hall - Building Condition
- Municipal Complex Space
- New Museum
- Current Activities
- Summary



Extending Downtown

- Streetscape improvements
- 2008 Strategic Vision Plan
 - Goal: Expand Downtown
 - City initiated rezoning to Catawba River
- 2019 Strategic Vision Plan
 - Goal: "Expanded Downtown Core"
 - Section 2.1 Enhanced walkable connections between downtown and the greenway network
- Connecting Downtown to Catawba River
 - Section 2.1.3 Linear Park
- In-between space - Municipal Complex Campus
- Walkable streets with sidewalks and pedestrian signalized intersections



Extending Downtown.....

- 2008 Old City Hall vacated; City expanded Central Business District to River
- Historical Society MOU created catalyst museum downtown
- CONGRATULATIONS!! It Worked!
- Almost 100% Occupancy Rate in Original Downtown Area
- Fast forward...
- 2022: Central Business District to River needs more destinations
- Relocation of Museum to Municipal Complex
- Can be a catalyst destination again for this area



Municipal Complex “Campus”

- Renovation of Historic Mill
- Commercial Uses along Central Avenue
 - Kinetix Physiotherapy: 70 to 100 patient visits per week
 - Dr. Peterson Dental Office: Anticipated 125 patient visits per week
- MHPD Memorial Plaza
- Arts on the Greenway
- River Hawk Greenway: 54,590 Trail Users Annually
- Highway 27: 2018 Traffic count is 19,500 vehicles per day
- In comparison to Main Street traffic count at 4,400 vehicles per day



Municipal Complex “Campus”

- Rentals since 2019: 92 Grand Hall and 12 Training Room Rentals
- Potential for School Field Trip
 - Civic / Government tour
 - MHHS
 - MHPD Memorial Plaza tour
 - Arts on the Greenway



Relationship between MHHS and City

- City Owns Archives
- MHHS moved into old City Hall once Municipal Complex construction completed
 - Year 2008
- Memorandum of Understanding 3/22/2011
 - MHHS custodian of archives
 - MHHS undertakes the task and expense of cataloging, preserving and displaying archives
 - MHHS shall maintain the interior of the building
 - City shall maintain exterior, HVAC, electrical, plumbing and pay for utilities
- In turn, City allows use of space
- Originally in old City Hall, migrated into the Annex
- Annex sold for \$200,000 through public upset bid process (Jan. 13, 2022)
 - Through sale, City obtained public easement for parking and parking lot improvements and dumpster enclosure



Relationship between MHHS and City

Total City Expended from 2008 to Present	
Maintenance	\$11,219
Operations	\$49,837
Utilities	\$129,442
Renovations	\$117,389
Total	\$307,889



Timeline of Relocation Discussions

- Close relationship between MHHS Board, Members, City Council and City Staff
- Ongoing communication between Staff and MHHS through general conversations, property tours, etc.
- Annex sale discussion
 - 12-13-21 Council Closed Session – Garrie Brinkley, spokesperson, allowed to present
- 2022 Council Retreat (February 25, 2022)
 - Public Meeting advertised as such
 - Agenda Item: Historical Society – Discussion of Municipal Complex Vacant Space
- March 10, 2022: MHHS Council Liaison Ivory Craig and Miles Braswell met with MHHS Board President Richard Browne and Garrie Brinkley on Retreat Discussion and Decision
- March 14, 2022: Retreat Minutes on Council Meeting Consent Agenda
- March 28, 2022: Approval of March 14th Minutes are on the Consent Agenda
- April 8, 2022: City Staff met with Richard Browne and Garrie Brinkley to tour Municipal Complex vacant space ahead of a MHHS Board meeting.



Old City Hall – Building Preservation

- Fiduciary of all Capital Assets, with Old City Hall listed at \$2.2 Million replacement value
- In order to finance capital projects, collateral used on existing properties
 - Value of renovated building allows for greater borrowing power for loans or bonds
 - Cannot afford to lose Bond Rating due to deteriorating building infrastructure
- SVP 3.1.1 Encourage Overall Downtown Design Standards
 - "Appearance of the downtown is the first visual impression visitors get – and that visual impression shapes perceptions and experiences. Commercial district design affects buying decision as well...and design improvements – whether public spaces or private buildings – show new investment and provide tangible evidence that revitalization is happening in the historic downtown core area.
 - "Preservation, in practical terms, is often cheaper than building new"
 - "And most importantly, Mount Holly's historic architectural assets are the primary characteristic that distinguishes your community from another..."



Activate Spaces

- Old City Hall
 - 1 building, 3 stories
 - Consider each level a "Space"
 - No revenue generated for spaces currently
- Municipal Complex
 - 1 vacant "Space"
 - No revenue generated for space currently
- With New Museum
 - No vacant spaces at Municipal Complex
- With Old City Hall renovated
 - No vacant spaces
- Conclusion: Currently 4 spaces. MHHS occupies 1 space, with 3 unoccupied and no revenue for any of the 4
- Outcome: 1 New Museum, 1 Renovated Building (3 spaces) and the potential for revenue in 3 spaces



Repayment of Renovation

- Accountable to Taxpaying Citizens
- Building Preservation = Funding Renovation / Maintenance
- After renovations to old City Hall
- End-users = Revenue expected (due lease and rent)
- Revenue offsets past renovations and future maintenance
- No End User in Mind
 - Extent of Renovations



Old City Hall – Building Condition

- Built in 1920
- Building Envelope
- Basement: Square footage 2,667, not inclusive of mechanical rooms and vault
- Middle Floor (Historical Society Museum)
 - Rooms 3,347
 - Hallway 979
 - Restrooms 247
 - Total 4,573 sf
- Upper Floor: Square footage 2,400

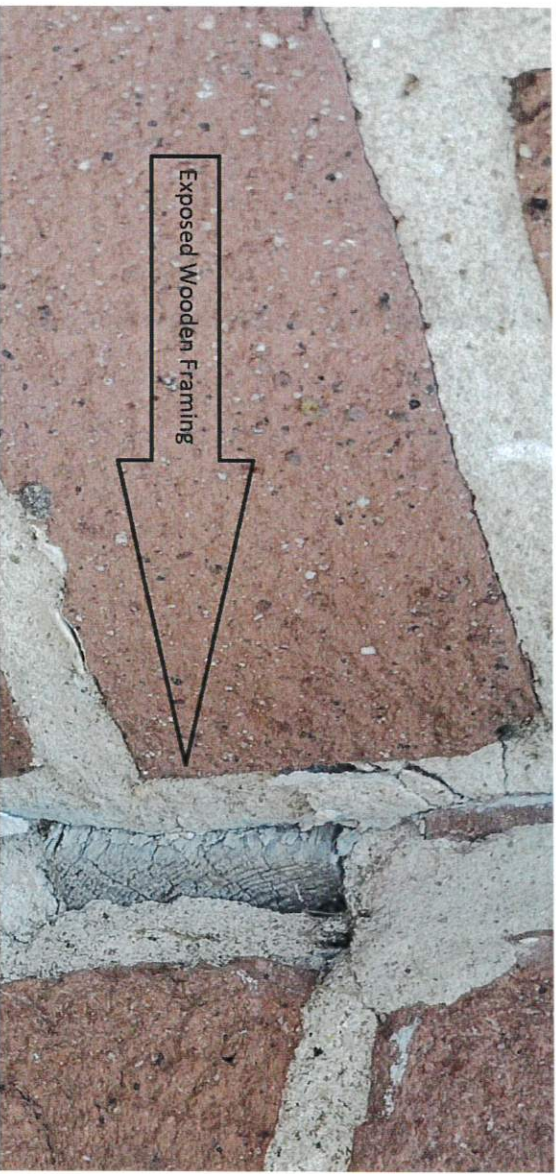


Building Envelope

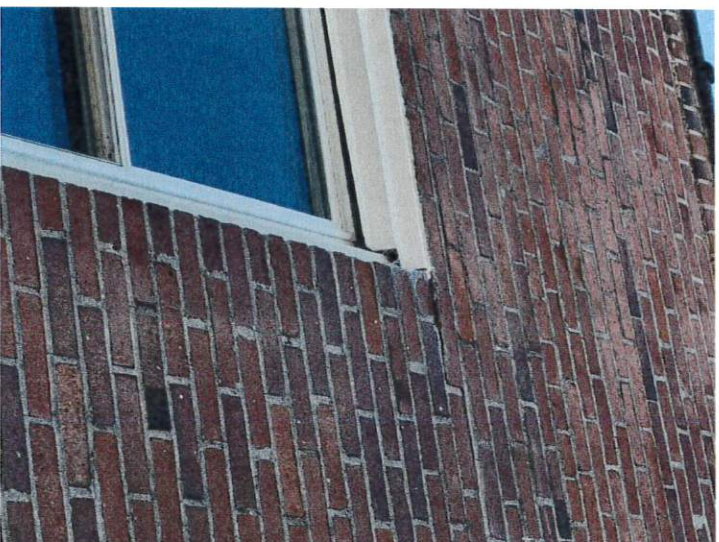
- Foundation
- Walls
- Windows
- Roof



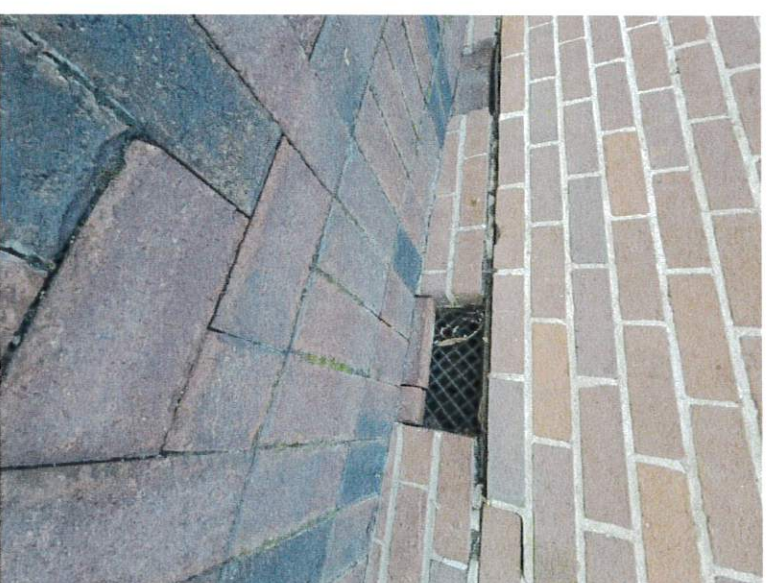
Building Envelope



Building Envelope



Building Envelope

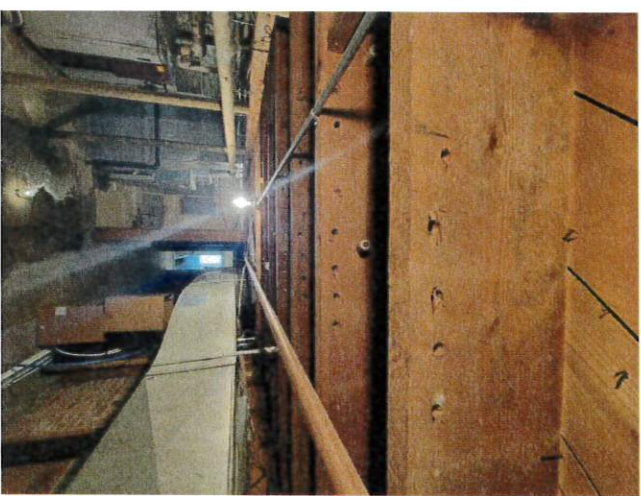


Basement (ground floor)

- Water penetration
- Moisture issue
 - Need to divide area for conditioning
- Update to mechanical, electrical, plumbing
- Cosmetic
 - Paint, flooring, ceiling
- ADA Accessibility
 - Ingress / Egress
 - Restrooms



Basement



Basement



Basement

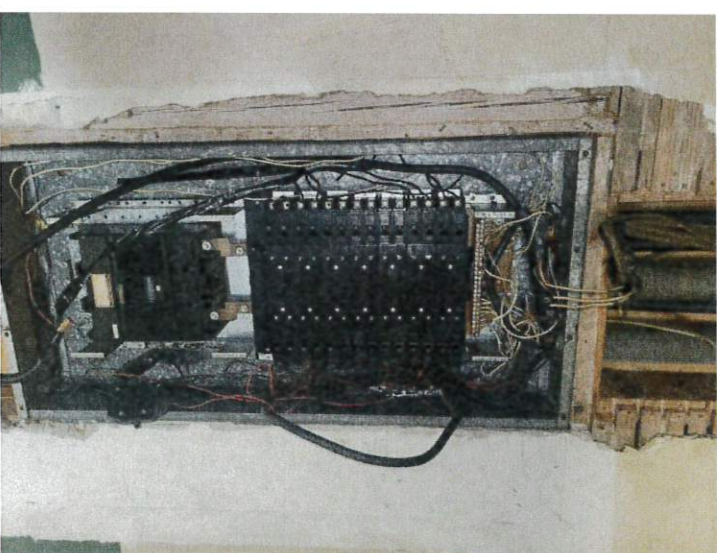
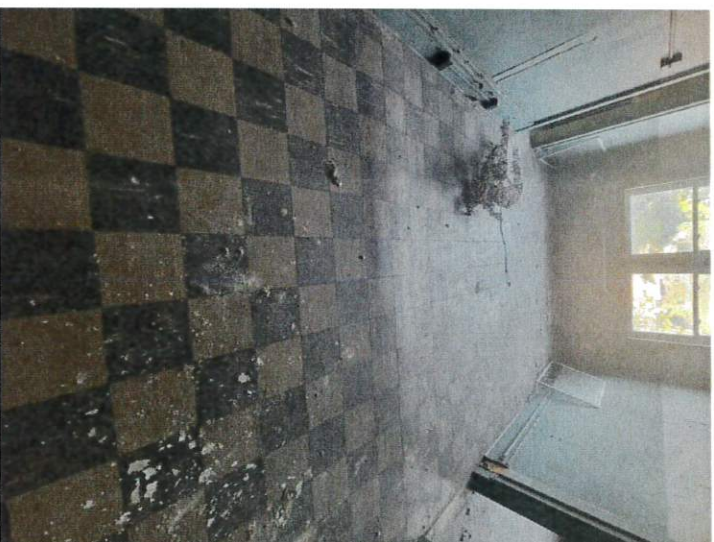


Upper Floor

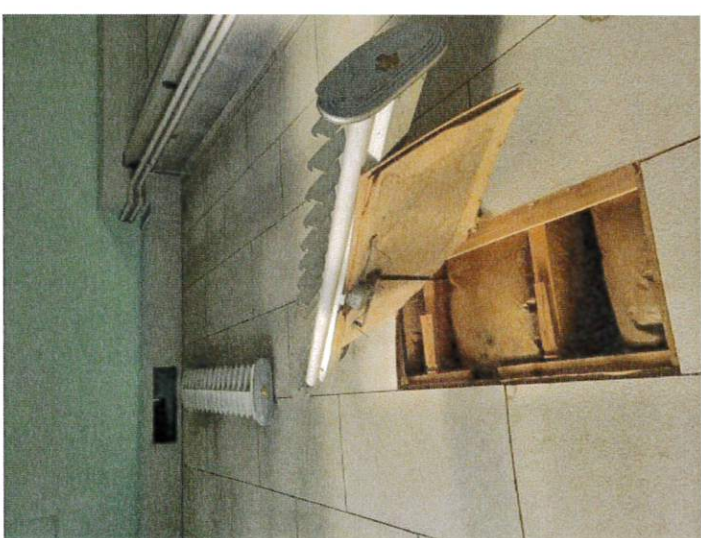
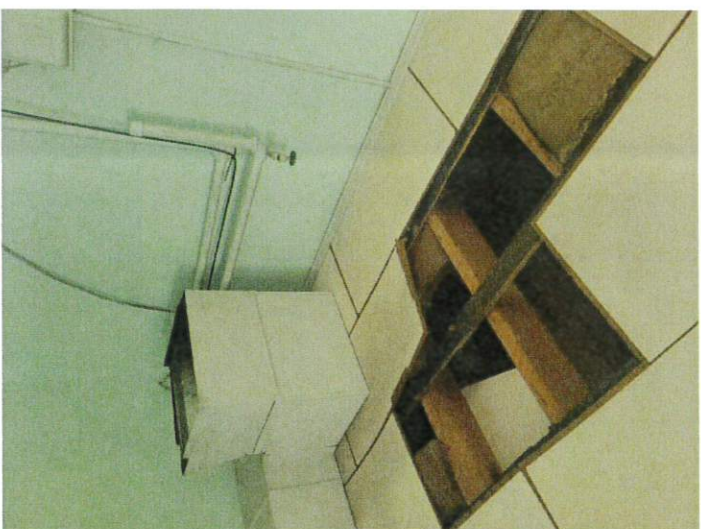
- No mechanical, electrical or plumbing
- Code compliance issues for stairwell
 - No elevator required
- Environmental factors
 - Asbestos, Lead-based Paint
- ADA Accessibility
 - Ingress / Egress
 - Restrooms



Upper Floor



Upper Floor



Upper Floor



Middle Floor – Historical Society Museum

- Plumbing outdated
- Repairs to floors above and below
- Extensive renovations to building



Middle Floor – Historical Society Museum



Middle Floor – Historical Society Museum



Middle Floor – Historical Society Museum

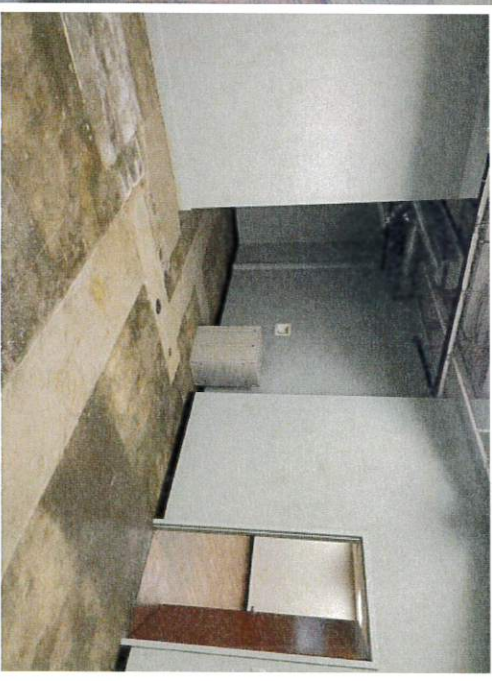


Municipal Complex – Vacant Shell

- 1882 Historical Building
- High ceilings, open ceiling, concrete floor
- Vestibule entrance and secondary entrance from sidewalk
- Ability to be creative through design
 - Create stationary or movable walls
 - Lighting appropriate for displays
 - Office/meeting space options (or can use Municipal Complex meeting rooms)
 - Updated technology / enhanced experience
- Floor Square Footage: 2,188
- Ceiling Height: 13'10"

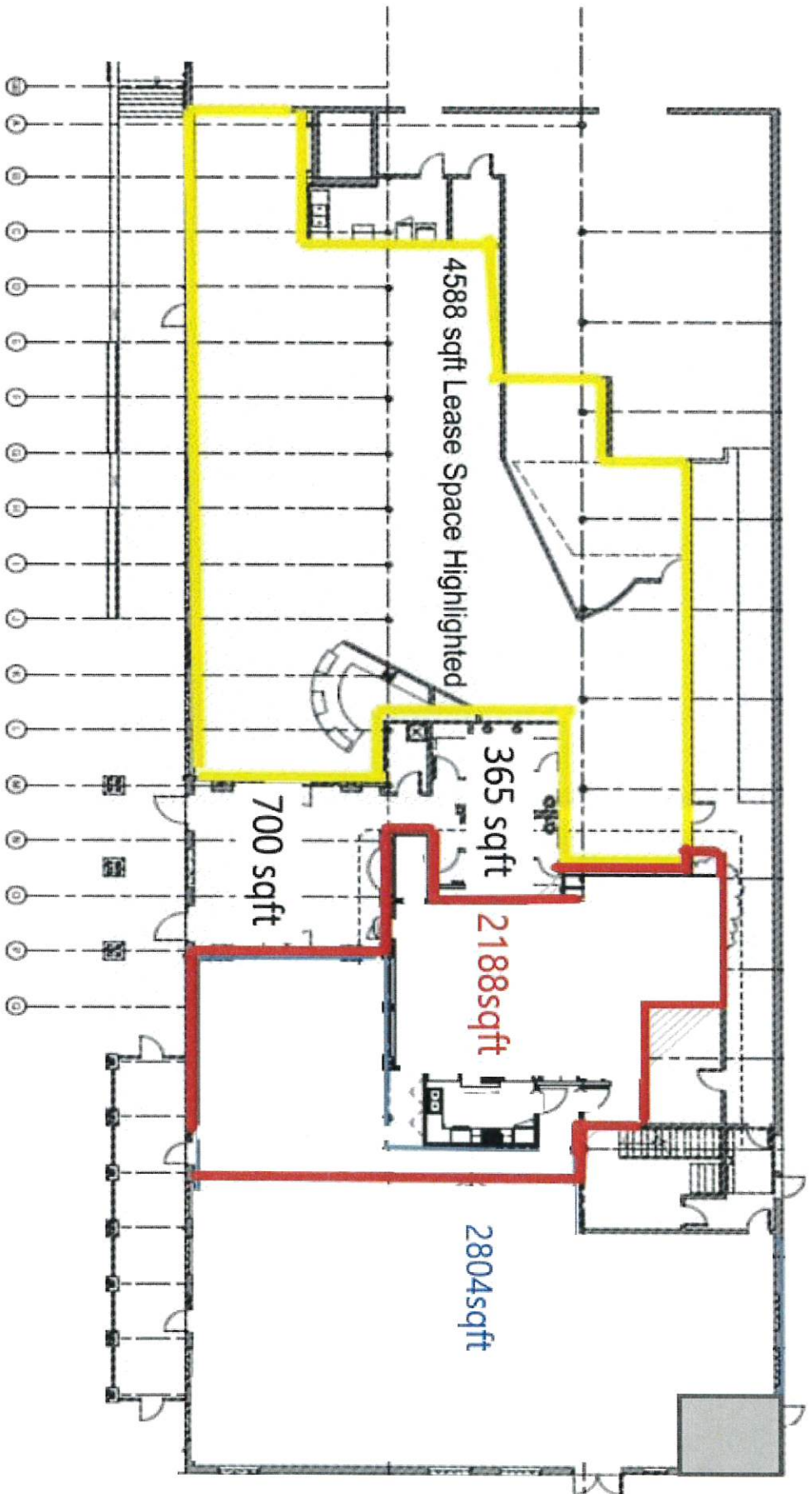


Municipal Complex – Vacant Shell

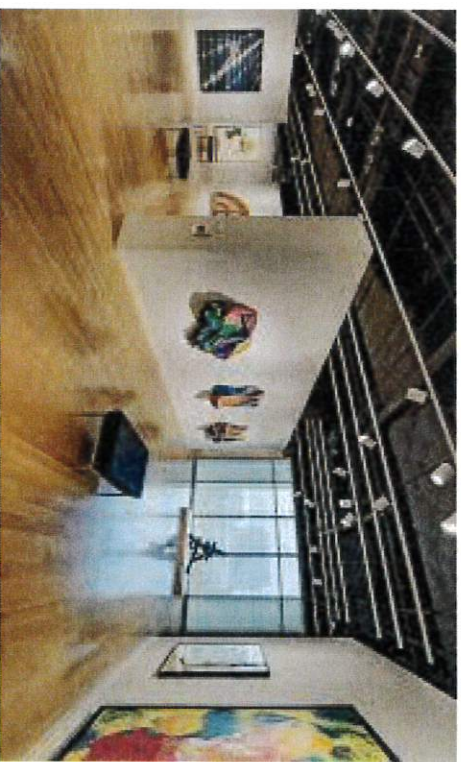


Municipal Complex – Vacant Shell





New Museum – Potential



Space Comparison

<u>Area</u>	<u>Existing Museum</u>	<u>New Museum</u>
Display	2,026	2,188
Conference Room(s)	865	1,453 (Training Room)
Hallway	979	700 (vestibule)
Restroom(s)	247	365 (common area)
Misc: Store, Office, Kitchen, Closet	456	0
Total Square Footage	4,573	4,706



Current Activities

- Richard Browne and Garrie Brinkley have toured vacant space and floor plan has been shared with them by City Staff upon their request
- FY 22-23: \$85,000 in budget for architect design
- Request for Qualifications prepared, advertised and Qualification Packages received
 - Richard Browne has reviewed RFQ and toured facility with Staff and potential architects
- Architectural Firm Selection will be presented to Council soon
- Contract and Design complete by April 2023
- Construction Estimate prepared for Council review for FY 23-24 Budget consideration
- Anticipate construction of new Museum between July 1, 2023 and June 30, 2024



Summary

<u>Outcomes</u>	<u>Stay at Old City Hall</u>	<u>New Museum at Municipal Complex</u>
Archive Preservation		
Foot Traffic		
Operation disruption during bldg. renovation		
Activate spaces		
Extend Downtown (SVP)		
Ability for City to recoup rehab funds		



Questions/Discussion



PUBLIC COMMENT

9/26/2022

This meeting is streamed live on the internet and a recording will be made public on the City Website

NAME	ADDRESS	TOPIC
✓ Walter Walter	6226 Easter Ln	NHHS
1 Karla Jacobs	1212 W. Catalpa	MHHS
2 John Jacobs	1215 W. Catalpa Ave	MHHS
✓ 3 Nancy Wrenn	107 Alexis Forest Dr.	MHHS
✓ 4 Angela Blackwood	118 Old Mine Rd	Museum
✓ 5 Coleston Hilderbram	203 Sue Eiken St	MHHS
✓ 6 Katelyn Connors	149 E Cit. Ave.	Museum
✓ 7 Camille Jensen	109 Brook Lane	Museum
✓ 8 Gary Peely	212 Dogwood Dr	MHHS
✓ 9 Gloria Sam	519 Tuckaseege	Museum
✓ 10 Arnie Whitstetter	319 Oakwood Dr	11
✓ Marian Vanni	5132 STOCKBRIDGE	MHHS
✓ Annette Williams	110 Morris Ave	MHHS
✓ Candy A. Breezy	307 Eastwood Dr	Mt. Holly
✓ Becky Farrar	2115 Mountain Skyway Hwy.	Mt. Holly, NC
15 Bruce Mayfield	445 Kanan Rd	NC
16 John Jacobs	407 Tuckasee Dr	Mt. Holly NC
✓ Pam Roberts-Reynolds	503 N. Hawthorn St	Mt. Holly
✓ Joe Hawley	1712 N MAIN ST	MANC Museum
19 Jonathan Tomalia	223 Briar Creek Rd	Gastonia NC
20 Rita McElwain	Mount Holly, NC	
21 Robert D. Black	142 Oakland St.	Mt. Holly
22 Dickie Leonard	1017 Villias Dr	STANLEY NC
23 Jennifer Latham	146 Patrick Lane	Mt. Holly NC
24 Mesinda Cochran	11	11
25 GARRIE BRINKLEY	176 TOM SAWYER	Mt. Holly

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shed

PUBLIC COMMENT

9/26/2022

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~~Rita~~
~~McWain~~

	NAME	ADDRESS	TOPIC
1	Rita Walker	1022 E. 1st St	Museum
2	Rita Walker	McWain	"
3	Billie Lark	1727 N Main St	W Holly NC 28120
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CITY of MOUNT HOLLY

Bryan Hough, Mayor
Phyllis Harris, Mayor Pro Tem
Ivory Craig, Councilman
Jeff Meadows, Councilman
David Moore, Councilman
Christina Pawlish, Councilwoman
Lauren Shoemaker, Councilwoman
Miles Braswell, City Manager

400 East Central Ave. Post Office Box 406 Mount Holly, NC 28120 704-827-3931 704-822-2933 fax www.mtholly.us

September 26, 2022

City Council Meeting
Closed Session

AGENDA

1. Property
 - a. Veterans Park property acquisition update
 - i. Marie Anders to provide update
 - ii. Sam Kline with Coldwell Banker MECA, to be present for update
2. Town of Stanley – Water Agreement
 - a. Staff presentation, follow up from 9/12/22 Closed Session

CITY OF MOUNT HOLLY
CLOSED SESSION
MONDAY, SEPTEMBER 26, 2022
COUNCIL CHAMBERS

Mayor Bryan Hough	Miles Braswell, City Manager
Mayor Pro Tem Phyllis Harris	Brian DuPont, Assistant City Manager
Councilman Ivory Craig	Councilwoman Lauren Shoemaker
Councilman Jeff Meadows	Councilwoman Christina Pawlish
Councilman David Moore	Marie M. Anders, City Attorney

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

Council entered into closed session at 9:26 pm after a motion was made by Councilwoman Pawlish and seconded by Mayor Pro Tem Harris. All Council Members present voted in favor. (Motion Carried)

Agenda

1. Property

a. Veterans Park property acquisition update

i. Marie Anders to provide update

Marie Anders stated that she has had multiple conversations with UNC Greensboro regarding the Jacobs property. Ms. Anders stated that she has no update on the Allocco property located at 143 East Catawba Avenue.

ii. Sam Kline with Coldwell Banker MECA, to be present for update

Sam Kline gave an update regarding the property located at 143 East Catawba Avenue. Mr. Kline stated that the property owners (Allocco) want \$1,000,000.00 plus the tax burden bringing the total to \$1,200,000.00. Mr. Kline stated that the Allocco's do not want to close until 2023. Mr. Kline stated that the Allocco's want to stay in Mount Holly. Mr. Kline stated that the Allocco's would like for Mr. Kline to help them find a property. Mr. Kline discussed the differences between the 1031 and 1033 IRS codes and possible options around these codes. Mayor Hough stated that there would need to be many more discussions of clarification to entertain either of these options. Mayor Hough stated that discussions would continue at the next meeting in two weeks.

2. Town of Stanley-Water Agreement

a. Staff presentation, follow up from 9/12/22 Closed Session

Utilities Director, Jonathan Wilson gave a presentation regarding the City of Mount Holly's cost to produce and distribute water, Two Rivers fee schedule, Fiscal Year 22-23 and the Fiscal impact from Stanley rate adjustment. Council discussed the amount of revenue that would be lost if the Town of Stanley decides to purchase their water elsewhere. Mr. Wilson discussed the current fiscal year rates and there impacts at various increments. Mayor Hough and Council directed staff to approach the Town of Stanley's City Manager with a proposed decreased rate to \$4.15 which is the current cost to produce 1,000 gallons of water.