



August 22, 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



August 22, 2022
6:30 P.M.

CALL TO ORDER BY THE MAYOR

INVOCATION

SET THE AGENDA

CONSENT AGENDA

1. Approval of Budget Amendment
 - South Gateway Connector Road
 - First Responders Night at Gastonia Honey Hunters Commemorating 9/11
2. Approval of minutes from the August 8, 2022 Council Meeting

AGENDA

1. Update on ARPA Funds
2. Update on Belmont-Mount Holly Road Sidewalk Project.
3. Update on Mountain Island Park at Mount Holly Closing

Michelle Wood
Brian DuPont
Mark Jusko

CLOSED SESSION

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

ADJOURN

CONSENT AGENDA



City of Mount Holly Action Agenda Item

To: Mayor and City Council	Date: August 16, 2022
From: Jonathan Wilson, Utilities Director	Meeting Date: August 22, 2022
Agenda Item to be considered:	
Approval of a Budget Amendment regarding the design of the South Gateway Connector Road	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request:	
The City hired Land Design on December 14, 2021 to complete the design of the South Gateway Connector road which will connect Caldwell Drive to YMCA Drive. In the original scope of work, the tasks of U.S. Army Corps of Engineers 404 Permit and NC Division of Water Quality 401 Water Quality Certification were excluded due to the impacts being unknown at that time. At this time, we have determined the impacts and there will be a need to obtain a 404 and 401 permit for this project. Additionally, the Schweinitz's sunflower survey must be completed for the U.S. Fish and Wildlife department. Land Design has stated that these additional items will cost \$20,610.00. However, staff request that a total of \$30,000 be approved in this budget amendment to account for any additional unforeseen expenses that could arise as this project progresses.	
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:	\$ 30,000.00
Budget Code	45-00-8184-552
Reviewed by City Attorney	☐ YES ☒ NO ☐ N/A
Manager/Staff Recommendation: Approval of a budget amendment in the amount of \$30,000 for the design of the South Gateway Connector Road.	
Result of City Council Decision: _____	
Attachments:	
1. Budget Amendment	

CITY OF MOUNT HOLLY
FY 22-23 Budget Amendment

Account Number	Description	Account Debit	Account Credit
45-00-8184-552	Contingency	\$30,000.00	
45-00-3986-980	Transfer from WS		\$ 30,000.00
TOTAL		\$30,000.00	\$ 30,000.00

Date Submitted: 22-Aug-22

Finance Officer: N. J. [Signature] 8-23-22

City Manager: 8-23-22

Department Comments:

Amendment to allocate W&S funds for South Gateway Connector Road

Unrestricted Net Position after Budget Amendment Approval: 8,202,777

% of Budget after Budget Amendment Approval: 59.779513%



City of Mount Holly Action Agenda Item

To: Mayor and City Council	Date: August 19, 2022
From: Miles Braswell, City Manager	Meeting Date: August 22, 2022
Agenda Item to be considered:	
Consent Agenda: First Responders Night at Gastonia Honey Hunters commemorating 9/11 – Budget Amendment	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request:	
John Bailey and his father, Jim, are in the planning stages of honoring First Responders and their families during an upcoming Gastonia Honey Hunters baseball game to commemorate the tragedy of September 11, 2001. The Montcross Chamber of Commerce's 501c3, Montcross Tomorrow Chamber Foundation, is the fundraising entity partnering for this event. Funds raised will provide tickets to families of Gaston County First Responders to attend the September 11th Gastonia Honey Hunter baseball game, followed by a live concert. Tickets will be issued to Mount Holly first responders and their families. The City did not budget for this event, therefore request a budget amendment in the amount of \$1,500.00.	
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:	\$1,500.00
Budget Code	Shown on attached Budget Amendment
Reviewed by City Attorney	☒ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: Staff recommends approving Budget Amendment.	
Result of City Council Decision: _____	
Attachments:	
• Budget Amendment form • Montcross Tomorrow Chamber Foundation letter	

CITY OF MOUNT HOLLY
FY 22-23 Budget Amendment

Account Number	Description	Account Debit	Account Credit
10-00-4110-621	Comm. Rel. Non-Profit	\$1,500.00	
10-00-3991-000	Appropriated Fund Balance		\$ 1,500.00
TOTAL		\$1,500.00	\$ 1,500.00

Date Submitted: 22-Aug-22

Finance Officer: *[Signature]* 8-23-25

City Manager: W/HBJ 8-23-22

Department Comments:

Amendment for donation to Montcross for First Responders Night at Gastonia Honey Hunters

Unassigned Fund Balance after Budget Amendment Approval: 7,691,102

% of Budget after Budget Amendment Approval: 44.836073%



Montcross Tomorrow Chamber Foundation approves Fundraising Support for September 11, Event.

At its quarterly Board meeting on August 18, 2022, The Montcross Tomorrow Chamber Foundation approved accepting tax deductible funds to support the underwriting of the September 11, Event, recognizing Gaston County first responders and their families, on the anniversary of September 11, 2001.

Organizers are committed to commemorating the tragic events of September 11, 2001, which eventually claimed the lives of 2,977, many of them first responders.

Funds raised will provide tickets to the families of Gaston County first responders, to attend the afternoon Honey Hunters game, at CaroMont Health Park, followed by a live concert featuring Las Vegas entertainers renowned for their impersonations of the music made famous by Rod Stewart and Tina Turner.

The Montcross Tomorrow Chamber Foundation, a 501©3, a North Carolina Public Charity, as defined by the IRS, has been approved by its Board of Directors, to accept tax deductible funding, on behalf of donors choosing to help fund this special September 11, event. The Employer Identification number assigned by the IRS is: 87-0862510.

All funds received will go towards the allowable expenses to deliver the services as outlined by the organizers.

As the appointed Executive Director of the Montcross Tomorrow Chamber Foundation, the Board of Directors has authorized me to communicate this role to the public and any interested donor who wishes to contribute to this event.

R. Marc Jordan

Executive Director

Montcross Tomorrow Chamber Foundation

CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL MEETING
MONDAY, August 8, 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

Councilman Moore led the Council, staff and attendees in prayer.

Pledge of Allegiance

Councilman Meadows 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. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

CONSENT AGENDA

1. Approval of Budget Amendment
 - Purchase of 131 East Catawba Avenue
2. Re-Appointment of Gary Neely to the ABC Board
3. Approval of an Interlocal Agreement with NCLM for a Group Self-Insurance Pool for Health Insurance Risk Sharing
4. Approval of an amendment to the lease agreement with Dr. Katherine Peterson
5. Approval of minor changes to the Backflow Cross Connection Control Ordinance (requested by NCDEQ) that includes minor grammatical errors and the addition of one specific type of backflow device to the current ordinance
6. Call for 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.
7. Consideration and Approval of a Fee Agreement with outside Council for Code Enforcement Litigation
8. Approval of Minutes of the July 11, 2022 Council Meeting
9. Approval of Minutes of the August 1, 2022 Council Meeting

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

PRESENTATIONS

1. Swearing In Ceremony for Chief of Police Brian K. Reagan

At this time, Captain David Sisk came forward and recognized all the past Mount Holly Police Chiefs that came and showed their support for Chief Reagan. Captain Sisk advised that the entire department is looking forward to working with Chief Reagan and is very honored to be working with

someone with the dedication and commitment that Chief Reagan has shown since day 1. Mayor Hough came forward and administered the oath of office. Family and friends were present for the ceremony. Chief Reagan thanked Staff, Mayor and Council for being supportive. He is very excited for the future of Mount Holly and the Police Department.

2. **Presentation of a Resolution to Recognizing the Mount Holly 10U Baseball Team for their State Championship**

Mayor Hough read the resolution and presented it to the Coaches. The Mayor and Council are very proud of the Mount Holly 10U team and winning the state championship.

PUBLIC HEARING

1. **Public hearing regarding a proposed text amendment to permit bottle shops to have the option to operate as a private establishment in the B-1 Central Business District made by Jonathan Todd.**

Mr. Lowe advised that this text amendment would allow a bottle shop to operate as a private establishment in a B-1 District. Operating as a private establishment would allow Mr. Todd to expand his business and as it relates to the food service industry. The Planning Commission Board approved the recommendation 5-2.

Councilman Meadows made a motion to enter into a public hearing regarding a proposed text amendment to permit bottle shops to have the option to operate as a private establishment in the B-1 Central Business District made by Jonathan Todd. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried) With no one signed up to speak Councilman Meadows made a motion to come out of the public hearing. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilman Moore asked about the food and health department related issues. Mr. Todd advised that private establishments do not have to be inspected by the health department.

Councilman Meadows made a motion to approve the proposed text amendment to permit bottle shops to have the option to operate as a private establishment in the B-1 Central Business District made by Jonathan Todd. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried)

PUBLIC COMMENT – Three (3) Minute Limit

Teraseta Ellerbe, 212 Augustus Lane

Ms. Ellerbe came before the City Council to speak concerning the fire truck situation. She advised that she has seen a Community Fire Department truck around that the city has borrowed. Personally, she thinks it looks bad for a city the size of Mount Holly to have to borrow trucks.

Mayor Hough asked Chief Baker to explain to Ms. Ellerbe during the break why we are using a borrowed truck from Community Fire Department.

OLD BUSINESS

1. **Consider and approval of a rezoning application, submitted by Dust Stop Filtration, LLC, for a 7-acre tract of land, located at 1214 W. Catawba Avenue, Parcel ID # 182502, from I-1 Gaston County to LI Light Industrial**

Councilman Meadows made a motion to approve the rezoning application, submitted by Dust Stop Filtration, LLC, for a 7-acre tract of land, located at 1214 W. Catawba Avenue, Parcel ID # 182502, from I-1 Gaston County to LI Light Industrial contingent upon the annexation approval. (Resolution #08082022A) Councilman Craig seconded the motion. All Council Members voted in favor. (Motion carried)

2. **Consideration and approval on the Question of Annexation Pursuant to GS 160A-31 for a petition submitted by Dust Stop Filtration, LLC, for a 7-acre tract of land, located at 1214 W. Catawba Avenue, Parcel ID # 182502**

Council Moore made a motion to approve the annexation petition submitted by Dust Stop Filtration, LLC, for a 7-acre tract of land, located at 1214 W. Catawba Avenue, Parcel ID # 182502.

Resolution #08082022B) Councilwoman Shoemaker seconded the motion. All Council members voted in favor. (Motion carried)

3. Consider and approval of a rezoning application, submitted by CATARHYNE, LLC, for a 4.94-acre tract of land, located at 1212 W. Catawba Avenue, Parcel ID # 221728, and an adjacent 0.31-acre tract of land, Parcel ID # 301676 from I-1 Light Industrial (Gaston County) & OLC Office Light Commercial (Gaston County) to L-I Light Industrial (City of Mount Holly)

Councilwoman Shoemaker made a motion to approve the rezoning application, submitted by CATARHYNE, LLC, for a 4.94-acre tract of land, located at 1212 W. Catawba Avenue, Parcel ID # 221728, and an adjacent 0.31-acre tract of land, Parcel ID # 301676 from I-1 Light Industrial (Gaston County) & OLC Office Light Commercial (Gaston County) to L-I Light Industrial (City of Mount Holly) contingent upon the annexation approval. (Resolution #08082022C) Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried)

4. Consideration and approval on the Question of Annexation Pursuant to GS 160A-31 for a petition submitted by CATARHYNE, LLC for a 4.94-acre tract of land, located at 1212 W. Catawba Avenue, Parcel ID # 221728

Marie Anders

Councilman Meadows made a motion to approve the annexation petition submitted by CATARHYNE, LLC for a 4.94-acre tract of land, located at 1212 W. Catawba Avenue, Parcel ID # 221728 (Resolution #080892022D) Mayor Pro Tem Harris seconded the motion. (Motion carried)

NEW BUSINESS

1. Consideration and Approval of options related to the dwelling located at 147 East Catawba Avenue

Councilman Meadows asked for this to be pulled off the regular agenda and discussed in closed session. Council looked to the City Attorney, Mrs. Anders for direction and she advised that it could be a closed session item.

2. Consideration and Approval of the Low Bidder for Sandy Ford Road Water Line Loop Project

Mr. Wilson advised that 5 bids were received for the Sandy Ford Road Water Line Loop Project. Buckeye Bridge LLC was the low bid at \$273,870. Council Meadows made the motion to approve the low bid, Buckeye Bridge LLC. Councilwoman Pawlish 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 and 5)

Councilman Moore made the motion to enter into Closed Session Pursuant to N.C.G.S 143-318.11 (a)(3 and 5) at 7:31pm. Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilman Moore made a motion to come out of closed session and back into regular session at 8:06pm. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion carried)

Mayor Hough advised that no action was taken during closed session.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Moore made the motion to adjourn the August 8, 2022 Council Meeting. Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 8:07pm.

AGENDA



City of Mount Holly Action Agenda Item

To: Mayor and City Council	Date: August 17, 2022
From: Michelle Wood	Meeting Date: August 22, 2022
Agenda Item to be considered: Update on ARPA Funds	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: Update on ARPA Funds	
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:	
Result of City Council Decision:	
Attachments: PowerPoint Presentation	

City of Mount Holly ARPA Update

Michelle Wood- Finance Director

August 22, 2022



Summary of American Rescue Plan Act (ARPA) Funding

- State of NC allocated \$5.4 Billion
- City of Mount Holly was allocated \$5,181,064.35
 - First allocation was received July 13, 2021 - \$2,590,532.18
 - Second allocation was received July 15, 2022 - \$2,590,532.17



Reporting

- Our first compliance report was due April 30, 2022 for report period March 1, 2021 thru March 31, 2022
 - Reporting requirements
 - Report expenditures
 - Choose reporting category
- Per the School of Government guidance the City of Mount Holly chose the Standard Allowance Category
 - This was the recommended category for all metropolitan cities and counties with a population below 250,000 residents which received less than \$10 million in ARPA funding
- The standard allowance allows NC local governments the opportunity to allocate the funds towards employee salaries and benefit expenditures. (Often referred to as supplanting)



Why Supplanting?

- By choosing the standard allowance to supplant salaries and benefits, it frees up the non-grant revenues that would have been used to cover these expenditures and expend the funds on new projects or programs, increase fund balance, or to replace other revenue sources.
- The freed up non-grant revenues are not subject to award terms, time limits, or other federal grant regulations. This greatly expands the types of projects that a local government may reasonably undertake.
- This also allows the funds to be used for the General Fund or Enterprise Fund



ARPA Update

- Initial presentation to Council on September 27, 2021
 - Council considered electing the infrastructure category for water/sewer projects
- US Treasury's Final Rule allowed the Standard Allowance election
- Timeline
 - Funds have to be obligated between March 3, 2021- December 31, 2024
 - Funds have to be expended by December 31, 2026
 - Supplanting salaries and benefits will allow us to meet these timeline obligations



Next steps

- This is for information purposes only; staff will come back to council at a later date with options for spending the funds and amending the original ordinance.
- Policy Adoption
 - Staff will be placing policies on the Consent Agenda for Council's action
 1. Records Retention
 2. Eligible Use
 3. Allowable Cost
 4. Civil Rights Compliance
 5. Conflict of Interest



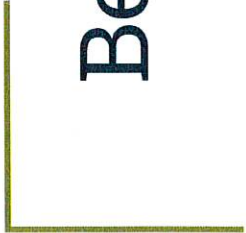
Questions/Discussion





City of Mount Holly Action Agenda Item

To: City Council From: Brian DuPont	Date: 8-16-22 Meeting Date: 8-22-22
Agenda Item to be considered: Update on Belmont-Mount Holly Road Sidewalk Project	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: At the June 13, 2022 Council meeting, it was requested that this item be brought before Council for an update as an informational discussion. In the 2013 Pedestrian Plan, the Belmont-Mount Holly Road sidewalk was recommended as a priority corridor. The sidewalk connection along this corridor was also identified as it was a gap in the sidewalk, which is why it was submitted by the City for funding through the State Transportation Improvement Plan (STIP) in 2014.	
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: For information only.	
Result of City Council Decision:	
Attachments: 1. Presentation 2. 3.	



Belmont-Mount Holly Road Sidewalk Connection



City Council
August 22, 2022



Background

- November 10, 2014: Resolution of Support adopted by City Council
- GCL MPO reviewed and approved as part of the STIP (State Transportation Improvement Plan)
- June 13, 2022: Council requested staff provide an update as an informational item





C-5606A Scope (STIP#)

Belmont-Mount Holly Road Sidewalk Extension

- 5 foot wide sidewalk (1-side only)
extension from Margarette Avenue to the
existing sidewalk at the Circle K station
- Include paved shoulder with curb and
gutter drainage system
- Crosses 21 properties



Next Steps



	State Funds	Local Funds	Total
Preliminary Engineering	\$50,969	\$13,548	\$64,517
Right-Of-Way	\$89,131	\$23,694	\$112,825
Construction (Estimate)	\$0	\$1,100,000	\$1,100,000
Total:	\$140,100	\$1,137,242	\$1,277,342



- Construction is Powell Eligible
- Project was bid on August 12th; Bids due September 9th



To: Mayor and City Council From: Mark Jusko	Date: 8-17-22 Meeting Date: 8-22-22		
Agenda Item to be considered: <u>Update on Mountain Island Park at Mount Holly</u>			
Will this require a public hearing? ☐ YES ☒ NO			
Background/Purpose of Request <u>Duke Energy has been meeting with us to let us know about the closing of our main access to Mountain Island Park at Mount Holly. As part of their FERC relicensing they will be doing two maintenance projects, one on the transmission lines from September 7, 2022 until January 2023, and the other is the earth embankment dam stabilization project that has a timeline of January 2023 until January 2026. We have been working with Duke to establish an alternate route into the back part of our trails system. We hope to have this alternate route open by January 2023.</u>			
Fiscal Impact:			
Will Item affect current budget	YES	X NO	☐ N/A
Reviewed by Finance Director	YES	X NO	☐ N/A
Preaudit Certification required	YES	X NO	☐ N/A
Capital Project Ordinance required	YES	X NO	☐ N/A
Budget Transfer required	YES	X NO	☐ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	YES	NO	☐ N/A
Manager/Staff Recommendation: <i>For informational purposes</i>			
Result of City Council Decision: _____			
Attachments: Presentation			

Update on Mountain Island Park at Mount Holly Closure



City Council Work Session- August 22, 2022

 In the Summer of 2021 Duke Energy met with the City to inform us that in late 2022 they will be closing off our main access to Mountain Island Park at Mount Holly. The reason for the closure:

As part of their FERC relicensing agreement

They will be doing these two projects:

- Transmission line work (near the park) September 2022 until January 2023
- Mountain Island earthen dam maintenance project January 2023-January 2026



MIP@MH closure

So from September 7, 2022 the main access to MIP@MH will be closed to the public. When this current access opens back up in 2026, it will have a different layout with a parking lot, and road entering the area.

We are currently working towards opening up an alternate access route into the back part of the current park to be open in January 2023.



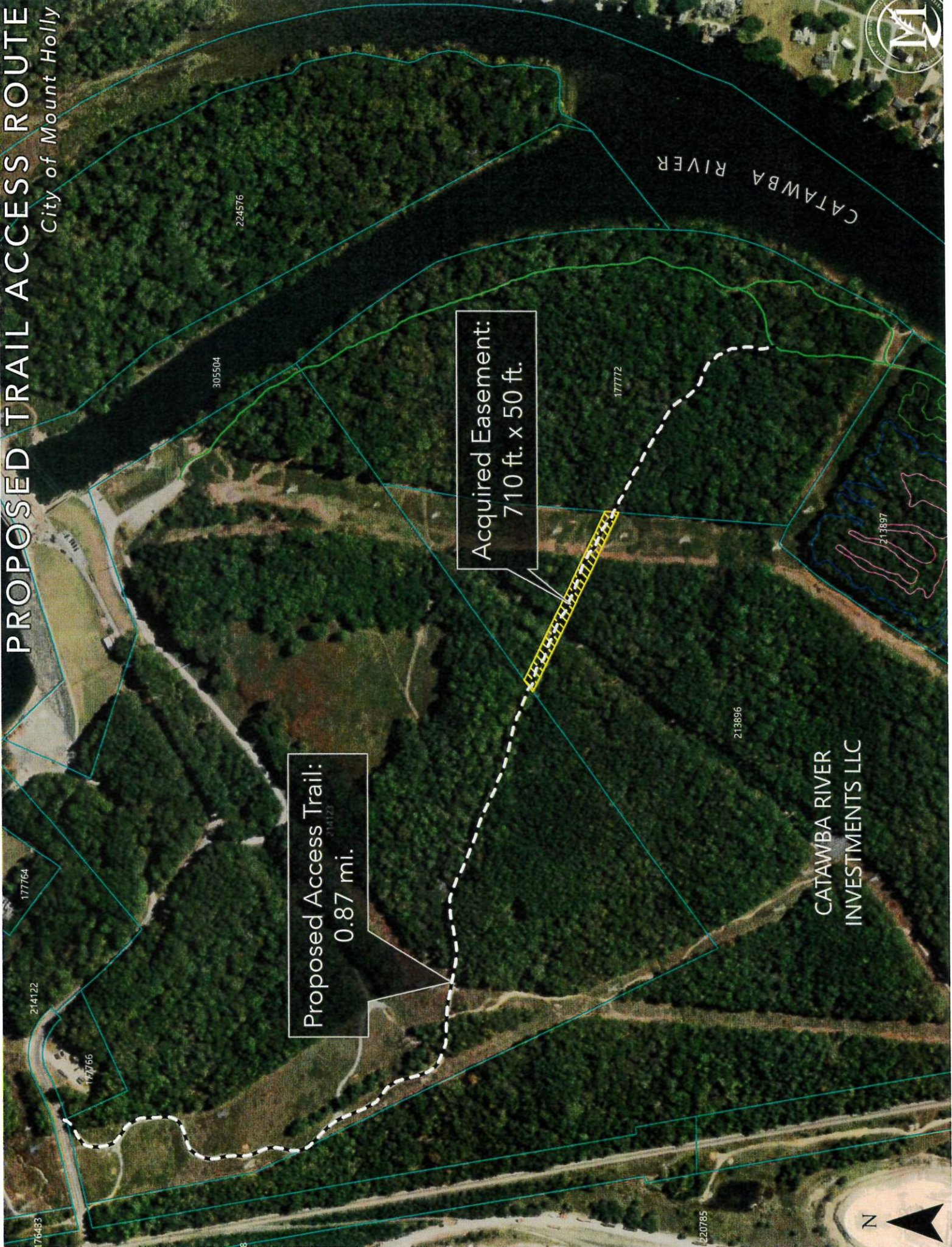
Alternate access route

- People will be able to park at our new parking lot across from the recycling center on Mountain Island Road.
- Trail will be developed from parking lot along Mountain Island Road to crosswalk
- Crosswalk will be added
- Duke will allow citizens to use their portions of alternate route.
- We have received a temporary easement from Catawba River Invesments to allow people to cross their property.
- We will be doing work on the trail in order to make it safe.
- Our target opening date is Janaury 2023



PROPOSED TRAIL ACCESS ROUTE

City of Mount Holly



Proposed Access Trail:
0.87 mi.

Acquired Easement:
710 ft. x 50 ft.

CATAWBA RIVER
INVESTMENTS LLC

Alternate Trail access route

We have reached out to Duke Energy to help us with some of the costs associated with developing the alternate trail access.

We have also notified NC Parks, who awarded us a PARTF grant in 2000 for the development of the park. We notified them to let them know about the temporary closure.





Questions?

