

**CITY OF MOUNT HOLLY**  
**MOUNT HOLLY CITY COUNCIL MEETING**  
**MONDAY, August 14, 2023**  
**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              | Danny Jackson, Interim 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             |
|                                | Michelle Wood, Finance Director               |

**Invocation**

Councilman David Moore called for a moment of silence for the citizen that lost their life early in the morning in a tragic accident. After the moment of silence, he led 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 Hough commented that there are signup sheets for public comment and the public hearing. He advised that he will call for a 5 minute break after the presentation to allow any to leave that would like. 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 voted in favor. Motion carried.

**CONSENT AGENDA**

1. Approval of Budget Amendments
  - Utilities/Enterprise Fund
  - Building Maintenance
2. Approval to apply for an Asset Inventory and Assessment Grant from NC DEQ for water and sewer
3. Approval of a temporary part-time Customer Service Clerk
4. Approval of placing a four-acre conservation easement on Parcel #213897, a City owned property
5. Approval of McAdams to perform the engineering and design services the Glendale Property Project
6. Approval of Minutes of the July 10, 2023 Council Meeting
7. Approval of Minutes of the July 10, 2023 Closed Session

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. Presentation of a Proclamation recognizing Sarah Elizabeth Rozzelle Nichols for her 90<sup>th</sup> Birthday  
Mayor Hough and the City Council presented Sarah Elizabeth Rozzelle Nichols a resolution for her 90<sup>th</sup> birthday. She was present with family and friends to accept the resolution.
2. Swearing In of Fire Fighters Blake Davis, Quentin Hooker and Hunter Huffstetler  
Mayor Hough administered the oath of office to fire fighters Blake Davis, Huter Huffstetler and Quentin Hooker. pinned by his father. Family members were present during the pinning ceremony.

3. Swearing In of Fire Captains Blake Buchanan, Robert Heussy and Grant Roberts  
Mayor Hough administered the fire captain's oath of office to Captains Blake Buchanan, Robert Heussy and Grant Roberts. Family members were present during the pinning ceremony.

Mayor Hough called for a 5-minute break.

## **PUBLIC HEARING**

1. Public hearing for a proposed text amendment to amend Section-3.21 of the Zoning Ordinance (Solid Waste Storage Equipment) to provide standards for screening requirements within the existing section

Mr. Lowe explained that the proposed ordinance amendment would better describe the needed screening requirements for dumpsters. The Planning Commission recommends that chain length fencing be spelled out and completely prohibited in the amendment.

At this time Councilwoman Pawlish made a motion to enter into public hearing for a proposed text amendment to amend Section-3.21 of the Zoning Ordinance (Solid Waste Storage Equipment) to provide standards for screening requirements within the existing section. Councilman Craig seconded the motion. All Council Members 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 Pawlish seconded the motion. All Council Members voted in favor. Motion carried.

Councilwoman Shoemaker made a motion to approve the proposed text amendment to amend Section-3.21 of the Zoning Ordinance (Solid Waste Storage Equipment) to provide standards for screening requirements within the existing section. Councilman Meadows seconded the motion. All Council Members voted in favor. Motion carried

2. Public hearing for a proposed text amendment to amend Section-5.14-B-2 of the Zoning Ordinance (Residential Downtown-Dimension Requirements) to provide a minimum lot sizes for townhomes

Mr. Lowe advised that currently there are no standards listed for townhomes in the residential downtown (RD) zoning district. This proposed amendment would regulate the width of townhomes at 20 ft. within the RD zoning district. The Planning Commission recommends approval.

At this time, Councilwoman Shoemaker made a motion to enter into the public hearing for a proposed text amendment to amend Section-5.14-B-2 of the Zoning Ordinance (Residential Downtown-Dimension Requirements) to provide a minimum lot sizes for townhomes. Councilman Meadows seconded the motion. All Council Members voted in favor. Motion carried.

With no one signed up to speak, Councilman Moore made a motion to closed the public hearing. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. Motion carried.

Councilwoman Shoemaker made a motion to approve the proposed text amendment to amend Section-5.14-B-2 of the Zoning Ordinance (Residential Downtown-Dimension Requirements) to provide a minimum lot sizes for townhomes. Councilman Moore seconded the motion. All Council Members voted in favor. Motion carried

3. Public hearing for a proposed text amendment to amend Section-10.5-C-10-a of the Zoning Ordinance (Street Tree Canopy) to update the language to ensure that street trees are provided via developments

Mr. Lowe advised that the proposed amend would change some simple wording that would ensure trees are planted along side of our roadways by Developers. The Planning Commission recommends approval.

Councilwoman Pawlish made a motion to enter into public hearing for a proposed text amendment to amend Section-10.5-C-10-a of the Zoning Ordinance (Street Tree Canopy) to update the language to ensure that street trees are provided via developments. Councilman Meadows seconded the motion. All Council Members voted in favor. Motion carried

With no one signed up to speak, Councilwoman Shoemaker made a motion to closed the public hearing. Mayor Pro Tem Harris seconded the motion. All Council Members voted in favor. Motion carried.

Councilwoman Shoemaker made a motion to approve the proposed text amendment to amend Section-10.5-C-10-a of the Zoning Ordinance (Street Tree Canopy) to update the language to ensure that street trees are provided via developments. Councilman Meadows seconded the motion. All Council Members voted in favor. Motion carried

4. Public hearing for a proposed text amendment to amend Appendixes: 1, 2, & 3 of the Subdivision Ordinance

Mr. Lowe advised that staff recommends the Council continue this public hearing at the September 11, 2023 Council Meeting. Ms. Anders advised that Council would need to open the public hearing and then make a motion to leave it open until the September 11, 2023 meeting. Council will vote to close the public hearing at next meeting.

Councilwoman Pawlish made a motion to enter into public hearing for a proposed text amendment to amend Appendixes: 1, 2, & 3 of the Subdivision Ordinance. Councilman Craig seconded the motion. All Council Members voted in favor. Motion carried

Mayor Pro Tem Harris made a motion to continue the public hearing at the September 11, 2023 Council Meeting. Councilman Moore seconded the motion. All Council Members voted in favor. Motion carried.

**PUBLIC COMMENT – Three (3) Minute Limit**

Stephanie McLaughlin, Chair of the Board of the Mount Holly Community Development Foundation came before Council to report on dates of upcoming events for the Foundation. She advised that the Gala and the Lantern Parade are both coming up in October and September 21<sup>st</sup>-23<sup>rd</sup> is the Plein Air Event. She commented that she has received lots of positive feedback from the signal box wrapping project. She added that it is a blessing to be part of the city.

**NEW BUSINESS**

1. Consideration and Approval of a Lease Renewal Agreement with Arts on the Greenway for the Massey Building

Mrs. Anders reported that the building located at 500 East Central has been leased to the Foundation for a number of years. The building has housed Arts on the Greenway since the Foundation took over the lease some years ago. Arts on the Greenway has obtained their nonprofit status and therefore the Foundation is asking that the lease be renewed to the Arts on the Greenway as an assignee of the lease agreement. Ms. Anders advised that under the lease agreement it gives the lessee the option to renew the lease for a maximum of 5 successive one-year periods. Councilman Meadows asked if an automatic yearly renewal option can be added to the lease so the renewal does not have to come back to Council each year for the next five years. Mrs. Anders advised that she would make the change and the change would not require readvertisement of the lease. Councilman Moore made a motion to approve the Lease Renewal Agreement with Arts on the Greenway for the Massey Building with the automatic renewal options stated by Councilman Meadows. Mayor Pro Tem Harris seconded the motion. All Council Members voted in favor. Motion carried.

2. Discussion of Land Use and Training Facility Concepts for the Fire Department

Deputy Chief Craig Spry came before the City Council to present the concepts for a Fire Department Training Facility. He advised that there is enough acreage at the city owned property located behind headquarters station on Killian Avenue to house the facility. He added that there are many positive factors related to a city owned training facility, one of which is it could lower the ISO rating. Councilman Meadows asked why it is important to have a low ISO rating. Deputy Chief Spry advised that the lower ISO ratings have a financial impact on the citizens homeowner's insurance rates. Deputy Chief Spry advised that staff is looking into different funding options. Councilman Meadows directed the Interim City Manager to contact the county for a potential partnership for funding this type facility.

## **CLOSED SESSION**

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

Councilwoman Pawlish made the motion to enter into Closed Session Pursuant to N.C.G.S 143-318.11 (a)(3 and 5) at 7:54pm. Councilman Craig seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilwoman Pawlish made a motion to come out of closed session and back into regular session at 9:08pm. Mayor Pro Tem Harris seconded the motion. All Council Members present voted in favor. (Motion carried) It was 8:44pm.

Mayor Hough advised there was no action 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 14, 2023 Council Meeting. Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 8:44pm.