

**CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL MEETING
MONDAY, JULY 11, 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, Deputy 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 from True Light Tabernacle led the Council, staff and attendees in prayer.

Pledge of Allegiance

Councilwoman Pawlish led the Council, staff and attendees in the Pledge of Allegiance.

Set the Agenda

With no changes to the agenda, Councilman Craig 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 Budget Amendment
 - Hamilton Property Purchase
2. Approval of a Resolution Declaring the Service Weapons and Badge Carried by Mount Holly Police Chief Don Roper as Surplus and Authorize Award to Him Upon Retirement
3. Approval of an Interlocal Agreement with NCLM for a Group Self-Insurance Pool for Property and Liability Risk Sharing
4. Approval of an Interlocal Agreement with NCLM for a Group Self-Insurance Pool for Workers' Compensation Risk Sharing
5. Approval of an Agreement with NCLM and code contractor American Legal Publishing Corporation for the codification process
6. Approval of an Exemption from General Statutes relating to the hiring of Architects, Engineers, and Surveyors under the requirements of the Mini-Brooks Act for repair to the roof at 500 East Central Avenue
7. Approval of a Resolution Ratifying the Updated Charter of Centralina Regional Council
8. Approval of Final Plat for Azalea Ridge
9. Approval of the Selection of a Stormwater Mapping Consultant
10. Call for 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
11. Approval of Minutes of the June 13, 2022 Council Meeting

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

PRESENTATIONS

1. Presentation of a Resolution Awarding out Retiring Police Chief Don Roper his Badge and Service Weapons upon his Retirement

Mayor Hough presented Chief Roper with a resolution awarding him his badge and service weapons upon his retirement on July 31, 2022. Chief Roper was accompanied by his wife Julie. He thanked the Council and his Staff for the years he served as Chief of Mount Holly.

2. Presentation of the 2023 Gaston County Tax Reappraisal Update

Representatives from the Gaston County Tax Assessors Office were present to review the upcoming tax reappraisal process. They advised that the last reappraisal process took effect in 2019. The process is governed by State Statute and must take place at least once every eight years. To keep with current market values and to reduce the likelihood of large market changes seen in the 8 years cycle the State has advised that Gaston County needs to move forward with the reappraisal process at the 4-year mark. The reappraisal values will take effect in 2023. The Tax Assessors Office will have the numbers to municipalities before the budget process.

PUBLIC HEARING

1. Public hearing to consider an application, submitted by Johnny H. Denton, for a text amendment to allow automated car washes with conditions in the B-2 Neighborhood Business District *Greg Beal*
Greg-staff received an application. This does not approve a car wash tonight it approves the process. Read the 5 requirements and added 6 must maintain onsite office

Mr. Beal advised that this rezoning does not approve the carwash tonight only the process. There are 5 requirements from the Zoning Ordinance as it relates to carwashes and a 6th was added to include must maintain an onsite office. He advised that he Planning Commission voted unanimously to approve.

Mayor Pro Tem Harris made a motion to enter into a public hearing to consider an application, submitted by Johnny H. Denton, for a text amendment to allow automated car washes with conditions in the B-2 Neighborhood Business District Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried) With no one signed up to speak Councilman Moore 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 Craig made a motion to approve the application submitted by Johnny H. Denton, for a text amendment to allow automated car washes with conditions in the B-2 Neighborhood Business District. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. (Motion carried)

2. Public Hearing 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

Councilwoman Shoemaker made a motion to enter into a public hearing 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. Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried) With no one signed up to speak Councilwoman Shoemaker made a motion to come out of the public hearing. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion Carried)

It was the consensus of Council to move forward with the annexation agreement at the August Meeting.

3. Public hearing to consider 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

Mr. Beal advised that the Filtration Company is already water customers and will only need sewer extended to the business.

Councilwoman Shoemaker made a motion to enter into a public hearing to consider 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. Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried) With no one signed up to speak Councilwoman Pawlish made a motion to come out of the public hearing. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

Mayor Hough advised that the rezoning and annexation requests for this property will be brought back at the August meeting for approval.

4. Public Hearing 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

Councilwoman Pawlish made a motion to enter into a public hearing 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. Mayor Pro Tem Harris seconded the motion. All Council Members present voted in favor. (Motion Carried) With no one signed up to speak Councilman Moore made a motion to come out of the public hearing. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

Staff recommended delaying until August for approval of the annexation agreement.

5. Public hearing to consider a rezoning application, submitted by CATARHYNE, LLC, for a 4.94-acre tract of land, located at 1214 W. Catawba Avenue, Parcel ID # 221728, from I-1 Gaston County to LI Light Industrial

Mr. Beal advised that if approved it would be no cost to the city. He added that the Planning Commission voted unanimously to recommend approval.

Councilwoman Shoemaker made a motion to enter into a public hearing to consider a rezoning application, submitted by CATARHYNE, LLC, for a 4.94-acre tract of land, located at 1214 W. Catawba Avenue, Parcel ID # 221728, from I-1 Gaston County to LI Light Industrial. Councilman Craig seconded the motion. All Council Members present voted in favor. (Motion Carried) With no one signed up to speak Councilwoman Pawlish made a motion to come out of the public hearing. Councilman Meadows seconded the motion. All Council Members present voted in favor. (Motion Carried)

Mayor Hough advised that the rezoning and annexation requests for this property will be brought back at the August meeting for approval.

PUBLIC COMMENT – Three (3) Minute Limit

There was no one signed up to speak.

OLD BUSINESS

1. Update on Short-term Rentals (Airbnb)

Mr. Lowe advised that the City currently has regulation in place as it relates to short-term rentals. He advised that the City has policies that require permits for major renovations to properties and staff is taking care of the current situation now that it has been brought to our attention. There is also a noise ordinance in place that would take care of the complaints of loud music and partying. Councilman Craig suggested contacting Airbnb directly and report the recent complaints. Councilman Meadows commented that the public process is working as Staff is handling the situation after the public came forward and reported.

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S 143-318.11 (a) (3, 5 and 6)

Councilman Meadows made the motion to enter into Closed Session Pursuant to N.C.G.S 143-318.11 (a)(3, 5 and 6) at 7:47pm. Councilman Craig seconded the motion. All Council Members present voted in favor. (Motion Carried)

Mayor Pro Tem Harris made a motion to come out of closed session and back into regular session at 8:17pm. Councilwoman Pawlish 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. Councilwoman Pawlish made the motion to adjourn the July 11, 2022 Council Meeting. Councilman Craig seconded the motion. All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 8:18pm.