

City of Mount Holly
Mount Holly City Council Work Session Meeting
Monday, June 26, 2023
Council Chambers
6:30 pm

CALL TO ORDER

Mayor Hough called the meeting to order at 6:30 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 Craig led the Council, staff and attendees in prayer.

SET THE AGENDA

Mayor Hough entertained changes to the agenda. With no changes to the agenda, Councilwoman Pawlish made the motion to approve the agenda as presented. Councilman Moore seconded the motion. All Council Members voted in favor. (Motion carried)

CONSENT AGENDA

1. Approval of Budget Amendment
 - GASB
2. Approval of Position Allotment
3. Approval of MOU with Gaston County Communications
4. Approval of Contract for Economic Development Services with Better City
5. Approval of an Agreement with the Mount Holly Police Foundation
6. Approval of an Agreement with the Mount Holly Community Foundation
7. Approval of minutes from the June 12, 2023 Council Meeting
8. Approval of the minutes from the June 12, 2023 Closed Session

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

AGENDA

1. Presentation of a promotional video for Mount Holly Non-Profit Organizations from the Tourism Development Authority

Mr. Philip McGinnis came before the City Council to present promotional videos funded by the Tourism Development Authority. The following videos were presented:

- Christmas Parade Video—Mayor Hough asked if the tree lighting could be added to the end of the video.
- Community Garden Video—Councilman Meadows asked if they could get a drone perspective next year.
- Miracle on Main—Mr. McGinnis advised that they also promote McAdenville during the holiday season in hopes to lure visitors to Mount Holly.
- Merry Market

Councilman Moore commented that the upcoming fireworks would be an opportunity for some coverage around patriotism and the Police Memorial should also be included. Mr. McGinnis advised that future videos will include promotional information that focus on springfest and the concerts.

2. Presentation of Facilities Condition Assessment of 131 South Main

Mr. Garrie Brinkley introduced the representatives from Creech and Associates. He advised that the Facilities Assessment Committee have met and worked closely with the contractors and have already seen the findings of the study and tonight's presentation.

Three options were suggested by Creech and Associates. First there was an assessment given that addressed the details and the findings of the building located at 131 South Main. The building was built in 1920 and has a basement and a 1st and 2nd floor totaling a square footage of 11,627. The study shows that work is needed to the exterior façade including the doors and windows and the roofing. The interior assessment includes asbestos containing materials, lead paint, mold and moisture. There are also needs for improvement to the mechanical, electrical and plumbing conditions.

Option 1—Lowest impact to the current tenants. The 1st floor would remain as is with the exception of the restrooms and stairs. Repairs would be made to the exterior. The basement and 2nd floors would be demoed and replaced with shell space for future potential uses. The cost of option 1 is \$937,957.

Option 2 Vacate the entire building. Demo all 3 floors and take care of the hazardous material. Repair all the exterior components and replace/repair all mechanical, electrical and plumbing. Upfit the 1st floor with an office space layout and shell space in the basement and 2nd floors. The cost estimate for option 2 is \$1,789,018.

Option 3—Upfit all floors for occupancy. This is the most expensive option but also provides a better return on the city's investment. The building would be completely vacated and all the repairs outlined in the assessment would be made. The estimated cost of option 3 is \$2,724,603.

The recommended option is #3. This sets the building up for continued success. There would be no liability to the city and only adding 3 months to the construction timeline. This option will also shoe a return on the investment.

Mayor Hough questioned the liability of choosing option 1. Councilman Meadows replied that the committee is waiting on an answer in that regard from an environmental consultant. There was discussion concerning the elevator versus a lift and the space and cost associated with each one.

Mr. Brinkley came back to the podium and thanked Creech and Associates for their help with this project. He advised that it was a complicated process and they did a great job. Mr. Brinkley continued with his personal comments. He advised that his preference is option 1. This is the least expensive options and the least amount of impact to the tax payers. He also doesn't

think the city needs to get into the business of renting property and therefore the City Council should listen to the citizens and not uproot the Historical Society.

Mayor Hough advised that the Council stopped the entire process and hired a consultant to do this assessment. He advised that the Council has listened to the citizens and will work together for the right solution with the least amount of impact to our tax payers.

Mayor Hough called for a 5-minute break.

3. Discussion of the City Manager Hiring Process

Ms. Gardner with the Centralina Council of Governments (COG) came before the Council to walk through the city manager hiring process. She advised that she has been working with HR and the Interim Manager in regard to the job description and salary range. The salary range outline in the recent salary study is \$136,000-\$205,000 and this seems to be in line with the compatible surrounding areas. The position will be advertised for approximately 30 days. The COG will screen applicants and start setting up interviews with only the very qualified applicants. Council agreed that interviews would be conducted with a panel made up of 2 Council Members and 3 staff. Councilman Craig and Councilwoman Shoemaker volunteered to sit on the panel. There was discussion of an assessment center. Ms. Gardner advised that an Assessment Center would be an additional cost. Council reserved the right to make decision on the assessment center at a later time. Ms. Gardner commented that the position will be advertised starting right after the July 4th holiday and the City should have a new manager in place by the end of September.

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 8:38 pm. Councilman Moore 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 9:14 pm. Councilman Craig 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 June 26, 2022 Council Work Session Meeting. Mayor Pro Tem Harris seconded the motion. All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 9:15 pm.