

**City of Mount Holly
Mount Holly City Council Meeting
Monday, May 14, 2018
Council Chambers
7:00 pm**

Call to Order

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

Mayor Bryan Hough	Danny Jackson, City Manager
Mayor Pro Tem Perry Toomey	Miles Braswell, Assistant City Manager
Councilwoman Carolyn Breyare	Ryan Baker, Fire Chief
Councilman Charles McCorkle	Tony Walker, Assistant Streets and Solid Waste Director
Councilman Jeff Meadows	Dave Johnson, Utilities Director/City Engineer
Councilman David Moore	Don Roper, Chief of Police
Councilwoman Lauren Shoemaker	Greg Beal, Planning Director
Kemp Michael, City Attorney	Africa Otis, Finance Director

Invocation

Reverend Taylor Vancil gave the invocation

Pledge of Allegiance

Boy Scout Troop 59 of the First United Methodist Church in Mount Holly led attendees in the Pledge of Allegiance.

SET THE AGENDA

Mayor Hough advised that Presentations, Item #1 *Recognition of Charles Rogers upon Retirement from the Utility Department* needs to be taken off of the agenda. With no additional changes to the agenda Councilman Moore made a motion to approve the agenda. Councilwoman Breyare seconded the motion. All Council Members voted in favor. Motion carried.

CONSENT AGENDA

1. Approval of a Resolution Appointing Tara Mallory Deputy City Clerk
2. Call for a Public Hearing for the 2018/2019 Fiscal Year Budget
3. Release of Letter of Credit for Dutchman's Ridge Phase 3
4. Approval of the minutes of the March 12, 2018 Council Meeting
5. Approval of the minutes of the March 26, 2018 Council Work Session Meeting

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

PRESENTATIONS

1. Presentation of a Proclamation to Recognize May 13th-19th as National Police Officers Memorial Week

Mayor Hough recognized the Mount Holly Police Officers and presented a proclamation for National Police Officers Memorial Week.

2. Introduction of New Employees

Department Heads introduced newly hired employees from their Departments.

PUBLIC HEARING

1. Public Hearing for a request by Crescent Resources to rezone 128.17 acre tract of land off of Mountain Island Road, Tax Parcel ID# 213896 from Gaston County R-1 to Light Industrial Conditional District.

Matt Mandell was present on behalf of Crescent Communities. He advised that they are proposing to rezone the property from Gaston County R-1 to Light Industrial Conditional District. He further advised that under the current plan there will be 19 acres of open space, over a mile of existing rail line and proposing to connect to city greenway along the Catawba River. He advised that they will work with Mount Holly, Gaston County and the River Keeper for the best options.

At this time Councilwoman Breyare made a motion to open the public hearing. Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried)

With no one signed up to speak, Mayor Pro Tem Toomey made a motion to close the public hearing. Councilman Moore seconded the motion. All Council Members voted in favor. (Motion carried)

Councilman Meadows commented that this failed last time it came before Council due to water and sewer. He added that Council will need to be aware of what is going on with the property. Councilman Meadows made a motion to approve the request by Crescent Resources to rezone 128.17 acre tract of land off of Mountain Island Road, Tax Parcel ID# 213896 from Gaston County R-1 to Light Industrial Conditional District with the understanding that this is only effective upon the annexation. Councilwoman Breyare seconded the motion. All Council Members voted in favor. (Motion carried) 2.

2. Public Hearing for a text amendment to Section 3.11 Accessory Buildings and Structures, concerning prohibition of shipping containers as accessory buildings.

Councilman Meadows made a motion to open the public hearing. Councilman McCorkle seconded the motion.

With no one signed up to speak, Councilman Meadows made to motion to close the public hearing. Mayor Pro Tem Toomey seconded the motion.

Councilman Meadows suggested that staff consider a timeframe that would allow businesses to get rid of their current situation. After further discussion Council agreed to continue this discussion at a future meeting with some different solution options.

3. Public Hearing for a text amendment to Section 6.4, Business, Professional and Personal Services, to add tattoo parlor as a permitted use in the B-3 General Business District

Mr. Wilson advised that he has been approached to open a tattoo parlor which is currently not allowed. Therefore since it is not allowed the City would be required to go with nearest zoning. To keep tattoo parlors out of the South Gateway, Staff is proposing a text amendment to allow tattoo parlors in B-3 General Business District.

Councilwoman Breyare made a motion to open the public hearing. Councilman Moore seconded the motion. All Council Members voted in favor. (Motion carried)

Councilwoman Shoemaker made a motion to close the public hearing. Mayor Pro Tem Toomey seconded the motion. All Council Members voted in favor. (Motion carried)

Councilman Moore made a motion to approve the text amendment to Section 6.4, Business, Professional and Personal Services, to add tattoo parlor as a permitted use in the B-3 General Business District. Councilman McCorkle seconded the motion. All council

4. Public Hearing regarding a text amendment for the Subdivision and Land Development Ordinance.

Mr. Wilson advised that over the past several months, Planning and Utilities Staff have been working toward a more developer friendly ordinance and establish a clear process.

Councilwoman Shoemaker made a motion to open the public hearing. Councilman McCorkle seconded the motion. All Council Members voted in favor. (Motion carried)

With no one signed up to speak, Councilwoman Breyare made a motion to close the public hearing. Mayor Pro Tem Toomey seconded the motion. All Council Members voted in favor. (Motion carried)

Councilman Moore made a motion to approve the text amendment for the Subdivision and Land Development Ordinance. Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried)

PUBLIC COMMENT – Three (3) Minute Limit

Tim Efrid with the Greater Gaston Development came before the City Council to invite them to a stakeholder open house May 30th.

Julia Benfield at 204 Deerfield Drive came before the City Council on behalf of the Community Foundation. She advised the Foundation is excited to be partnering with the Farmers Market and the Community Garden. She added that FROGS is back into full swing and they are looking to put together a Board of Directors to encourage an artist coop. She advised that the Foundation is very excited that the Gaston County Art Guild is interested into coming to Mount Holly.

NEW BUSINESS

1. Presentation of the 2018/2019 Fiscal Year Budget

Ms. Otis advised that Council has before them a preliminary budget for review. She advised that we would come back together next week to discuss the preliminary budget.

2. Land Development Presentation

Mr. Beal advised that the South Gateway Plan was part of the 2008 Strategic Visioning Plan and the primary focus was commercial development. Staff is currently working with Fairfield by Marriott and anticipate more development plans in the South Gateway area in the near future.

Steve Blakely with Kinley Horne came presented Council with development opportunities that provides connect ability to the I85 corridor. Mr. Blakely discussed traffic zones and plans regarding where traffic could go once they come toward Mount Holly. He suggested that spine of Highway 273 needs to be protected for an attractive healthy gateway. Mr. Blakely talked more about traffic flow, signals and the number of lanes needed while maintaining the beauty and integrity of the City. At this time Mr. Johnson came before Council to discuss the utility needs as development erupts in the South Gateway. He advised that the City will be looking at approximately 900,000 gallons coming out of the pump station per day. He advised that the proposed hotel will be fine however at this point wastewater is on a first come first serve basis. Mr. Jackson advised that this is a lot of information to digest but staff is looking for direction on proceeding with development and finance options. Mayor Hough advised that this is going to be a continued discussion and Council will bring this back for further discussion at a future work session meeting after Council has time to digest this information

3. Discussion of the Adrian Mill Contract

Mr. Michael advised that at the last meeting, Council agreed to move forward with a proposal to purchase the Adrian Mill. The line has been surveyed to split the building off from the rest of the property and Mr. Braswell presented the new line. Mr. Michael commented that the proposed closing date is August 3rd. Due diligence will expire on July 31st. Councilman Meadows made a motion to move forward with the new line and additions to the contract. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried).

4. Discussion of Alternate Uses for the Massey Building

Mr. Jackson advised that at the last meeting the Gaston County Art Guild came before the Council to request the lease of the Massey Building. Since then, the Metrolina Model Railroad Club has shown interest in a spot in the building. After a short discussion Council agreed that there would not be enough space in the Massey Building for the train after the Gaston County Art Guild moves in. Council discussed the lease agreement with between the City and the Art Guild. Councilwoman Shoemaker made a motion to approve the lease agreement with the Gaston Art Guild. Councilman Meadows 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)

Councilwoman Breyare made a motion to enter into Closed Session - pursuant to N.C.G.S 143-318.11 (a)(3 and 5). Councilman Moore seconded the motion. All Council Members voted in favor. (Motion carried)

The time was 8:52 pm

Mayor Pro Tem Toomey made a motion to return to open session. Council Moore seconded the motion. All Council Member voted in favor. (Motion carried) The time was 9:46 pm

Councilman Meadows made a motion to amend the motion in regard to the lease agreement with the Gaston County Art Guild to allow for a 30 day advertisement period before approval of the lease agreement. Councilman Moore 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 Breyare made the motion to adjourn the May 14, 2018 Council Meeting. Councilman McCorkle seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 9:48 p.m.