

**City of Mount Holly
Mount Holly City Council Meeting
Monday, May 11, 2015
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	Jamie Guffey, Assistant City Manager
Councilman Jerry Bishop	Greg Beal, Planning Director
Councilwoman Carolyn Breyare	Ray Clemmer, Assistant Director of Utilities
Councilman J. Jason Gowen	Ryan Baker, Interim Fire Chief
Councilman Jim Hope	Don Roper, Chief of Police
Councilman David Moore	Dave Johnson, Utilities Director/City Engineer
Kemp Michael, City Attorney	Miles Braswell, Director of Streets and Solid Waste

Invocation

Reverend Shannon Smith, Pastor of Finish Line Church 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

With no changes to the agenda, Councilman Bishop made a motion to approve the agenda as presented. Councilwoman Breyare seconded the motion. All Council Members present voted in favor. (Motion carried)

CONSENT AGENDA

1. Call for a public hearing on the 2015-2016 Fiscal Year Budget
 2. Approval of a Proclamation Recognizing National Police Week 2015
 3. Approval of the minutes from the April 13, 2015 Council Meeting
 4. Approval of the minutes from the April 27, 2015 Work Session Meeting
- Mayor Pro Tem Toomey 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 Resolution to Boy Scout Troop 59 for 50 years of Service
Mayor Hough and the City Council presented Boy Scout Troop 59 with a resolution honoring them for 50 years of service. Each troop member was presented with at Mount Holly lapel pin.
2. Presentation of a Resolution Honoring Benny Bowles
Mayor Hough and the City Council presented Benny Bowles with a resolution in appreciation of his help coordinating the Springfest Golf Tournament. This year's tournament was a huge success.
3. Presentation from the Ida Rankin Robotics Team
The Robotics Team from Ida Rankin Elementary School came to the Council Meeting to perform their show for that they will be doing in the State Competition.

4. Presentation made by the Downtown Revitalization Committee of the Community Development Foundation

Jeff Lee with the Downtown Revitalization Committee came before the City Council to report that the historic plaque program is complete. He advised that the committee has come up with a punch list of about 30 items that need improvement. There are 2 on the list that keep coming to the forefront; a Christmas tree for downtown and a downtown informational kiosk. Mr. Lee advised that the Downtown Revitalization Committee will purchase the tree but need help from the City with storage and putting it up and taking it down each year. Councilman Gowen made a motion to support Mr. Lee's group with the storage and upkeep of the Christmas Tree. Councilman Bishop seconded the motion. All Council Members voted in favor. (Motion carried)

Mr. Lee continued with the kiosk idea. The idea is that it will feature maps of downtown, the greenway and the downtown walking trail and community events. They are currently looking into location at the Summey Building or Wells Fargo. Mr. Lee advised that the cost of this project is estimated at \$16,000. He requested a 50/50 match on funding with the City. It was the consensus of Council for the Downtown Revitalization Committee to work with staff and the TDA on funding option and follow up at the next meeting.

5. Mount Holly Pageantry Update

Miss Mount Holly Trica Johnson and Miss Mount Holly Outstanding Teen Mattie Lee came to officially meet the Council and present their platforms.

PUBLIC HEARING

1. Public hearing regarding a text amendment to the zoning ordinance to allow for solar array systems and panels

Mr. Wilson advised that staff received a request from Duke Energy regarding a text amendment to allow for Solar Arrays within the City Limits. Staff has worked with The City Attorney and Duke Energy on the specific language of the text amendment.

At this time, Councilman Moore made a motion to enter into the public hearing. Councilwoman Breyare seconded the motion. All Council Members voted in favor.

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.

Dave Molder with Duke Energy advised Council that the solar array panels they are planning to install are ground mounted and will be used for research and development. Councilman Bishop made a motion to approve a text amendment to the zoning ordinance to allow for solar array systems and panels (Resolution #05112105A) Councilwoman Breyare seconded the motion. All Council Members voted in favor. (Motion carried)

2. Public hearing to rezone approximately 4.93 acres, Parcel ID # 212120 from R-8 Single Family/Conditional Use to Heavy Industrial.

At this time, Mayor Pro Tem Toomey made a motion to enter into the public hearing. Councilman Bishop seconded the motion. All Council Members voted in favor.

Bonnie Caldwell
129 Kingston Drive

Ms. Caldwell came before the Council to speak in opposition of the proposed rezoning. She advised that she knew Freightliner was there when she bought her house in the area but if the City Council approves the proposed rezoning it is going to increase the amount of noise pollution in the area and in turn effect the small children in the area as research has shown that noise pollution has a negative effect on children.

Robin Dukes
129 Kingston Drive

Ms. Dukes commented that if this rezoning is approved it would be a major setback for Dutchman's Ridge. She advised that when she bought in the area the natural divider between the subdivision and Freightliner would always be there but if the rezoning is approved the sound of playing children and happiness would be lost.

Jonathan Colby
128 Marquette Drive

Mr. Colby shared his concerns regarding the noise pollution if the rezoning is approved and the number of additional calls the City will receive complaining about the noise.

Molly Venskey
125 Tasman Drive

Ms. Venskey asked the Council to please consider rejecting the rezoning request for the children in the neighborhood.

Terri Ellerbie
212 Augustus Lane

Mr. Ellerbie agreed with what has already been said and is concerned about the noise pollution, resale values and the safety of the children.

Debora Lazano
301 Augustus Lane

Ms. Lozano commented that if the rezoning passes real estate appraisals will drop. She advised she likes where she lives and really doesn't want to move so please vote no.

Mark Beckner
237 Augustus Lane

Mr. Beckner advised that that when he started looking for a house to purchase he spent most of his time looking in Belmont. Once he visited Dutchman's Ridge and saw people walking with strollers and newly planted trees he easily made the decision to move to Mount Holly. He would like to echo the comments made already and please ask the City Council to vote against the rezoning.

Susie Engle
116 Kingston Drive

Ms. Engle commented that she would like to echo what everybody else has said. She advised that it would be hard pressed to find a down home feel having the noise next to our windows.

Ana Russo
137 Kingston Drive

Ms. Russo commented that she was the one of the only ones in the neighborhood that got a letter from the City regarding the rezoning. After she received the letter she brought it to the attention of the HOA. Ms. Russo bought her property in 2009 because it backed up to the threshold that is part of the NC forest and never thought it would be disrupted in 2009. Ms. Russo further commented that her pets enjoy the area and hopefully someday she will have grandchildren to enjoy the area as well without the noise.

Barb Medici
105 Marquette Drive

Ms. Medici commented that she does not want another trucking company to ruin property values.

Kevin Raisty
120 Kingston Drive

Mr. Raisty agreed with the other comments that have already been made.

Heather Raisty
120 Kingston Drive

No comment

Crystal and Shawn Hines
125 Kingston Drive

Did not come forward to speak

Jamie Pope
1527 Morningside Drive

Did not come forward to speak

Wanda Crawford
104 Marquette Drive

Ms. Crawford commented that she loves Mount Holly and did not sign up for another industry in her back door. She does not want the noise pollution or the pot holes on 274.

Shawn Carson
308 Augustus Lane

Mr. Carson commented that the traffic is already bad enough on 273 during the day and this rezoning will just add to it.

Donald Smith
208 Wimbledon Drive

Passed on commenting

Chuck McNear
1801 North Main Street

Passed on commenting

Carrie Crowder
804 Gravel Lane

Did not come forward to speak

Annie Foul
106 Hamilton Road

Did not come forward to speak

Brittany Hudson
117 Marquette Drive

Pass

Dustin Hudson
117 Marquette Drive

Mr. Hudson commented that he agrees with the emotional reasons but advised that the rezoning will deflate tax values.

Larry Miller
416 Augustus Lane

Mr. Miller commented that he moved to Dutchman's Ridge in January but if he would have known that this would have happen he would not have moved to Mount Holly. His wife has a chronic disease and the noise pollution will not be good for her illness.

Jonathan Colby
108 Marquette Drive

Did not come forward to comment

Otis Forsythe
124 Marquette Lane

Mr. Forsythe agreed that there are lots of kids in the neighborhood and the other comments made regarding the noise.

John and Jennie Sauhee
120 Marquette Drive

Did not come forward to comment

At this time, Don Smith with Robinson and Sawyer came before the Council and advised that due to the opposition they would be willing to cut back the request to 2.01 acres and just put in a parking lot. Staff advised that the applicant would have to resubmit an application.

Councilman Gowen made a motion to close the public hearing. Councilman Moore seconded the motion. All Council Members voted in favor.

Mr. Wilson advised that staff recommends denying the proposed rezoning. Councilman Hope made a motion to deny the rezoning request of approximately 4.93 acres, Parcel ID # 212120 from R-8 Single Family/Conditional Use to Heavy Industrial. Councilman Bishop seconded the motion. All Council Members voted in favor.

3. Public hearing to rezone approximately 45 acres of Kendrick Farms, Phase 4 with 83 lots remaining to conditional district zoning.

At this time, Councilman Bishop made a motion to enter into the public hearing. Councilman Moore seconded the motion. All Council Members voted in favor.

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

Mr. Wilson advised that the developer is asking that the last phase of Kendrick Farms up to the newest standards. There was discussion regarding pocket parks a greenway extension. If Council does not approve this request the developer will have to move forward with the original plan in the flood plain. Councilman Gowen made a motion to table this discussion until the Staff and the Developer can reach a common ground. Councilman Bishop seconded the motion. All Council Members voted in favor. (Motion carried)

4. Public hearing to amend the Land Development Guidelines contingent upon the approval of the Subdivision and Land Development Ordinance amendments.

At this time, Councilman Gowen made a motion to enter into the public hearing. Mayor Pro Tem Toomey seconded the motion. All Council Members voted in favor.

With no one signed up to speak, Councilman Moore made a motion to close the public hearing. Councilman Bishop seconded the motion. All Council Members voted in favor.

Councilman Bishop made a motion to approve the amendment to the Land Development Guidelines contingent upon the approval of the Subdivision and Land Development Ordinance amendments. (Resolution #05112105C) Councilman Gowen seconded the motion. All Council Members voted in favor.

5. Public Hearing for Annexation of 5053 Clearwater Lake Road

Mr. DuPont advised that JAZ design group is requesting annexation in order to receive City services for their future development plan of 5 lots. This property is currently located in the City's ETJ.

At this time, Councilman Gowen made a motion to enter into the public hearing. Councilman Bishop seconded the motion. All Council Members voted in favor.

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

Councilman Gowen made a motion to approve the annexation request of 5053 Clearwater Lake Road effective June 30, 2015. (Resolution #05112105D) Councilman Moore seconded the motion. All Council Members voted in favor.

NEW BUSINESS

1. Submittal of the 2015-2016 Proposed Budget

Mr. Guffey presented the Council with a balanced budget. He advised that the proposed budget will be discussed further at the Budget Meeting next Monday.

2. Consideration and Approval of Grant Applications

Chief Baker advised that he is asking Council to approve 2 grant applications. Both grants are non matching funds. He advised that the first is a Fire House Subs Grant for 2 thermal imaging cameras and 3 gas monitors. Councilman Gowen made a motion to approve. Councilman Bishop seconded the motion. All Council Members voted in favor. (Motion carried)

The second is a 555 Fitness Grant that will allow for the purchase of new fitness equipment for the Fore Department. Mayor Pro Tem Toomey made a motion to approve. Councilman Bishop seconded the motion. All Council Members voted in favor. (Motion carried)

3. Consideration and Approval of request from the Gaston County Board of Elections

The Gaston County Board of Director, Adam Regan came before the Council to request that the regular election be moved to the Municipal Complex. He advised that the purpose of this is the Board of Elections is trying to get away from holding the elections in the schools. There was discussion regarding the voting that is currently held in the Complex and some possible cost negotiations with the elections office for using the Mount Holly facility. Council directed staff to work out the details of the agreement and bring it back to the June meeting.

4. Consideration and Approval of a Business Incentive Grant for Jacqueline's Boutique

Mr. Beal advised that Jacqueline's Boutique has applied for a Business Incentive Grant to help with the cost of a new roof. Councilman Gowen made a motion to approve. Councilman Bishop 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. Councilman Moore made the motion to adjourn the May 11, 2015 Council Meeting. Councilman Gowen seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 9:21 p.m.