

CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL MEETING
MONDAY, MAY 10, 2021
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	Miles Braswell, City Manager
Mayor Pro Tem Lauren Shoemaker	Michelle Wood, Finance Director
Councilman David Moore	Don Roper, Police Chief
Councilman Jeff Meadows	Ryan Baker, Fire Chief
Councilwoman Phyllis Harris	Greg Beal, Planning Director
Councilman Charles McCorkle	Tony Walker, Streets and Solid Waste Director
Councilwoman Christina Pawlish	David Johnson, City Engineer/Director of Utilities
Marie M. Anders, City Attorney	Mark Jusko, Recreation Supervisor
Kemp Michael, Assistant City Attorney	Danny Jackson, Consultant to the City Council

Invocation

Reverend Janet DeWater from First Presbyterian Church led the council, staff and attendees in prayer.

Pledge of Allegiance

Councilman Moore led the council, staff and attendees in the Pledge of Allegiance.

Set the Agenda

Councilman Meadows requested that item number four of the consent agenda regarding the joint access road agreement with Jacob and Nicole Morton be moved to item number two under New Business. With the change made, Councilman David Moore made the motion to set the agenda with twelve items. Mayor Pro Tem Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried)

Consent Agenda

1. Approval of the 2020-2021 Audit Contract
2. Approval of Bond Council Contract with Parker Poe
3. Approval of Bond Advisor Contract with First Tryon

4. Approval of a Resolution Directing Publication of Notice of Intent to apply to the Local Government Commission (LGC)
 5. Approval of a Resolution Authorizing the Finance Director to apply to the Local Government Commission (LGC) and Making Certain Findings of Facts
 6. Approval of a Regional Law Enforcement Mutual Aid Agreement
 7. Approval of a Resolution in Support of the Charlotte Area Transit System's (CATS) West Corridor Extending into Downtown Gastonia
 8. Approval of a Proclamation Recognizing May 15, 2021 as Peace Officers Memorial Day
 9. Call for public hearing for a text amendment to Section 3.10 Fences and Walls of the Zoning Ordinance to include fence maintenance standards
 10. Call for public hearing for a text amendment Section 5.20 South Gateway Overlay District of the Zoning Ordinance to prohibit service stations (gasoline)
 11. Call for a Public Hearing on the 2021-2022 Proposed Fiscal Year Budget and Fee Schedule
 12. Approval of Minutes of the April 26, 2021 Council Work Session Meeting
- Councilwoman Pawlish made a motion to approve the consent agenda as presented with twelve (12) items. Mayor Pro Tem Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

Presentations

1. Swearing-In of Fire Fighter Zech Wiggs
Fire Chief Baker introduced Fire Fighter Zech Wiggs to council, staff, and attendees. Mayor Hough performed the swearing in of Fire Fighter Zech Wiggs. Mr. Wiggs had his badge pinned on by his girlfriend Lauren.
2. Update from Montcross Area Chamber
Mr. Jordan discussed his background and provided a brief update on the Montcross Area Chamber. Mr. Jordan stated that he has been on a tour of Mount Holly and that there was a lot to see. Mr. Jordan discussed starting a new program called MAC in the morning, an outreach program that allows the community to come together for coffee and conversation. Mr. Jordan thanked everyone for the time to speak.

Public Hearing

1. Public Hearing on text amendment for NC GS 160D updates to Land Use Regulations in the Zoning Ordinance, City Code of Laws, and Subdivision & Land Development Ordinance
Brian DuPont discussed the preparations taken by staff regarding the state mandated text amendment updates for NC GS 160D. Mr. DuPont stated that staff had been working closely with the City Attorney's office. Mr. DuPont stated that most of the Planning Department attended state wide training over a year ago in preparation for these updates.

Mayor Hough entertained a motion to go out of regular session and into the public hearing. Mayor Pro Tem Shoemaker made the motion to open the public hearing.

Councilwoman Harris seconded the motion. All Council Members voted in favor.
(Motion Carried)

With no one signed up to speak, Mayor Hough entertained a motion to close the public hearing and go back in the regular session. Councilman Moore made the motion to close the public hearing and go back into the regular session. Mayor Pro Tem Shoemaker seconded the motion. All Council Members voted in favor. (Motion Carried)

Mayor Pro Tem Shoemaker made a motion to approve the text amendment for NC GS 160D updates to Land Use Regulations in the Zoning Ordinance, City Code of Laws, and Subdivision & Land Development Ordinance. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. (Motion Carried)

Public Comment- Three (3) minute limit

There was no one signed up to speak during public comment.

New Business

1. Resolution of Award for Two Brothers Utilities, LLC as the lowest bidder for the South Gateway Area Pump Station and Force Main Project.

Jonathan Wilson discussed that staff has gone through the process with the state for the loan for this project and are ready to award the project and enter into the contract portion. Councilman Meadows asked to confirm what area of town that this will serve. Mr. Wilson stated that this will serve the South Gateway Area Force Main and Pump Station. The pump station will be located at the YMCA and run to the wastewater treatment plant. It will serve all of the South Gateway area as well as some other areas. Councilman Meadows asked about what will happen to the capacity in that area versus what the capacity is currently. Mr. Wilson stated that the capacity will be greatly increased. Mayor Hough stated that there will be an increased opportunity for development. Mayor Hough confirmed that there are two (2) motions. One for award of the project to the lowest bidder and the second motion for the resolution of approval.

Councilman Moore made a motion to award the South Gateway Area Pump Station and Force Main Project to Two Brother's Utilities, LLC as the lowest bidder. Mayor Pro Tem Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilwoman Harris made a motion to approve the Resolution of Award 051021A for Two Brothers Utilities, LLC. Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried)

2. Approval of Joint Access Road Agreement with Jacob and Nicole Morton

This item was removed from the Consent Agenda and placed under new business for further discussion. Assistant City Attorney Kemp Michael gave an explanation to the Mayor and Council of the access road. Mr. Michael discussed that there is a gravel road that the city is using to construct the sewer extension it is also an entrance that the

applicant would like to access for the construction of his home. Mr. Michael stated that there was some initial confusion about the city possibly using some of his property to access the city's property, but according to surveys the city was not on the Morton's property. Mr. Morton would need to access our property to build his house. It is conceivable that part of the access road that we are using may cross his property. He is asking the City to consider a joint easement. Mr. Michael stated that under this proposal, no money would change hands and neither property would be responsible for maintenance, and both parties could use the gravel road. Councilman Meadows asked about the future use of the land and if the land could be useable at some point in the future. Councilman Meadows stated that he is concerned about a permanent easement. Councilman Meadows asked about the usage and zoning. Jonathan Wilson stated that currently the city is using the property to access the sewer pipeline, the Upper Dutchman's parallel line. Councilman Meadows stated that he fully understands the ask, but is unclear on what we could be giving up on that parcel. Mr. Michael stated that he does not recall the circumstances around the purchase of this property. Miles Braswell stated that he does not have any history on the property. Mayor Hough stated that this property has not been discussed since his tenure. Mayor Hough stated that it seems that there is no definitive purpose for the land at this time. Councilman Meadows stated that he is not opposed to the easement, but would like to have a discussion about what the property should be used for. Mayor asked the council if they would like additional information about the property and have a discussion at the next work session. Council agreed that further discussion is needed. Councilman Meadows requested that if staff can't find out the history of why we purchased the property he would like to see ideas for if and how it could be developed. No action was taken on the matter and will be discussed at the next work session meeting.

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 at 7:39 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 8:27 pm. Mayor Pro Tem Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

Adjourn

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Mayor Pro Tem Shoemaker made a motion to adjourn the May 10, 2021 Council Meeting. Councilman Moore seconded the motion. All Council Members present voted in favor.

(Motion Carried)