City of Mount Holly
Mount Holly City Council Work Session Meeting
Monday, March 27, 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	Miles Braswell, 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

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

CONSENT AGENDA

1. Approval of Budget Amendments
   - Fire Department for maintenance and repair of vehicles
   - Arts Signal Box Wrapping
2. Approval of a Resolution Declaring Surplus Property
3. Call for a public hearing to amend Section 5.20-D-2-g (South Gateway Overlay District) of the City’s Zoning Ordinance to increase the maximum allowed height of buildings found in the South Gateway Overlay; B-3 General Business district from 35 to 60 ft.
4. Call for a public hearing to amend Section 8.1-D (Off Street Parking and Loading) of the City's Zoning Ordinance to update the parking standards for Medical, dental and similar offices-that are listed in the table.
5. Call for a public hearing to amend Section 8.2 (Parking Lot Improvement, Design and Location Requirements) to add a new section to the City's Zoning Ordinance to add requirements which would specify the minimum number of required handicapped spaces.
6. Call for a public hearing to amend Section 10.4-D (Landscaping Materials) of the City's Zoning Ordinance to add a new section to the landscaping requirements which would specify the required species of shrubs that will be required.

7. Call for a public hearing to amend Section 3.11-B (Accessory Buildings and Structures) to limit the size of accessory structures to 599 sq. ft. that can be allowed within five feet from a side or rear property line. Larger accessory structures would be required to meet district minimums.
8. Approval of SCN Architects to perform design services for the 911 Communications Center upgrade.
9. Approval of staging site agreement between the City of Mount Holly and Duke Energy
10. Approval of minutes from the March 13, 2023 Council Meeting

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

PUBLIC HEARING

1. Public Hearing to amend the development agreement for Olde Mecklenburg Brewery

Mrs. Anders advised that he purpose of this public hearing is to hear comments on possibly extending the dates in the closing agreement related to the construction loan or financing arrangements with Old Mecklenburg Brewery. Mrs. Anders added that Mr. Marrino is requesting a one (1) year extension which will make date March 31, 2024.

At this time, Councilwoman Shoemaker made a motion to enter into public hearing to hear comments in regard to the Development Agreement for Olde Mecklenburg Brewery. Councilman Craig seconded the motion. All Council Members voted in favor. Motion passed.

John Marrino, owner/developer of Olde Mecklenburg Brewery (OMB) spoke in regard to his request. He advised that he is not asking to move the opening date and he reiterated that he is developing the OMB property as planned. Mr. Marrino advised that the warehouse is the only change to the original plan because it would not fit on the property as planned. However, he purchased property across town to house the warehouse. He explained that an opportunity became available in the Ballentyne area and he does not own the property and therefore does not have control over the opening date. He is working to get that project open and then it is full speed ahead on the Mount Holly location. With all that being said he advised that he is coming before Council to request an amendment to the original agreement and extend the financing portion for one (1) year. He further advised that he is in the process of purchasing the adjoining Mount Holly location property from Duke and is set to close on the property this week.

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

Councilman Craig made a motion to approve the proposed amendment to the development agreement for Olde Mecklenburg Brewery and extend the financing portion of the agreement to March 31, 2024. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. Motion carried.

AGENDA

1. Presentation on Carolina Thread Trail ITRE Study

   Ms. Love with the Carolina Thread Trail came before the City Council to present the 2022 Economic Impact Study of the six (6) trails in the Carolina Thread Trail System. In particular the 2.1 miles of trail located in Mount Holly known as the River Hawk Greenway. Ms. Love provided the overall findings which included economic, health and environmental benefits of the River Hawk Greenway. Ms. Love commented that this presentation will be shown around the state of various conferences and she thanked the Council for approving the funding that help supplement the cost of the study.

2. Presentation on Recreation Senior Programs-Sole Patrol

   Mr. Jusko presented an update on the Parks and Recreation Senior Program-Sole Patrol. He advised that the program is free to Mount Holly seniors and meets Monday – Friday from 10:00AM-12:30PM. The program allows the senior citizen group a place to gather, socialize and get some exercise. He reviewed the activities that take place during Sole Patrol and reported that the total number of participants are back up to pre-covid numbers which average approximately 30-35 members a day. Mr. Jusko reported that he is going to send out a survey to Sole Patrol members of ideas/requests that the seniors would like to see and participate in. Mr. Jusko will report back to the Council the results of the survey.

3. Discussion of laying hens within the city limits

   Mr. Lowe advised that at the last meeting there were several people at public comment requesting that laying hens be permitted in the City Limits of Mount Holly. He advised that keeping of fowl is a currently prohibited but he has drafted an ordinance that will allow urban laying hens in the City. He reviewed the draft ordinance and advised that there would be a permitting/annual renewal process for the citizens that wish to keep chickens on their property. Mr. Lowe reviewed the number of hens allowed on a property based on the size of the parcel and the setbacks for the coup in regard to the property line. He advised that the ordinance is only in draft format to give Council/Staff a starting point. Councilman Craig asked if the City currently has enough staffing to control the provisions of the ordinance or would this require additional staffing for code enforcement? Mayor Hough commented that he did not foresee enough people in the City being interested in housing chickens to warrant additional staff but also directed staff to look into the setbacks proposed in the draft ordinance. With direction and feedback from the Council, staff will bring the item back to the next Council Meeting and incorporate the suggested changes.

4. Discussion of Grand Hall fee schedule change for economic development

   Mr. DuPont advised that staff has been reviewing a request to consider certain activities held in the Grand Hall that promote economic development beyond the typical scope of general rentals. He advised that these economic development rentals would be subject to the normal deposit and other standard fees but would pay a discounted rental rate of $800.00. Mr. DuPont advised that if approved by the Council the Economic Development Rate on Grand Hall Rental will be added to the fee schedule and will be clarified in the fee schedule that the Economic Development Rate are rentals that support economic development or travel/tourism at the Municipal Complex. Qualifying events will be determined by the City Manager. Councilman Craig made a motion to approve and add the Economic Development Grand Hall Rental Fee to the fees schedule as proposed by staff. Councilwoman Shoemaker seconded the motion. The motion carried in a 4-2 vote with Councilman Moore and Mayor Pro Tem Harris voting against the motion.

5. Veterans Park Update

Mr. DuPont advised that at the annual retreat McAdam's presented options that scaled back the original Veteran's Park Plan since the bond referendum failed in the fall of 2022. plan since the failing of the bond. At the retreat Council chose option B with some modifications. Mr. DuPont reported that option B would include a scaled back amphitheater, splash pad and restrooms. This option also includes mixed use development through a Public/Private Partnership. The cost estimate for Option B is $3.6 million. Mr. DuPont advised that staff recommends the following:

- Engage Commercial Broker for properties along Central Avenue
- Engage Commercial Broker for property at Highland and Catawba Avenue
- RFP for Concept Plan after property acquisition

Councilman Moore commented that we are getting ahead of ourselves and we need to look more closely before making a decision. Mayor Hough advised that we can move forward with clearing the property and then decide where to go form there. Councilwoman Shoemaker commented that we need to go ahead and engage our broker and let him start having conversations with the property owners that touch Central Avenue just to see where we stand. It was the consensus of Council to engage our broker, Sam Kline and let him start making contact with the property's owner touching Central Avenue.

6. Naming of the Connector Road

Councilman David Moore brought forward the idea of naming the connector road after our long-term (50 years) attorney Kemp Michael. Council agreed that would be a great way to honor Mr. Michael for his service. Councilman Moore made the motion to name the connector road after Kemp A. Michael. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. Motion Carried.

CLOSED SESSION

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

Councilman Craig made a motion to enter into closed session pursuant to N.C.G.S 143-318.11 (a) (3, 4 and 6). Councilman Moore seconded the motion. All Council members present voted in favor. (Motion Carried)

The time was 7:38 pm.

Councilwoman Pawlish made a motion to return to open session. Councilman Meadows seconded the motion. All Council Members present voted in favor. (Motion Carried)

The time was 7:56pm.

Mayor Hough advised there was no action taken during closed session.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Mayor Pro Tem Harris made the motion to adjourn the March 27, 2023 Council Work Session Meeting. Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 7:56pm.