City of Mount Holly

MOUNT HOLLY CITY COUNCIL
REGULAR MEETING

Monday, March 12, 2007
City Hall

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CALL TO ORDER
The regular meeting of the City Council of Mount Holly was called to order at 7:00 p.m. by Mayor Robert Whitt. The following were present:

Mayor Robert Whitt
Mayor Pro-Tem Phyllis Harris
Councilman David Moore
Councilman Jerry Bishop
Councilman Jim Hope
Councilwoman Pat Hubbard
Councilman Frank McLean
City Attorney Kemp Michael

Interim City Manager Ed Munn
Assistant City Manager Jamie Guffey
Planner Greg Beal
Police Chief David Belk
Fire Chief Dale Oplinger
Utilities Director James Friday

INNVOCATION
The invocation was led by Reverend Stuart Baulding, Youth Minister of the Mt. Holly Pentecostal Holiness Church.

PLEDGE OF ALLEGIANCE
Boy Scout Troup #59 from the First Methodist Church in Mount Holly led the Council and audience in the ceremony of the Pledge of Allegiance. Rick Connell, Scout Master spoke words of wisdom.

APPROVAL OF THE AGENDA
The agenda was approved with the change of order of the Public Hearing items, upon motion by Councilperson Pat Hubbard, seconded by councilperson Jerry Bishop, passing unanimously.

CONSENT AGENDA
Councilperson Frank McLean **MOVED** that the consent agenda be accepted, seconded by David Moore, passes unanimously.

PRESENTATIONS
PR #1 Resolution honoring Planning Commissioner Chuck Carpenter. A Resolution from the City Council of Mt. Holly was presented to Chuck Carpenter honoring years of service on the Planning Commission.

PUBLIC HEARING

PH #1 To consider adopting the Strategic Vision Plan. A brief summary presentation was made by Vickie Lock and Deb ? as they presented a document for the record of the Strategic Vision Plan for the City Council's consideration. Per their summary, the 4 page document describes (1) the process to provide the Strategic Vision Plan (2) city values (3) plans and visions of the city (4) goals for the cities future based on the values and vision.

Motion: Councilman Bishop MOVED to go out of Regular Session and go into Public Hearing for the sole purpose to take public comment in regard to the adoption of the Strategic Vision Plan, seconded by Councilwoman Harris, all in favor. Now in Public Comment.

PUBLIC COMMENT

No one signed up to speak for Public Comment.

No Questions from Council.

Motion: Councilman McLean MOVED to go back out of Public Hearing and back into Regular Session, seconded by Councilman Bishop, all in favor. Passed unanimously.

Mayor Robert Whitt asked if the council would like to take action on this matter.

ACTION

Motion: Councilman Jim Hope assigned Resolution #312-07A and made a motion to accept the Strategic Vision Plan as presented. Seconded by Councilwoman Pat Hubbard. No further discussion by Council. Passed unanimously.

Mayor Robert Whitt thanked the Urban Institute for their work on the Strategic Vision Plan.

Motion: A motion was made by Councilman McLean to go out of Regular Session and back into Public Hearing for the purpose of considering adopting the Residential Development Design Guidelines, seconded by Councilman Moore. All in favor.

PUBLIC HEARING

PH #2 To consider adopting the Residential Development Design Guidelines - Greg Beal, City Planner stated that this issue has been gone over many, many times. It was discussed in detail with the City Council at a joint meeting with the Planning Board. The Planning Board unanimously voted to present the Residential Development Design Guidelines and feels it is important to adopt it city wide. For the record per Mayor Whitt, Council has gone over this issue many, many times along with the Advisory Commission, Land Use Committee and the Planning Commission. This document is very familiar and should not be news to anyone. Mr. Beal confirmed.

PUBLIC COMMENT

No one signed up to speak for Public Comment in regards to the Residential Development Design Guidelines

Motion: Councilman Moore made a motion to conclude the public hearing on this matter and go back into Regular Session, seconded by Councilman Bishop, All in favor.

ACTION

Motion: Councilman Bishop MOVED to accept the Residential Development Design Guidelines (Resolution 312-07B) and confirmed that it relates to Voluntary Annexation at this point. Seconded by Councilwoman Harris.

Discussion: Councilman Jim Hope made a couple comments, he thanked everyone involved in the design guideline. He stated that it just as it says, a guideline. He thinks it is a good guideline to go by, it is not written

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in stone or concrete, it is not saying that you can't have a porch on the front, etc. but it is a guideline for us to go by and he commends everyone for a good starting point.

Vote: All in favor. Passed Unanimously

Mayor Whitt stated that this has been worked on very diligently for the last year by staff, the contract folks at Urban Institute and by Council. He is thrilled that we are at this point because this raises the bar for development in our area and will raise the flag for all to see.

Councilwoman Hubbard questioned if a second motion is needed to pass the Residential Guidelines within the City because it says for Residential Annexation as worded in the previous motion?

Mayor Whitt stated that it is the intent that this will ultimately be adopted as a Guideline city wide and it is the intent that staff will begin to form ordinances that will put actual teeth into this document. He thinks that this is the polar start of which the council was looking for but will have steps to add to it as going along. It is the intent that it be treated as a city wide document but it is not ready to be presented tonight as such.

Mr. Michaels, City Attorney responded that you go through a different process to get to the point of amending ordinances. This is a voluntary guideline, the city does not have to annex, but this is a guideline to use to proceed upon petitions received.

PUBLIC COMMENTS
No public comments

OLD BUSINESS

OB#1 Residential Annexation Moratorium - per Mayor Whitt, the moratorium is scheduled to come off tonight.

Discussion: Councilman Jim Hope asked Mr. Greg Beal what the status of the conditional zoning - what is the timeline to present to Council? Response by Mr. Beal: The consent agenda called for the public hearing next month. He plans to get that ordinance out and send it to the City Attorney tomorrow, that is the first step. It is prepared right now. Mr. Hope asked Mr. Beal's opinion on whether or not the public hearing could be held and have it ready for a vote from Council at the next council meeting. Mr. Beal agreed that it could be voted on at the next Council meeting. Mr. Hope also asked Mr. Beal if he feels this is going to be an asset to the Design Guidelines. Mr. Beal stated that he feels they will work well together. He thinks that it also kicks out a lot of formalities of the CU zoning. It opens up the dialogue between future developers and Council. Mr. Hope asked Mr. Beal if the Council chooses to extended the moratorium 30 days - would the Council be able to make this happen at the next meeting? Mr. Beal stated yes, it will be ready to vote on in April. If someone submits now, it would call for a public hearing. The earliest it could be heard is May. Mr. Hope would prefer to extend the moratorium rather than have a gray area.

Mayor Whitt elaborated that what has been used is like a conditional use zoning. It is a Quasi Judicial Proceeding because it so formal. This should make it better for the planning staff and developer to communicate and work on matters and get to the point that they would like to be without going through so many formalities. Council has been discussing this and are ready to proceed to that. There was just not enough time to have a public hearing.

Motion: Mr. Hope made a motion to extend the moratorium until April 9, 2007. Seconded by Mr. McLean.

Discussion: Mr. Michaels, City Attorney recommended to make the motion for 31 days so that it does not get extinguished prior to the meeting.

Motion Amended: Mr. Hope amended his motion to extend the Residential Annexation until April 10, 2007. Amended motion accepted by Mr. McLean. All in favor, passed unanimously.

NB#2 Committee Appointments

(1) Planning Commission—Mr. Munn presented that there are two alternate positions available on the Planning Commission. The permanent position to replace Chuck Carpenter was discussed at the work session and it was agreed that the current alternate would be asked to accept the position. Mr. Greg Beal confirmed that Mr. Leroy Thorn has agreed to fill the permanent position. Councilman Hope stated that Councilwoman Harris had requested that the vacant positions be advertised. Mr. Hope asked if they had been advertised. Mr. Beal confirmed that Mr. Jackson had handled the advertising. Mr. Hope presented that Mr. Perry Toomey has requested consideration to one of the alternate positions. Mayor Whitt asked Mr. Greg Beal if Mr. Thorn had been formally appointed to the Planning Commission. Mr. Greg replied that when the commission was originally set up, the Council voted to approve 3 permanent positions and 2 alternate positions by written ballot. Mayor Whitt concluded that the Council would have to vote to replace the seat on the Planning Commission. Mayor Whitt asked if there were any other nominations other than Mr. Thorn. There were none. The Council voted unanimously to appoint Mr. Leroy Thorn to the Planning Commission of Mount Holly. The 2 alternate positions will be advertised and voted on at a later date.

(2) Storm Water Committee—Mr. Munn presented that the Chairman of the Storm Water Committee is present and has requested as many as 2 or 3 positions to be appointed to the Storm Water Committee. This is a position that is appointed by the Mayor. One particular person was suggested at the last meeting. Mayor Whitt requested any names for consideration be presented to him as they come to the table for the Planning Commission.

(3) ABC Board Members—Councilman David Moore stated that Carlton Broome's position on the ABC board is coming up. He stated that Carlton suggested that his term be reappointed in July 2007, which is the beginning of the fiscal year if the Council would approve. Mayor Whitt asked the City Attorney how that would work. Mr. Michaels, the City Attorney stated that the board was originally appointed at a random time of the year and it sounds like what you would like to do is set the reappointments effective July 1st. Mr. Broome would continue in his position until his replacement was voted on by the Council anyway, so it would be fine to start the reappointment at the beginning of the fiscal year. Councilwoman Harris asked if Mr. Broome could be reappointed or if there is a limited time that he may serve on the board. The answer was that the original terms were staggered—3 years, 2 years and 1 year and then will be reappointed every 3 years. Mr. Michaels confirmed that there is no term limit and Mr. Broome could be reappointed for an additional 3 years. Mayor Whitt suggested that staff should have the advertising completed prior to July 1st if it is the pleasure of the Council to advertise. Councilmen Jim Hope and David Moore both stated they do no want to advertise for this appointment. Mayor Whitt confirmed that Council is comfortable with making an appointment without advertising.

MANAGERS REPORT

MR#1 Contract with James Mercer & Associates, for the City Manager Search –presented by Mr. Munn. He had hoped he would have had all of the information necessary to move forward with the contract but he was out at the end of last week and was unable to get in touch with Mr. Mercer or his office today. He would like the authority with the approval of the City Attorney to move forward with the contract to hire Mercer and Associates. The maximum amount of money that the contract could be was discussed at the last work session. He has not received sufficient information about the change in price to scale the search back to a regional search versus a national search as agreed on at the work session. Mr. Munn feels this will bring the dollars down enough. He requested permission to start the process to allow the necessary lead time for advertising and to begin the process with Mercer and Associates. He stated that Mercer and Associates is the firm that performed the search for the City of Charlotte and the City of Gastonia. It is the most experienced firm in the country and are based out of Atlanta. Mr. Munn recommends this firm. He should get the details needed within the next couple of days. Mayor Whitt stated that this is information that the Council has talked about and that they have already seen the proposal. Mayor Whitt asked if the Council is ready to give the staff the permission to move forward with the process. City Attorney, Mr. Michaels inquired if the Council had concurred that the search would be limited to specific states. Mr. Munn stated that Mercer and Associates used the term "regional" to him. Mr. Munn stated that all agreed that there is no real reason to go as far as California. He feels that there is a lot of talented people in the Carolinas and the surrounding states. Councilman Bishop generalized that it could be the Southeast Region.

Mr. Michael suggested that a motion be made to authorize the process to move forward.

Motion: Ms. Harris made a motion to authorize the City Manager and Mayor to enter into a contract with Mercer and Associates for the City Manager Search for the Southeast Region. Seconded by Ms. Hubbard. All in favor.

COMMITTEE REPORTS

CR#1 Construction Committee—Mr. Jim Hope presented that the Construction Committee will be having a pre-construction meeting at the Citizens Center at 3 pm tomorrow. He extended an invitation to the Council to go to the Citizens Center at any time but that there are safety requirements: the city will issue a safety hat with the City Seal on it, safety glasses will be required and proper footwear will be enforced. The city is carrying the Builders Risk Insurance on the project. There will be more information on the Centers Center next week. They have begun and the pre-con meeting will allow the committee to see the schedule, meet the Superintendent, and meet the project manager.

Mayor Whitt asked how long this project is scheduled to last. Mr. Hope stated 18 months but hopefully 15 months. Mr. Munn stated that the contract has been signed and the official order to proceed will be given tomorrow.

Mr. McLean confirmed that tomorrows meeting was not the ground breaking ceremony. Mr. Hope stated that will be talked about with the project manager and scheduled for a later date. Mr. Hope asked that the Council give some thought to the time of day to have the Ground Breaking Ceremony.

CR#2 Utilities Committee—Councilman Bishop stated that there will be a meeting on Wednesday at 2:00 pm with CMUD in regards to future waste treatment problems and going in with them on the Environmental Impact Study. The cost will be approximately $25,000. Mr. Munn feels it would be in the City's best interest to enter into an agreement with CMUD because down the road it would impact Mount Holly even if they don't go with CMUD completely. Mr. Munn stated that as discussed at the work session, as the capacity issue impacts us, we need to understand what the options are. The environmental process that CMUD will go through with the option of possibly using flows from Mount Holly. There are a couple of ways to do that, by using only overage or using all of it. We will find out through the process what the options are. We just do not have enough information at this time to make the decision, after this process we should have better information to make an intelligent choice. Mayor Whitt stated that this is an example of the City Council looking regionally to regional problems. Councilman McLean mentioned that Mount Holly may need two hook ups in the future. Mr. Munn stated that the environmental process will force CMUD to look at many different alternatives. They are possibly looking at one under the river which is the likely choice per Mr. Munn.

Mayor Whitt stated that the Council feels that the city dollars being invested is a very small portion of this project and is a good investment for the City of Mount Holly in the long run because CMUD will come back with many different options on the table to look at as it relates to any future relationships with CMUD.

Mr. Bishop asked how to give CMUD a process to proceed. Mr. Munn stated that in his communications in

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relation to this, CMUD is looking for a position at this time and not the money right now, it can go through the budget and be given at a later time. They just want to make sure we are committed because if we are opposed to it right away, they will not even consider it.

Mayor Whitt confirmed a consensus of the Council to move forward with the next step.

NEW BUSINESS

NB#1 Schedule Budget Work Sessions - Mr. Munn presented a 2007-2008 budget calendar. It is an outline of how to proceed as we are currently near March 15th. The departments are starting to present their budgets and the police department is the first one in. The items that fall to Council are highlighted. He suggested having early budgeting information available on April 3rd (next work session) because the Council expressed wanting to get some more information at the last work session. Typically, the Council receives the information in mid May and it is approved in mid June. At the April 3rd work session, there will be significant time to go over budgets and will have information for them and start talking about various important issues in the operating capital budget. The City Manager submits the budget to Council on May 14th and Council will call for a Public Hearing, so after May 14th and before June 11th, the Public Hearing should be held. Staff will be working during the month of April on expenditures and revenue both. Mr. Munn asked what days are available to schedule for budgeting. Per Mr. Munn, a special Council meeting can be held just to approve the budget they are not ready by June 11th, but it should be done prior to July 1st.

Council expressed that they would like to be very familiar with the budget prior to presenting it and going through the approval process.

Mayor Whitt would like to have at least 4 times to discuss the budget.

The following dates were reserved for discussing the budget:

May 7th will be regular work session
May 10th will be a budget work session
May 14th Council Meeting
May 17th will be a budget work session

All work sessions will be at 6:30 pm and the Council Meeting will be at 7:00 pm.

Mr. Munn suggested that the Public Hearing be held on June 5th and Council agreed.

Approval of the budget will be on June 11th.

NB#2 - To approve the contract for the Tuckaseege Park Expansion Project—Mr. Hope asked if staff got any references back from WK Dickson on the grading construction company as asked for at the work session. Also, did staff get comments from Duke Power Company? Mr. Munn stated that it has been submitted to Duke Power but have not received any information back yet. Mr. Hope discussed the difference in the two bids. Is WK Dickson going to guarantee the amount for moving the dirt or will there be a change order. Mr. Hope wants to make sure that whatever WK Dickson is bidding on is going to work for Mount Holly. Mr. Hope would also like clarification from WK Dickson on the storm drain. Why did they have less units in the bid? He feels that WK Dickson is protecting themselves by putting a contingency

WK Dickson is the City's consultant engineering firm out of Charlotte and they have done work for the city for many years. They went out for bids on the first phase of the park work. The bids ranged from A to Z and the company that they recommended was the low bid for $438, 887, which was lower than the original estimate presented by WK Dickson. Originally the estimate was $548,000 with a contingency. The recommended bid also has a contingency. Mr. Hope is concerned because the unit bids are not matching up. Mr. Munn stated that

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it is possible that the bidder misunderstood the bid. Mr. Munn stated that the bid is good for 90 days and it can be dealt with at the next meeting if Council would like to delay it, we would have 30 days to delay it. Danny Jackson stated that there is going to be 30 days delay for the sewer lateral, if he is not mistaken so it will be 30 days before anything can begin anyway. Mr. Munn will add this to the work session. Mr. Hope would like to receive some answers prior to the work session. Mr. Hope does not want to get into another streetscape issue again. Mr. McLean agreed with Mr. Hope. Mr. Hope verified that the references came from WK Dickson and not the staff. Danny Jackson confirmed. Mayor Whitt recommends some fine tuning on the bids.

REPORTS

No committee reports

Mr. Moore - Nothing further

Mr. Hubbard - (1) a resident called and asked if we are planning to pave Maple Street b/c only half was paved when the sewer lines were done, but when we did Adriane Street we did the whole thing, they asked if we were going back to complete the other half of Maple Street (2) erosion at the railroad track on Hawthorne at Sake Express—there is a severe difference in asphalt—Per Mr. Hope, the Rail Road redid that section and it is there asphalt that is breaking away when they raised the rail road.

Ms. Harris - Nothing further

Mr. McLean - Nothing further

Mr. Hope - Nothing further

Mr. Bishop - Update on the streetscape. Mr. Munn spoke with the engineer today. He and his boss with WK Dickson are meeting and they understand the seriousness of this issue. If this meeting on Wednesday is not successful, then staff will meet with the City Attorney to take the steps that the Council directed at the last work session. Mayor Whitt requested the amount of money that is being held back at this point. Jamie Guffey reported that it is $230,000 total that is owed to the contractor. No money is being held back on the Engineer but none will be paid going forward, no invoices have been received recently. Mr. Munn stated that invoices are being held from the contractor. Mr. Hope stated that a contractor said that Cland has not paid them. Did they submit and get paid for a portion of the traffic controllers. Mr. Munn stated that the contractor has received some payment per the Engineer but not all. Discussion about the retaining fee being reduced from 10% to 5%. Jamie Guffey will check on it and have an answer on Friday.

Mr. Munn - will be on vacation April 15th—23rd.

We have been meeting with the US Department of Housing Urban Development and Rural Development about the management of our housing units. We have explored the long term relationship issues that were discussed at the retreat. It is more complicated and will have to get with that at a later date. Right now some of the things that have to be done is to get a management firm to come in and make sure that we are administrating all of the forms that are required by these federal programs to be able to continue to receive the rent assistance from HUD and Rural Housing. The staff will be meeting with Statesville Housing Authority this week. They worked with Belmont for the HUD and Rural housing. They have a very good reputation with HUD and Rural Housing. Mr. Munn feels he will be able to bring back a contract to Council. There are reports that are due this month through the end of the fiscal year that will need to be addressed. He will get resources to address them. There were some changes back in the summer in the housing authority management and we have to have the internal capacity to be able to meet the HUD requirements. Mr. Munn, Danny Jackson and Mr. Michaels have already looked at 10 agencies. It seems that selling the houses will be complicated but Mr. Munn feels we should still pursue it. The indication is that there is a multi year commitment because Mount Holly has been receiving operating subsidies.

ADJORN

Motion: Mr. McLean made a motion to adjorn, seconded by Ms. Hubbard, all in favor.

Clerk

Mayor

MINUTES
MOUNT HOLLY CITY COUNCIL
WORK SESSION
APRIL 3, 2007

The Mayor called the meeting to order at 6:30P.M. Those present were Mayor Robert Whitt, Councilman Jim Hope, Councilman Jerry Bishop, Councilman Frank McLean, Councilwoman Pat Hubbard, Mayor Pro-Tem Phyllis Harris and Councilman David Moore. Also present were Jamie Guffey, Assistant City Manager, Danny Jackson, Assistant City Manager and Greg Beal, Senior Planner.

INVOCATION – Councilman Frank McLean

SET THE AGENDA – Councilman Jim Hope asked that the agenda be amended to allow Mr. Greg Beal, Senior Planner, the opportunity to discuss some recent zoning issues. The agenda was approved upon a motion and second by Councilmen Hope and Moore, respectively. The vote was unanimous.

The first item on the agenda was the approval of the Statesville Housing Authority Contract for Public Housing Management. Mr. Danny Jackson stated that the contracts with Statesville Housing Authority to provide management services for Rollins Apartments and Holly Hill Apartments were reviewed by him and the City Attorney. Mr. Jackson stated that there two separate contracts for each apartment complex. He said that one contract was for handling the more immediate record keeping and the other was for the perpetual management. Councilwoman Pat Hubbard made a motion to approve the contracts. The motion was seconded by Councilman Jerry Bishop. The vote was unanimous.

Request to waive annexation fees for properties located at 105 Walley Drive and 225 Forney Avenue. – Mr. Jackson reminded the City Council about the subject properties not being in the city limits but are receiving city services. He said that it is staff's recommendation that the customary annexation fees be waived since the property owners are not at fault. Councilwoman Pat Hubbard made a motion to waive the annexation fees for the subject properties. The motion was seconded by Councilwoman Phyllis Harris. The vote was unanimous.

Zoning Issues – Mr. Beal told the City Council that a developer wanted to submit an application for a Text Amendment to allow for subdivision plats to be recorded for Model Homes. Mr. Beal indicated that the current ordinance requires a minimum 20% of the total lots before a plat can be recorded. He said that the ordinance should not be circumvented. Mr. Beal also said that the application was not submitted in the required time for review. Mr. Beal stated that Mr. Greg Dimmer has indicated that he would like to conduct a motorcycle shop business in the downtown area. Mr. Beal then talked about the process for reviewing an application for a text amendment once submitted by Mr. Dimmer. The Mayor stated that the message needs to be sent to developers that they should follow the proper procedure by going through staff first. Mr. Beal stated that the new owner of the proposed marina has rescinded their application for rezoning to allow more work on the plan. Mr. Beal stated that it is good that the city is moving toward adopting regulations for Conditional Zoning Districts.

Newsletter Proposals: Mrs. Leslie Shiel and Mr. J.C. Lewis. – The Mayor indicated that Mrs. Leslie Shiel has expressed interest in doing the City Newsletter and that Mr. J.C. Lewis is interested in providing the printing services for the newsletter. Mrs. Shiel stated that the newsletter is a valuable tool for communication to the citizens. She said that it used by new citizens and that there are industry implications. She said that city staff is already too busy to do the newsletter. Mrs. Shiel stated that in regard to obtaining advertisements for the newsletter, it was not a part of her original proposal but she could consider the matter as a part of a new proposal. She said that if you have enough ads the newsletter can be self sufficient.

Mr. Lewis stated that the newsletter was a wonderful idea. He said that it also was a good idea to have the work done outside of city employees doing it. He said that he could handle the printing and postage of the newsletter. Councilwoman Pat Hubbard stated that the city has control of what goes in the newsletter. She said that the city needs to have more than one news source. The Mayor asked about the budget for the newsletter. Mr. Jamie Guffey stated that the budget amount was $12,000 with expected revenue of $12,000. Councilman Jerry Bishop stated that the newsletter would be a good way to inform the public about the new storm water regulations. The consensus of the City Council was to have Mrs. Shiel come back to City Council with a more formal proposal.

Citizens Center Groundbreaking – Councilman Jim Hope, Chairman of the Construction Committee, asked the rest of the Council to check their calendars to see if they are available for either April 17th or 19th to conduct the groundbreaking for the new Citizens Center. The Mayor indicated that a press release needs to be submitted and invitations mailed to necessary parties. Councilman Hope stated that in the case of rain the ceremony would be conducted inside of the building.

To consider adopting new Utility System Fees – Councilman Jerry Bishop reviewed the submitted proposal prepared by W.K. Dickson, Inc. He said that the proposed fees are paid by developers and go toward capacity in the water and sewer plants. He said that the submitted draft was the second draft because the first one had incorrect figures. Councilman Bishop indicated that the Utility Committee, that which he is the Chairman, has reviewed the draft as well. He said that the total fee amount (water&sewer) would be $4,597.00 in addition to the tap fee. Councilman McLean stated that the city needs to protect its water and sewer plants. Councilman Hope stated that the proposed amount should include a charge for maintenance and repair.

Status Report – Streetscape: Mr. Jackson stated that in regard to the testing of the mast arm footings for the traffic signals, three out of the four were approved by NCDOT. He said that one located at the NC 27 intersection was not approved and that it will have to be retested.

Citizens Center: Councilman Hope stated that the renovation of the Citizens Center was on schedule and that the chemical peel on the outside of the building was completed. He talked about broken window ledges, sandblasting, salvage and wall changes. Councilman Hope reminded the City Council that at the retreat it was decided to sell certain properties owned by the city and that the proceeds would go toward financing the Citizens Center. He said that the leased space in the new building would also go toward financing the building. He said that the electrical poles would be removed and the wiring would go underground. Mr. Ed Munn, Interim City Manager, stated that in regard to the sale of certain city owned properties, he would consult with a Real Estate Agent. The Mayor and City Attorney talked about the need to declare the properties as surplus and the need to appraise the ABC site due to recent activity in the area. The Mayor requested that the matter be put on the next City Council agenda. The consensus of the Council was to update the appraisals for the subject properties. The City Council indicated that a "For Sale" sign should be placed on the properties as well.

Neighborhood Meeting Regarding Coyotes – David Belk, Police Chief, informed the City Council that on last Thursday a neighborhood meeting was held with the Riverfront Community to discuss the matter involving coyotes. He said that he is working with Gaston County Animal Control and NC Wildlife to address the coyotes. The Chief said that there is a proposal to poison the animals. The City Attorney stated that the city needs to be aware of its liability in the matter.

Support for Educational Forest – Senate Bill 829 – Mrs. Ann Danzi, Chairperson for the Mount Holly Community Development Foundation, stated that she was seeking support from the City Council as it relates to Senate Bill 829. She said that the Bill is in regard to building an Education Center at the 2000 acre Mountain Island Educational Forest. She said that the forest cannot be opened to the public until the building is built. She said that the forest could be an extension of the greenway system. Mrs. Danzi indicated that there are other organizations supporting the Bill, such as the Belmont Chamber of Commerce and Gaston's as well. The Mayor asked the Council if they wanted to support the Bill. The consensus was that the City Council would submit a Resolution of Support for Senate Bill 829. The matter would be placed on the agenda for the next City Council meeting.

Preliminary Budget Discussion – Manager's Budget Review Process: Mr. Munn asked the Council to review the submitted budget review document. He talked about the initial budget proposals submitted by the City Departments, Capital Projects, focus of the General Fund, operations, employee compensation, the need to make necessary repairs and the use of graphs and charts. Mr. Munn stated that the city's Fund Balance was currently at 29%. He said that 24% is the standard for a city of our size.

Preliminary Revaluation Numbers: Mr. Munn stated that Gaston County has submitted the revaluation numbers for Mount Holly. Mr. Munn stated that the preliminary figure is $713,518,967.00. He reminded the City Council that the numbers are subject to change for various reasons.

Preliminary Revenue Numbers – Mr. Munn asked the Council to review the submitted revenue information. He said that we have to factor property value appeals that could be conducted until June. Mr. Munn also reminded the Council about the new Revenue Neutral requirement for the budget process.

Capital Projects Funding: - Mr. Munn stated that all of the city's projects will be addressed during the budget. Mr. Guffey stated that the proposed Linear Park Project is not set in stone at this point. Mr. Munn asked the Council to review the submitted information regarding the city's Capital Projects.
Initial Department Expenditures Requests: - Mr. Munn stated that the total amount of departmental budget requests is 1.8 million dollars over last year's amount, leaving a 1.2 million dollar gap to balance the budget. Mr. Munn indicated that the City Council could expect a balanced budget from management. Mr. Guffey stated that last year's budget gap was over 2 million dollars. Mr. Munn stated that salaries and insurance cost are high but we will look for ways to cut cost during the budget review. The Mayor indicated that it looks as if the budget presentation for this year is going to be different. Mr. Munn again reminded the Council that the budget number might change.

The meeting adjourned at 9:00P.M., upon a motion and seconded by Councilwoman Pat Hubbard and Councilwoman Phyllis Harris, respectively.

CLERK

MAYOR

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CITY OF MOUNT HOLLY

MOUNT HOLLY CITY COUNCIL
REGULAR MEETING

APRIL 9, 2007
MOUNT HOLLY CITY HALL

The Regular Meeting of the City Council of Mount Holly was called to order at 7:00 p.m. by Mayor Pro-Tem Phyllis Harris. The following were present:

Mayor Pro-Tem Phyllis Harris
Councilman David Moore
Councilman Jerry Bishop
Councilman Jim Hope
Councilwoman Pat Hubbard
Councilman Frank McLean
City Attorney Kemp Michael

Assistant City Manager Danny Jackson
Assistant City Manager Jamie Guffey
Police Chief David Belk
Interim City Manager Ed Munn
Fire Chief Dale Oplinger
Planner Greg Beal

The invocation was led by Councilman Frank McLean.

Councilman Hope **MOVED** to set the agenda after moving consent agenda items 3 and 4 from the consent agenda to New Business. Seconded by Councilman Bishop and passed with all in favor.

<u>Presentation by Ms. Leigh Brinkley and Ms. Wendy Foster of the Community Development Foundation</u>

Ms. Brinkley and Ms. Foster stated that the Foundation would like to partner with the City on hanging baskets in the downtown. They stated that the Foundation has set aside money for flowers for the baskets and had hoped to get them up before SpringFest. The only thing that needs to be decided on is the watering problem.

Councilman Moore asked if the Foundation had any idea how many people would volunteer to water the flowers. Ms. Brinkley stated it is hard to get volunteers if we have to use the cart that we used last year. Councilman Hope then asked for the Foundation to tell the council want they want. Ms. Brinkley stated they would like permission to use the city gator. Councilman Hope stated that the city will need in writing what the foundation is looking for so that the city attorney may review it.

<u>Presentation by Ms. Paisley Payton of the SpringFest Committee</u>

Ms. Payton gave a brief update on the planning of SpringFest. She stated that the major change for this year's SpringFest is that the festival and the 5k road race will be on the

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