

**MINUTES
MOUNT HOLLY CITY COUNCIL
WORK SESSION
MARCH 6, 2007**

The Mayor called the meeting to order at 6:30P.M. Those present were Mayor Robert Whitt, Mayor Pro-Tem Phyllis Harris, Councilman Jim Hope, Councilman David Moore, Councilman Frank McLean, and Councilman Jerry Bishop. Also present were Kemp Michael, City Attorney, Ed Munn, Interim City Manager, Danny Jackson, Assistant City Manager, James Friday, Utilities Director, David Belk, Police Chief, Dale Oplinger, Fire Chief and Greg Beal, Senior Planner.

INVOCATION – Councilman David Moore

SET THE AGENDA - The agenda was approved upon a motion and second by Mayor Pro Tem Phyllis Harris and Councilman Frank McLean, respectively. The vote was unanimous.

The first item on the agenda was a report from the Archives Committee. Jim Love, Archives Committee Chairman, stated that he brought some of the items for display and to seek guidance from the City Council, as to how the archives would be addressed in the new Citizens Center. Bobby Black, Co-Chairman, stated that he has been involved with the city archives for twenty (20) years. He then gave a history of how he was appointed and how space was made available in the current City Hall during the early 90's.

Mr. Black talked about traveling to Virginia to visit the Tucker Family to get a lot of historical items donated to the city's archives. He gave the City Council a brochure from the Museum of Art and History. Mr. Black talked about a sanborn map from 1922 that has been damaged because it has not been preserved properly. He said that he has only one coin left from the old Mountain Island Mill. He said that there originally five coins from the mill.

Mr. Love stated that as an option the City Council could decide to give the archives to someone else to take care of. Ms. Amy Russell, Curator from the Gaston County Museum, stated that there are concerns about the care of the city archives. She said that the items need to be kept in a certain temperature. She said that are mold problems too. She said that only 10% of the items are displayed currently. Ms. Russell stated that it is sad that the historical items are not being taken care of because they are such a significant part of the county's history and some of the best in the area.

The next item on the agenda was a presentation regarding Phase 1 of the Tuckaseege Park Expansion Project (contract) and the proposed sewer line installation, as presented by Steve Whaley, W.K. Dickson and Laurene Rhyne, AcquaLaurene, Inc. Mr. Whaley stated that the city received 20 applications and 11 bids for the park project. He then gave the City Council copies of the bid tabulations for

the park project. Mr. Whaley stated that the bid information had already been presented to the Parks & Recreation Commission.

Councilman Hope said that the Construction Committee met on the previous Monday to discuss the park project. He said that they had questions about the project. Mr. Whaley stated that he is recommending that the city accept the lowest bidder for the project, which is Neil Construction & Grading Company. He said that he is familiar with the company because they have worked with their Hickory Office. Mr. Whaley stated that the construction company once had some issues with erosion control on the particular site but they were corrected.

Councilman Hope's committee comments involved Duke Power being notified, the construction company's issues being resolved, specification plans, and compaction issues with the installation of the new sewer line that is going to be adjacent to the new parking lot. Councilman Hope stated that site inspections should be more than once a month and that should be routine reports filed with the city.

Laurene Rhyne, the engineer for the new sewer line project, submitted a map of the project to the City Council. She said that there are 3 options for installation, each with a cost associated with it. She said that ductile iron pipe is more expensive than pvc pipe. She said that the plans for the sewer line would be subject to review by the State and that she would put the project through the bidding process at the same time. Ms. Rhyne stated that the review period by the State is usually about 30 days.

Ms. Rhyne said that sometimes it is best to put a sewer line in the parking lot because of the cover material. She said that of the 3 options Route #1 was the best option. Mr. Whaley said that the sewer line installation would only involve about 12 of the parking spaces. She said that the existing sewer line would be left as is and that the existing pump station would be bypassed by the new line.

Ms. Rhyne stated that the project would go out to bid in two weeks. She said that she does not have a problem with the park project as it related with the sewer line project. Mr. Whaley stated that the construction of Phase 1 of the park project would take about 150 days.

The next item on the agenda was the Project Status Report.

- a. **Streetscape Project** - Steve Whaley, W.K. Dickson, stated that NCDOT approved the testing method for the mast arm footing. He then gave the City Council a brief history of the problem with the footing. He said that the contractor did not have the footing inspected by NCDOT as required by the State. Mr. Whaley stated that the contractor's statement about thinking the traffic signals belonged to the city did not make sense because there was note to that effect on the footing plans. Mr. Whaley informed the City Council that there would be core samples taken from the footing and inspected by NCDOT for compliance. The following discussion involved payment arrangements between the contractor and sub-contractor, the responsibility of the engineer, electrical disconnect and

controller, liquidated damages, SpringFest, CSX and the issue of cashing the Performance Bond of the contractor. The Mayor stated that the engineer should send a letter to the contractor indicating the position of the city in the matter.

- b. **Citizens Center Project** – Mr. Munn stated that the contractor is working on the building. He said that the city is waiting for the bank to send the Performance Bond documents. The City Council talked about a possible Groundbreaking ceremony for the building. The City Attorney stated that the contracts had been sign but the date was not put on the Performance Bond documents. Mr. Munn stated that the contractor needs to get the documents from the bank.
- c. **CWMTF Land Purchase** – The City Attorney stated that CSX sent an application to the city for the RR crossing easement. He said that Crescent Resources would use the RR crossing too. The City Attorney stated that Duke Power will use the crossing to maintain power lines in the area. There is a gas company using the easement too. Mr. Michael stated that the city is the only entity asked to file an application. The consensus of the City Council was to instruct the City Attorney not to file the application.
- d. **Greenway Easements** – Mr. Munn stated that he submitted the proposed easement (A&E) document to Chuck Flink, greenway designer, for review and comment. He said that Mr. Flink has suggested that the city go back to A&E for minor adjustments to the easement. Mr. Munn stated that fencing in the A&E area is an issue.
- e. **Rivertown Green Project** – Mr. Munn stated that he spoke with Chuck Flink regarding design and construction documents for the proposed Rivertown Green Project. He said that Mr. Flink indicated that he could submit a proposal for the project. The City Attorney stated that it would be very helpful if Mr. Flink has experience with greenways that cross railroad right-of-ways. Mr. Munn stated that Mr. Flink submitted pictures of greenways that he has designed and constructed, that were adjacent to railroads.

The next item on the agenda was the City Manager Search. The Mayor indicated that the City Council has received a copy of the contract proposal from James Mercer, to conduct the search for the next City Manager. Mr. Munn stated that Mr. Mercer's company has a lot of experience and is currently conducting the City Manager search for the Cities of Charlotte and Gastonia. Mr. Munn stated that scope of the search can be determined by the City Council. He said that it does not have to be a national search. The Mayor said that the search could take 90 to 120 days to complete.

The next item was an update on the Riverfront Marina. Mr. Greg Beal, Senior Planner stated that Rowboat, Dock & dredge was the new owner of the proposed Riverfront Marina property. He said that the property owner has submitted an application for rezoning of the original conditional use plan (1998), to reduce some of the commercial area and increase some of the residential area to add more condominiums to the site. Mr. Beal stated that the new plans are not ready to be submitted but should be very shortly. He said that the developer is preparing the plans. The Mayor wanted to know if the original plans could be revisited to attach additional conditions. The answer was no. Danny Jackson stated that there are two

different rezoning procedures, general and conditional use. He said that in regard to a petition for rezoning of the marina property, he would highly recommend against a general rezoning of the property because it goes against the original intent of the current conditional use zoning of the property.

The next item on the agenda was a discussion of the schedule for Budget Work Sessions in May and June. Mr. Munn stated that he would like the City Council to check their calendars to set dates for upcoming Budget Work Sessions. The Mayor said that the City Council does not necessarily have to review the budget line item by line item this year. Mr. Munn stated that at the upcoming Regular Meeting the City Council can set dates and the manner in which the meetings will be conducted.

The last item on the agenda was Other Business. Danny Jackson informed the City Council that Mr. Greg Dimmer had submitted a petition for annexation of a proposed subdivision located off of Old Hickory Grove Road, known as Meadow Brook Estates. Councilman Bishop asked about the notification procedure for situations such as the recent death of Jamie Guffey's Mother-in-Law. Mr. Munn informed the City Council that on March 9, 2007 Citizen South Bank was holding a ceremony to donate money towards the Citizens Center. The Mayor instructed staff to advertise for applicants to fill vacant positions on the Planning Commission. Mr. Munn informed the City Council that Jennifer Bailey has resigned from taking the minutes for the Council.

Councilman Frank McLean made a motion to adjourn. The motion was seconded by Councilman David Moore, with all in favor.



Clerk



Mayor