

CITY OF MOUNT HOLLY

**MOUNT HOLLY CITY COUNCIL
WORK SESSION**

**MONDAY, FEBRUARY 28, 2005
CITY HALL**

The Work Session of the City Council of Mount Holly was called to order at 6:30 p.m. by Mayor Bryan Hough. This work session was for the month of March 2005.

The following were present:

Mayor Bryan Hough
Mayor Pro-Tem Michael Helms
Councilwoman Phyllis Harris
Councilman Jim Hope
Councilwoman Pat Hubbard
Councilman Frank McLean
Councilman David Moore
City Attorney Kemp Michael
City Manager David Kraus

Assistant City Manager Danny Jackson
Assistant City Manager Jamie Guffey
Police Chief Benson Hoyle
Street and Solid Waste Director Mike Santmire
Utilities Director Don Price
Fire Chief Dale Oplinger
Community Development Planner Greg Beal
Communication Director Megan Hanks

The invocation was led by Councilman McLean.

#1: Public Comment.

- A. Request by Cindy Shoemaker for Sign. *Not present.*
- B. Request by Tim Loftin for Sign.

Mr. Loftin informed Council that he had a sign posted advertising his house for sale. He said that Code Enforcement Officer John Hope had taken his sign down. He said he came to City Hall and that John gave him a copy of the sign ordinance. He doesn't see how he was in violation of the ordinance.

Mayor Hough told Mr. Loftin that Council would direct staff to look into the matter and to respond to Mr. Loftin.

- C. Request for Water by Rev. Jerry Stanfield of Grace Baptist Church

Rev. Stanfield requested that Council consider Grace Baptist & other churches in the Dickson Heights when extending water & sewer services in the area.

#2: Presentation on Streetscapes by WK Dickson.

Mayor Hough recognized Mr. Kraus, who introduced Steve Whaley and Ed Siskund of WK Dickson.

Mr. Siskund stated that they had considered Council's interest in having brick & concrete sidewalks. He suggested going to bid with all brick sidewalks with a concrete alternative. He mentioned having stamped crosswalks as a design element. He discussed the gateway to downtown on South Main at Catawba Avenue. The donated clock or other strong elements should be included in the gateway. The plan is to have planters, trees, and other plants along the sidewalks. He mentioned having a raised crosswalk at City Hall. They also suggest an informational kiosk at a highly visible location. At the intersection of Main Street & the railroad (the four corners), they suggest brick pavings, ornamental trees, and new arm masts for signalization.

Mr. Whaley stated that he has met with CSX and has showed them the plan. They are okay with the plan and the transportation elements.

Mr. Siskund discussed using trees to define parking places. He recommends removal of the overhangs at the furniture store & the Raymond James office. Every crossing should have stamped concrete or asphalt. The stamped asphalt can be colored, or could utilize the city seal. Green ash trees would do well downtown; their root structure would work in well and they appear very columnar. There are a variety of options for streetlights. He recommends using a pole that will work with banners and flags. The plan should also include signage that welcomes visitors to downtown; the signage should identify the downtown area.

Councilwoman Hubbard asked can't we do asphalt on the sidewalks?

Mr. Siskund said yes, but brick has a better feel for pedestrians; it's a more historic, authentic feel.

Mr. Kraus stated that he would like Council to give feedback on what they have seen in other cities.

Councilman Moore asked if there is a way to use poles without lights on them, for banners and plantings?

Councilman Hope said he is concerned about parking on Central Avenue.

Mr. Kraus stated that there is someone that wants to give us a clock, and wants the city to assume responsibility for it.

Councilman McLean asked if First Presbyterian Church still plans to tear both buildings down at the corner?

Mr. Kraus stated that they still intend to do that, and to landscape that area.

Mayor Hough asked the gentlemen from WK Dickson if they have everything they need to move forward?

Mr. Siskund said yes.

Mayor Hough thanked the gentlemen for their presentation.

#3: To Discuss Water & Sewer Issues.

Mayor Hough recognized Mr. Kraus.

Mr. Kraus asked Council if they would want to include homes on Sandy Ford Road, Grace Baptist Church, and Harvest Time Church of God in the agreement for the East Gaston water line.

Councilman Hope stated that if the line is going by the property, then that's a part of the agreement, and he has no problem with it.

Councilman McLean stated that the more customers on the line, the better it is for all concerned.

Councilman Moore stated that the churches should be included.

Councilwoman Hubbard asked if we could have staff talk to the County about adding the churches & homes?

There was a consensus in agreement of that idea.

#4: To Discuss Conditional Uses for Dutchman's Creek Subdivision.

Mayor Hough recognized Mr. Jackson.

Mr. Jackson provided Council with handouts detailing the conditional uses.

Mr. Kraus stated that this would be an appropriate time for Council to add to or to amend this list.

Mr. Jackson clarified that the annexation and zoning are separate from this list.

Councilwoman Hubbard asked about the conditional use zonings, would they be approved first before we went anywhere else?

Mr. Jackson said yes.

Mayor Hough stated that the land donation for ball fields is on the synopsis but not on the list.

Mr. Jackson said the land donation will be on the map with the proposal.

Mayor Pro Tem Helms asked if there will be anything added to this? From NCDOT?

Mr. Jackson said that North Carolina Department of Transportation has not responded yet.

Mr. Kale stated that he will conform to DOT guidelines and requirements.

Mayor Hough stated that the impact on schools is not addressed in this list.

Mr. Kraus stated that he has met with Jan Winters regarding this but has not received a response from the County.

Mr. Jackson stated that he has sent the conditional use items to the developer at every point of this process and that they are aware of everything we have considered.

Mr. Michael stated that at the public hearing on Monday night, it will be limited to citizens of Mount Holly. We will have sign-ups at the door. We will only allow as many people into the building as is permissible by the fire code.

Councilman Moore wants to wait to discuss this further.

Councilman McLean is okay with this list.

Mayor Hough stated that we are waiting until Monday night to consider the conditional uses, with a consideration of the annexation petition possibly to follow.

#5: Update on ABC Store.

Mayor Hough recognized Mr. Michael.

Mr. Michael stated that everyone should know by now that we have acquired the ABC store site. He handed out copies of the architect's contract. The contract includes up-fit of the interior of the building. The architect's contract includes up to five visits to City Council meetings to gain input, or to ask & answer questions. There is an 8% contingency included for extra costs not specified in the contract.

Mr. Guffey discussed the financial situation. In working with Wachovia, they are not experienced with government loans. He has spoken with the architect, and he thinks it may be better to do one lump sum agreement than to do the financing in two parts.

The contract for the ABC store was moved to the consent agenda during the Council meeting on Monday night. The contract will be in Council's packets this week for their review.

#6: To Consider Contract for Space on Stanley Water Tank by Nextel.

Mayor Hough recognized Mr. Kraus. Mr. Kraus stated that we have received a proposal from Nextel to place antennas on the Stanley Water Tank. The proposal offers \$18,000 a year for three years. He is talking with Stanley officials about the contract.

#7: To Consider Reclassification of Two Positions to Police Lieutenant.

Chief Hoyle stated that he would like to take two patrol positions and reformat them into one police lieutenant position that would work from 2:00 pm until 2:00 am, which contain the peak hours of calls.

Councilwoman Hubbard MOVED to reclassify the two patrol positions to the lieutenant position, as recommended by Chief Hoyle. The motion was seconded by Councilman Moore and was approved unanimously.

#8: To Discuss Agenda Items.

The proclamation honoring Rick Connell was moved to next month because this month's meeting will be overcrowded.

ROUNDTABLE

Councilwoman Hubbard MOVED to allow Parks & Recreation to apply for a grant to expand Catawba Heights Neighborhood Park. The motion was seconded by Councilwoman Harris and was approved unanimously.

Councilman Hope asked how the newsletter ads were selling.

Mr. Kraus stated that we have sold \$1,080 in ads so far (10 ads).

Councilman Hope stated that he would like to have the newsletter printed in house but wants whatever is more cost effective.

Mayor Pro Tem Helms went through Kendrick Farms and Stonewater. He gave a list to John Hope about possible violations with the BMP's (best management practices) in these developments.

Mr. Jackson stated that Mr. Hope conducted site visits this afternoon.

Mayor Hough announced that Council will schedule a mid-year budget retreat for either May 12 or May 19, at 4:00 pm.

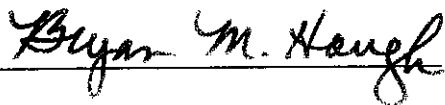
Councilwoman Harris MOVED to adjourn at 8:30 pm. The motion was seconded by Councilman Moore and was approved unanimously.

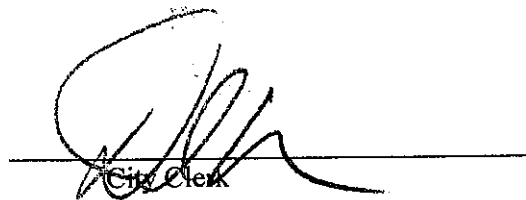
Respectfully submitted,

Megan Hanks, Communication Director

Approved:

Mayor


Bryan M. Hough


City Clerk