

Regular Meeting
Mount Holly City Council
February 11, 1991

The meeting was called to order at 7:30 P.M. by Mayor Charles B. Black, Jr. Those present were Councilwomen Faye S. Little and Lib Nichols, Councilmen Myles Biggerstaff, R. L. Duke, Archie Small, Bob Jessen, City Manager Greg Young, Director of Public Works Eddie Nichols, Police Chief Jerry Bishop, and the Zoning Administrator Gary Roberts. The City Attorney Kemp Michael arrived late.

The invocation was led by Reverend Glenn Caldwell

The minutes of January 14th were approved by motion made by Councilwoman Little, and a second by Councilman Duke, with all in favor.

Candy Smith, the previous Chairman of the Mount Holly Spring Festival, was recognized by the Board, and presented a resolution of appreciation, by the Mayor, for all her hard work in last year's festival.

Mayor Black asked if there were any complaints or petitions from the audience. Otto Teichman of Hoechst-Celanese Corp. approached the Board, and explained that Hoechst-Celanese was buying property in and around their plant, and trying to relocate the existing houses that have been acquired. As previously mentioned at the last board meeting, they were considering the extension of a water line to serve the relocated houses along Dutch Avenue. He had indicated to the Board that some of the prices they were obtaining were considerably high, and he asked that the City share in the cost of that line. Some of the Board Members asked the City Manager if there was money in the budget for this item. The City Manager replied that it was not accounted for at the beginning of the year, and that the funds would have to be reviewed. Councilwoman Little made a motion for the City Manager to review the budget, and get back to the Board concerning this request. Councilman Duke seconded the motion; and Councilman Biggerstaff asked if the City could look at the possibility of installing a two inch line, in lieu of a six inch line for this project. Councilwoman Little agreed to amend her motion to have the two inch line reviewed also, and all were in favor of the motion as presented and amended.

Sam Wilkins, of the City of Gastonia, introduced himself and explained to the Board about Gastonia getting ready to construct a raw water intake station in Mountain Island Dam, and offered to answer any questions that the Board may have regarding this project. The Board agreed to discuss this matter later on in the meeting.

Mrs. Mary Ray requested to change the non-conforming use of a structure located at 806 Belmont-Mount Holly Road in the R-12 zoning district from the Pied Piper Pest Control business to a balloon gift shop. A motion was made by Councilwoman Little to call for a public hearing to consider this change at the next regular meeting, with a second by Councilman Small, with all in favor.

There was some discussion regarding a request made by Robert Friedl for the rezoning of a small lot adjacent to the Alsace Mill property, where the current access exists to the new bypass. It is requested that the property be rezoned from R-6 to L-I. A motion was made by Councilman Jessen to call for a public hearing at the next regular meeting to consider this change, with a second by Councilman Duke, with all in favor.

The Tax Collector June Smith gave a report regarding the 1990-1991 tax levy and the designation of a tax lien sale date. April 3, 10, 17 and 24 were set as the advertising dates; May 13 was set as the tax lien sale date. A motion was made by Councilman Biggerstaff to set the above dates for the advertising and lien sale dates, with a second by Councilwoman Nichols, with all in favor.

Becky Freeze with Phoenix Management introduced to the Board the new housing units Manager, Roberta Reid, and also gave a status report on the housing units to the Board. Also, Becky explained to the Board that they have established new office hours for resident manager, and those hours are 8:00 A.M. until 4:00 P.M. In addition, she advised the Board that they have concentrated on making improvements to the public housing units on South Hawthorne Street. She also indicated that they have sent out lease termination notices to two tenants at the Noles Drive units, and that there currently exists three vacancies for all the units.

The Council discussed the bids received for water and sewer line extensions in the Freightliner annexation area. Tim Hemker of W. K. Dickson explained the bid summary to the Board. State approval is expected by February 22nd, and easements are being obtained from Crescent and Fontaine. They expect to begin in March. Councilwoman Little moved to award the bid to Yates Construction Company in the amount of \$161,975.00 for water and sewer improvement in the Freightliner annexation area, Schedules A, B, and D, contingent upon State approval for Schedule D. This motion was seconded by Councilman Small, and unanimously carried.

Representatives from W. K. Dickson were present to answer questions of the Council regarding the proposal for construction standard details. They had a computer set up to demonstrate the procedure for compiling the book. He showed how these can later be modified. There will be 166 details, which the City will have in book form and will sell

to contractors. The City would own the software program. The goal is to have standardization of construction, and the intention is to add to this standard specifications in the next year or so. Then they can apply for State approval of the standards, so that approval does not have to be obtained for every item performed. City Attorney Michael asked who will be liable if the details are wrong or do not work. He said the engineer would not be liable; but does not anticipate errors since these have been used for 10 or 12 years already in Gastonia. Mr. Nichols stated that he believes this would be a valuable tool, and said he spends more and more of his time with contractors and engineers going over details and specs, which is repetitive, plus it is important to tell them all the same thing. Mr. Young said the amount is budgeted. Councilwoman Nichols moved to accept the proposal by W. K. Dickson to compile standardized details for the sum not to exceed \$12,000.00, which was seconded by Councilman Jessen, and unanimously carried.

City Manager Young stated he received three bids for the flatbed dump truck and pick-up truck with utility bed, and distributed the tabulation sheets. He said the bids are close for the dump truck but there is a large difference for the pick-up truck, but the exceptions are not unacceptable. Councilwoman Little asked if the exceptions exclude anyone; he said no. Mr. Nichols said the difference was mainly the size and kind of toolbox and warranty on it. This would replace a pick-up truck used by the meter readers, who also do meter repair and installation. Councilman Small moved to table the matter until he has time to look over the specifications, which was seconded by Councilman Duke. Mr. Young said diesel was considered, but ruled out because the dump truck will not be used on the road outside the City. Mr. Nichols said the pick-up is a six cylinder Ranger with compartments on both sides, which is needed for the tools, meters, locks, etc. which they carry around. The motion carried with five ayes and one nay (Biggerstaff). Councilwoman Little asked if the bids will be good in thirty days; he said they will expire February 24th, unless he can get them to agreed to hold over. The Council agreed to have the City Manager call them at the end of the week to get their decision, and noted this may come up at a special meeting.

Gary Roberts presented a request for a six month extension to the permit for a mobile home office at 413 Beatty Road. He stated that the County Erosion Control says they are in compliance to this point. Councilwoman Little moved to grant a sixty day extension from February 11, 1991, to Frank Summerville, Inc. and that the mobile home be removed thereafter, which was seconded by Councilman Biggerstaff, and unanimously carried.

Councilman Biggerstaff moved to grant tax releases, seconded by Councilwoman Little, and unanimously carried.

Tax Releases
February 11, 1991

Edwards, Albert & Vennie	R#15028	Val. 2,300	10.58
Featherstone, Mollie	R#14959	Val. 2,890	13.29
		1 tag	1.00
		penalty	1.33
Fox, Charles & Karen	R#15002	Val. 2,710	12.47
		1 tag	1.00
Francis John & Geneva	R#15030	Val. 36,300	166.98
Jones, Kathryn	R#15029	Val. 10,000	46.00
Richards, Edith	R#14871	Val. 12,200	<u>56.12</u>

1990 Taxes released	305.44
Penalties	1.33
Total taxes & Penalties	306.77
Tags released	2.00

City Manager Young discussed with the Council proposed line extensions to Deertrack Subdivision. He had been contacted by CYA Investments and they want to begin negotiations again. They are still hoping to get another developer to go in with them. Mr. Young and Mr. Nichols have reviewed the information and suggested that the City might agree to the following: 1. To expand the eight inch water line to a sixteen inch water line along the areas that meet and correspond with the City's water/sewer study, at a cost to the City of \$49,450.00. In addition to that, an extension into Lanier Street should be added to provide adequate fire protection at a cost of \$175,000.00. They recommend this be done within the next year or two; and it can be done in phases. 2. expand the eight inch sewer line to a twelve inch, at a cost to the City of \$11,000.00. This would save about \$73,000.00 (if the City has to put in the 12 inch line of its own later). City Attorney Michael said that some agreement should be made for payment by them of their share in advance, or the City pay after the work is done, and that easements should be obtained up front. City Manager Young said payment could be done monthly based on invoices, and he would expect a letter of credit pledge like what is found in the subdivision ordinance for new plats before the utilities are installed. Voluntary annexation should also be required. The Council discussed the matter, and instructed the City Manager to advise CYA they must file voluntary annexation, and then the City will negotiate the easements and agreements for the water and sewer lines.

The Council took a five minute recess.

Mayor Black noted that a city limit sign needs to be placed on West Central Avenue.

Mayor Black informed the Council that CRO is having a food drive on March 9th from 9:00 to 12:00 A.M. The City Manager was asked to place an announcement on the water bills.

Mayor Black stated that the newspaper said Belmont is asking the legislators to extend it's one mile perimeter to two miles. If that is allowed, Mount Holly should do the same, primarily for control of the roads being proposed. Councilman Biggerstaff moved to have the City Attorney draft a resolution requesting an extension of the extra-territorial jurisdiction of Mount Holly to two miles, which was seconded by Councilman Jessen, and unanimously carried.

Mayor Black asked the Council if they have decided on the names for the housing complexes. After discussion, Councilman Duke moved that the apartments on Hawthorne be called "Rollins Apartments", in honor of A.M. Rollins, and the apartments off Noles Drive be called "Holly Hill", which was seconded by Councilwoman Little, and unanimously carried.

Councilwoman Little gave her time to Chief Bishop. He presented a proposed training method procedure as identified by the Law Enforcement Television Network. Councilwoman Nichols moved to adopt the said procedure, seconded by Councilman Duke, and unanimously carried. An evaluation of the program will be given by the Chief in one year. Also, the Council concurred with the Chief's proposed shift change.

Councilman Small brought up the matter of overtime compensation for the firemen. After discussion, the City Council concurred with the City Manager that this be paid now.

Councilman Small stated he has learned that the amount paid for insurance can be deducted before federal taxes are taken out of employee's checks. City Manager Young said he had recently been told that, and is verifying it before he does it.

Councilwoman Nichols was concerned that there is no alternate route out of town, and this was a problem last week when the water main broke and traffic was backed up around Tuckasee. Mayor Black said part of the problem was that people did not follow the detour all the way, and came out too early so they came back into the traffic. They recommended the police use more signs when a detour is needed.

Councilwoman Nichols said Mr. Hall is wanting to put in a mobile home, but had some problems with the flood zone. Mayor Black stated that Gary Roberts has been working on the matter, and the gentleman has been given the information needed to comply with the flood zone requirements.

Councilwoman Little moved to go into executive session for attorney-client and personnel and contract negotiation

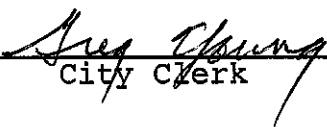
matters, seconded by Councilman Small, and unanimously carried.

Councilwoman Little moved to go out of executive session, seconded by Councilman Duke, and unanimously carried.

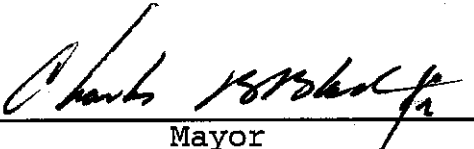
Councilwoman Little asked the City Manager to send a letter to the governor, and a copy to all our legislators, with a resolution from the City against the 1/2 cents sales tax for local option which would do away with reimbursement of revenue from inventory tax.

City Manager Young stated that Mr. Massey went to the truck plant to inspect the new fire truck and found 15 or so items needing correction; he will send a written report out to the Council.

The meeting was adjourned upon motion by Councilwoman Little, seconded by Councilman Duke, and unanimously carried, at 12:00 P.M.



City Clerk



Mayor
