CITY OF MOUNT HOLLY

MOUNT HOLLY CITY COUNCIL
WORK SESSION

TUESDAY, FEBRUARY 3, 2004

The Work Session of the City Council of Mount Holly was called to order at 6:30 p.m. by Mayor Bryan Hough. 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 to the City Manager Jamie Guffey
Assistant to the City Manager Danny Jackson
Police Chief Bence Hoyle
Utilities Director Don Price
Street and Solid Waste Director Mike Santmire
Interim Fire Chief Mark Almond
Community Development Planner Greg Beal
Communication Director Megan Hanks

The invocation was led by Councilman Hope.

Item #1 on the Agenda: *Presentation on Design Standards by David Creech & Christian Sottile.*

Mayor Hough welcomed Mr. Creech and Mr. Sottile to the City Council meeting. The Mayor mentioned that these gentlemen met with Mr. Kraus earlier today and that Mr. Sottile will be returning home to Savannah, GA, this evening.

Mr. Sottile made a presentation on work he had done in Bluffton, SC, relating to design standards. The presentation included information on street, building, and open space design. Mr. Sottile distinguished between the two major issues are urban and architectural. Urban standards are much more basic, while architectural standards are very detailed. The design standards are published in a booklet that is helpful for City staff, the Planning Commission, business owners, and potential developers. The booklet is created to be user-friendly. Mr. Sottile presented the booklet that was created for Bluffton. Mr. Sottile discussed the benefits and disadvantages of having national historic designation in a city. Mr. Sottile mentioned that there are separate standards for residential and for commercial uses.

Mayor Hough asked how Mr. Sottile worked with the residents of Bluffton while creating these standards.

Mr. Sottile stated that his firm held three workshops open to the public. He stated that they received excellent feedback from the community in Bluffton.

Mr. Kraus stated that a rehab code would help business owners with the added costs of design and development codes.

Councilman McLean asked for Mr. Creech's and Mr. Sottile's recommendations on what could be done from a design standpoint with the current building of Jones' Bros. Grocery.

Mr. Creech responded that they may want to consider the building's large size and to separate the building into separate uses, as the building has a large storefront.

Councilwoman Hubbard stated that Mount Holly is at the beginning stages of this long process. She looks forward to seeing the end result of a process like the one Mr. Sottile suggests. She said that she would like to see the City discover its own unique style, as the other cities Mr. Sottile and Mr. Creech have worked with.

Item #2 on the Agenda: ***Presentation on Recycling by Matt Blanchard, Shred First of Cramerton, NC.***

Mr. Hough recognized Mr. Blanchard, who gave a presentation on his company and their services. Mr. Blanchard said that former Mayor Bobby Black recommended that he contact the City. ShredFirst offers secure document destruction and recycling services.

Councilwoman Harris asked Mr. Kraus if the City has a need for this type of service.

Mr. Kraus stated that the City currently has a shredder and we use it for certain types of documents. He does not know that the City has a need for a continuous service of this type.

Item #3 on the Agenda: ***To discuss agreement with bonding company on Fire Station.***

Mr. Michael discussed the City's current situation with the bonding company on the Headquarters Station—J. Alton Stewart, Contractor, and Michael Ortiz, Bonding Counsel. Subcontractors still have outstanding bills due. The City still has concerns with the construction. The City is withholding funds from the bonding company until these issues are resolved. Mr. Michael distributed a handout for Council's consideration.

Item #4 on the Agenda: ***To hear update on Street Department facilities.***

Mr. Kraus said that he had sent some information in the weekly memo to Council regarding our options with the need for a new Street Department facility.

Councilman Hope stated that he wants to go forward with constructing a metal building; the City could consider restoring the old building at a later date.

Councilwoman Harris agreed, stating that the City should move forward with the decisions made at the Council Retreat.

Item #5 on the Agenda: ***To discuss ABC Board.***

Mr. Michael discussed the City's current options related to opening an ABC store. He discussed the Gateway Center on Highway 273 as a possible location for the store. The City may want to consider purchasing the future site of the store, and then leasing the site to the ABC Board.

Councilwoman Harris asked if the First Health building was still an option for a location.

Mr. Michael responded that it would cost a lot to renovate that structure for the ABC store. He also stated that Duke is interested in acquiring a large amount of property for one development and an ABC store and our timeline may not fit in with that plan.

Councilman McLean mentioned that the Message of Love Church is in that area. We should be considerate of that congregation.

Mayor Hough asked Council to express their thoughts on giving the City of Gastonia a deadline for submitting a revised proposal. He also asked if Council was prepared to determine whether we should merge with Gastonia or create our own Board.

Item #6 on the Agenda: ***To discuss new regulations on coexisting uses.***

Mr. Beal presented information on proposed regulations for coexisting uses. The presentation was for information only. Mr. Beal had presented this information to the Planning Commission and wanted to provide Council with an update. Mr. Beal stated that he would present more information to the Planning Commission and to Council at their meetings in March.

Item #7 on the Agenda: ***To set dates for joint meetings with Planning Commission and Belmont City Council.***

Mr. Kraus stated that the first step we need to take with design standards is for Council to meet with the Planning Commission. He said it will be mutually beneficial for everyone to be on the same page.

Mr. Jackson said the Planning Commission's next meeting is Monday, March 1, at 7:00 pm. Council agreed to move the March work session to Monday so the groups could meet together.

Council agreed to schedule a dinner meeting on March 11 with the Belmont City Council at Oakleigh Estate. Mayor Hough asked Councilwoman Hubbard to check with Reggie Henkle about the availability of the Estate.

Roundtable

Councilwoman Hubbard asked for an update on our banking situation. Mr. Guffey has asked CitizenSouth to consider presenting a proposal to the City. Bill Lineberger stated that online banking will be available with Citizen South in June.

Councilwoman Hubbard also expressed her thanks for the Street and Solid Waste Department for their work during the ice storm.

Councilwoman Harris asked how the garbage collection was going.

Mr. Santmire responded that the Department had to make several changes in its regular procedures to handle the workload. As of tomorrow night the Department will be current with garbage pickup.

Mayor Hough stated that Mr. Santmire made the best decisions he could make under the circumstances. He appreciates the work that the Department did last week.

Mayor Pro Tem Helms stated that all of the trash needs to be picked up, regardless if it is in the roll-out containers. Residents will have extra garbage from the lapse of service.

Councilman Hope asked if the phone situation at City Hall has been resolved. Megan Hanks gave an update on the phone situation.

Councilman Moore asked if there is an update on the interim fire chief. Mr. Kraus announced that Captain Mark Almond will serve in this capacity indefinitely.

Mayor Pro Tem asked that the tax forms for the Council Members be prepared as soon as possible.

Councilwoman Hubbard MOVED to go into Executive Session. The motion was seconded by Councilwoman Harris and was approved unanimously.

Mayor Pro Tem Helms MOVED to adjourn the meeting at 8:45 pm. The motion was seconded by Councilman Hope and was approved unanimously.

Respectfully submitted,

Megan Hanks
Communication Director