CITY OF MOUNT HOLLY

MOUNT HOLLY CITY COUNCIL
WORK SESSION

TUESDAY, DECEMBER 7, 2004
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. The following were present:

Mayor Bryan Hough	City Manager David Kraus
Mayor Pro-Tem Michael Helms	Assistant to the City Manager Jamie Guffey
Councilwoman Phyllis Harris	Assistant to the City Manager Danny Jackson
Councilman Jim Hope	Utilities Director Don Price
Councilwoman Pat Hubbard	Police Chief Benson Hoyle
Councilman Frank McLean	Street and Solid Waste Director Mike Santmire
Councilman David Moore	Fire Chief Dale Oplinger
City Attorney Kemp Michael	Communication Director Megan Hanks

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The invocation was led by Councilman Jim Hope.

#1: Update from ABC Board.

Mayor Hough recognized Mr. Carlton Broome, Chairman of the Mount Holly ABC Board.

Mr. Broome stated that the ABC Board has made significant progress since the last update to City Council. The Board now has a post office box number (1188), as well as a tax identification number (TIN). The Board meets each month at 4:00 pm on the last Wednesday of the month. They have selected Wachovia for the Board's banking needs. They are finalizing a meeting with the Gastonia ABC Board on an accounting service agreement. Board Member and attorney Robert Whitt is reviewing the contract. The Board has met with David Kraus and Kemp Michael regarding the site and they have discussed relevant issues and concerns about the site. They wish to be in operation by September 2005.

Councilman McLean asked if the Gastonia Board has been helpful, even though we chose not to merge with them?

Mr. Broome answered yes, their know-how has been particularly helpful.

Mayor Hough thanked Mr. Broome for his presentation.

#2: To Consider Request for Qualifications.

Mayor Hough recognized Mr. Kraus.

Mr. Kraus stated that last month staff submitted the draft contract for review.

Mayor Hough asked if the RFQ is not repetitive since we are considering Edna Chirico's proposal?

Councilwoman Hubbard agreed that the RFQ is repetitive.

Councilman Hope said that he is not settled on Ms. Chirico's proposal, so he cannot look at this issue.

The item was tabled until discussion of the downtown consulting services.

#3: To Discuss Development Standards.

Mayor Hough recognized Mr. Jackson.

Mr. Jackson stated that he met with the Planning Commission last night, they gave their recommendation for approval of the development standards manual. The manual would become effective upon Council's approval.

Councilwoman Hubbard stated that she would like more time to read over the revisions.

Councilman Hope also stated that he would like more time.

Mr. Jackson stated that the moratorium extends until January, and we can discuss the item them.

Mayor Hough asked that the item be added to the January work session.

#4: To Discuss Caromont Antenna.

Mayor Hough recognized Mr. Kraus.

Mr. Kraus stated that Caromont would like to put a microwave antenna at our water tank at I-85. The antenna transmits data such as MRI's and CAT scans between medical facilities.

Mr. Michael has prepared the contract. He recommends setting a fee of $18,000-$20,000/year, per his discussions with Caromont.

Councilman McLean MOVED to approve the contract with Caromont at $20,000, with an additional five years negotiated at the end of the term at the City Attorney's discretion (120704A). The motion was seconded by Councilman Moore and was approved unanimously.

#5: To Discuss PARTF Grant Application.

Mayor Hough recognized Mr. Kraus.

Mr. Kraus stated that we won the grant from the North Carolina Clean Water management Trust Fund for land between the Water Treatment Plant (WTP) and downtown. Staff has approached WK Dickson for a proposal for a comprehensive/master plan for greenways.

Mayor Hough stated that the only land we have is between the WTP and the YMCA. Other landowners will work with us for greenways. We should ask for $1 million, so we can do as much with the grant money as possible. He asked if Council could discuss the Catawba Outdoor corridor at the January work session?

Mr. Jackson stated that he thinks it would be appropriate.

Mayor Hough stated that there are other financing possibilities out there. The Mount Holly Community Development Foundation has up to $500,000 in pledged funds.

Councilwoman Hubbard MOVED to authorize staff to proceed with the PARTF grant application. The motion was seconded by Mayor Pro Tem Helms and was approved unanimously.

Mayor Hough stated that we need a park master plan as much as we need a greenway master plan.

#6: To Discuss Downtown Consulting Services.

Mayor Hough recognized Mr. Kraus.

Mr. Kraus has spoken with Mr. Michael regarding Edna Chirico's proposals. This proposal is for planning consultation type services.

Mr. Michael stated that the Mount Holly Trading Company is not an element of this proposal. There are still a few different elements of the overall proposal. There is a total of three contracts.

Mayor Hough stated that the concept in revising the contracts was to lower fees, and to create a more commission-based agreement.

Mr. Kraus stated that this is the only contract that includes payment from the City.

Mayor Hough stated that the contract also includes three- and six-month opportunities for review of work, so that Council could revisit the contract. The agreement calls for measurable, attainable results in a specific timeline.

Councilwoman Hubbard MOVED to approve the agreement with Suburban Ecotourism.

The motion failed for a lack of a second.

Councilman Hope MOVED to reject the agreement with Suburban Ecotourism. The motion was seconded by Mayor Pro Tem Helms and was approved by a vote of 5-1, with Councilwoman Hubbard voting nay.

Mayor Hough asked if Council now wishes to consider a request for qualifications? Do we still want a marketing master plan? We have been working on this and discussing it for twelve months, and he would like to know how Council would like to proceed.

Councilman Hope stated that he does not want to discuss this issue tonight.

Mayor Hough asked if he would like to discuss it at another meeting, or not at all?

Councilman Hope stated a later meeting is preferable.

#7: To Consider Annexation Agreement.

Mayor Hough recognized Mr. Michael.

Mr. Michael stated that there have been some changes to the original draft. The agreement is similar to others in the past. This agreement includes construction of a water tank.

Mayor Hough stated that we need to County and the School Board to weigh in now so we will know what to ask for.

Councilwoman Harris stated that schools will have to be built, and someone has to pay for that.

Mayor Pro Tem Helms stated that we need to see a worst case scenario to be able to make an informed decision.

Councilman McLean stated that this development will have a gradual effect.

Mayor Hough stated that we have to decide what level of involvement we will have as a City. The buck has to stop somewhere. The students are the ones who will suffer in nothing is done in advance. He would be happy to work with staff to create a list of concerns we are considering.

Councilman Mclean is concerned about schools and roads, and also utility infrastructure.

Mayor Pro Tem Helms stated that the environmental impact study needs to be very detailed, considering the development's size and that Dutchman's Creek runs through it.

Mr. Michael stated his concerns about the format of next week's public hearing. He recommends a 20 minute presentation from the developer, and 3 minutes for public comment. He will work with staff to finalize the format.

#8: To Consider Contract for Water Sales to Stanley.

Mayor Hough recognized Mr. Kraus.

Mr. Kraus stated that he and Mayor Pro Tem Helms, Councilman McLean, Mr. Guffey, and Mr. Price met with Stanley Mayor Judy Johnson, Town Manager Ed Humphries, and Councilman Frank Guido to review the terms of the contract. Stanley wants to retain ownership of the land under the tank. Their employees will be assigned within our organization. A quarter percent of revenue will go to system development fees, which will accumulate more quickly, and is better than a one time fee.

Councilwoman Hubbard suggested an editorial change in the contract on page 3, section 10-B, line 3, from "Stanley of Stanley" to "Town of Stanley."

Mayor Pro Tem Helms MOVED to approve the agreement with Stanley. The motion was seconded by Councilwoman Harris and was approved unanimously.

#9: To Consider Agenda Items.

Mayor Hough added a proclamation for People to People.

Mr. Kraus added a presentation regarding closing a section of a road.

Mr. Michael stated that he has two additional items for Council's consideration during this meeting in regards to Schronce condos and Mountain Island Village. He needs a resolution to investigate the annexation petition and a secondary resolution to establish a date for the public hearing.

Councilman McLean MOVED to direct the City Clerk to investigate the annexation petition for Mountain Island Village (120704B). The motion was seconded by Councilwoman Harris and was approved unanimously.

Councilwoman Hubbard MOVED to set the public hearing for January 10, 2005 (120704C). The motion was seconded by Councilman McLean and was approved unanimously.

ROUNDTABLE

Councilman Moore expressed concern about West Central Avenue. A center line should be painted on the road.

Councilman McLean asked why is there a Belmont city limits sign on the Mount Holly side of I-85?

Mr. Michael stated that all of the interstate is within Belmont's city limits.

Councilman McLean asked about the trailer on Lowe's Street.

Mr. Jackson stated that John Hope is aware of the situation and is taking care of it.

Councilman Hope stated that some citizens have complained about trash falling out from trucks on North Main Street on their way to the garbage collection center.

Mayor Pro Tem Helms asked about the deposits for water service. They should be making money, not simply deposited into a checking account.

Councilwoman Harris reminded Mr. Kraus to check on Lynnbrook.

Councilwoman Harris asked about the Christmas garland across Main Street. Why is it not up this year?

Mr. Kraus stated that when the NCDOT took the Spring Fest banner down this year, they also cut down the guide wire, so we could not put up the garland.

Councilwoman Hubbard asked if the chairs from the Archives Room could be used during next week's meeting at the Tuckaseege Center, rather than the chairs in the Council Room, as they are on wheels.

Councilwoman Hubbard asked about the status of the marina at Riverfront.

Mr. Kraus stated that Squires is in negotiations with Rowboat Dock and Dredge to do construction.

Mayor Hough asked if Council was comfortable with having the Christmas Tree Lighting ceremony on the first Saturday of December every year. There were no objections.

Mayor Hough asked about the 18-wheeler truck on Highland Street. Why is it acceptable and Boyd Sherrill's is not?

Mr. Jackson said he would look into that.

Mr. Jackson asked Council to add a resolution in support of a grant application to the consent agenda for Monday night.

Mr. Guffey informed Council about a glitch in the accounting software. Some citizens may call to complain about it, but staff is working with the software company to take care of the problem.

Councilwoman Harris MOVED to adjourn at 8:50 pm. The motion was seconded by Councilman McLean and was approved unanimously.

Respectfully submitted,

Megan Hanks
Communication Director

Bryan M. Hough
Mayor

City Clerk