CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL
WORK SESSION

DECEMBER 6, 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. 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 Manager David Kraus
Assistant City Manager Danny Jackson
Assistant City Manager Jamie Guffey
Police Chief Benson Hoyle
Street and Solid Waste Director Mike Santmire
Fire Chief Dale Oplinger
Community Development Planner Greg Beal

The invocation was led by Councilman Moore.

Mr. Helms **moved** to approve the agenda, **seconded** by Mr. McLean. All in favor.

1. Presentation by Friends of the Greenway System – Rep. Scott Griffin stated I am not here with a power speech tonight but I will be in a power speech next week. Quickly, I would like to walk Council through and help you understand where we are. More than 50 citizens are working with us in this project. During the greenway conference in Asheville, we learned how to start and complete greenways from start to end. It was an extremely valuable meeting. We came back with no less than 28 pages of single spaced type written notes that we gained from the process that we would like to share and move forward. Prior to this, we met with Mr. Moore, Mr. Hope and Mrs. Harris. We found out through accident, that we actually were enhancing each other. Phyllis has been a long time supporter of recreation in our area and is working with current projects as well. They were able to explain to us their wishes for Tuckaseege park. We felt that Tuck was the right place to go but with the enhancements they have asked for this will be a perfect fit. As soon as we came back from Asheville, I met Mr. Hope at a restaurant and he encouraged me to move forward with this. I want to share with you that both Mr. Hope and Ms. Harris, and the city manager are all FROGS. The journey began back in April of this year when the foundation decided it was time to move forward and not just be about fundraising and be an action group. On June 14th, our citizens began to meet and what you see in front of you is our "product". He mentioned pages 3 and 4 (memo) including the action items we want the Council to consider. We feel like we can strengthen what you want to do. We have tried to streamline this project for you. We would like to hear any input you have to offer. There are three action items on page 4. Next week when we come to you those are the things we will be asking you to look at. We detail why this site was selected and we actually are asking you to approve the Tuck as our greenway site. One of things I found out in Asheville, is that we have to start somewhere and allow the citizens to understand what a greenway was. Once you actually experience a greenway, you will never have to worry about building greenways again. Your citizens won't just support you, they will expect and demand it from you. We recommend that you start here and we build it right the first time. Let's put a first class greenway out there and see what happens. The second recommendation is after approval of the site, we need the city to begin land acquisition. The big quest will be if the chemical company will go along with this plan as we feel A&E as well as Duke Power will be supportive. The third part is we desire a partnership with you. We are a subcommittee of the development committee. We have funds available to help you begin this quest. We do not drive the machine, that is your job but we can be a wonderful partner and can do lots to help and guide you in making these decisions. The next page details the mission statement. We have short and long term goals on page 9. We want to empower you with understanding that there was a very deliberate and time-consuming process and our recommendations came from research and desires from the community. We are asking you to look over this. I want things to run smoothly next week and this is for your review before our presentation next week.

Mrs. Hubbard asked about stated river town green on paperwork being beside E. Catawba Avenue – is that the same linear park as E. Central? Yes, Mr. Griffin said that is a typo.

Mr. Hough asked about the part F grant. We may want to consider the Tuck master plan – would it be a better use of funding or more impactful use to take the part F grant and apply to this rather than using it for Mountain Island. Seeing this proposal, I am curious to see if we can make the most use of that money by putting it at Tuck first. Mr. Jackson said it has been master planned and the Council would need to make recommendation on this change as soon as possible. Mrs. Harris says this makes perfect sense to her. Mr. Kraus stated it is a one million dollar grant. Mr. Hough asked could you apply to greenway and tuck park as needed? Mr. Kraus stated you have to earmark specifically where this will be used. Ms. Harris stated if the greenway is going to connect would that not be a part of the park? Could we put it as one project?. Mr. Jackson stated we can do it as one project. Mr. Kraus asked do we have enough on paper to do it on the greenway itself or is it too schematic? Mr. Jackson stated it was doable. Mr. Hough asked how Council feels about this? Ms. Harris stated we have to start somewhere. Mr. Hough stated this appears to me to be the best opportunity. The Council and FROGS together will make the most impact on the community and makes the most impact with the money. Mrs. Hubbard stated we don't actually own this, will easements be a project of the part F grant? Mr. Griffin stated we learned a lot about grant writing at this committee I would like to see more of this money put into Tuck park. I feel like we can write grants that will pay for your greenway. It is extremely important to the FROGS. This gives us not just a destination but a prime destination if your plans go through. We feel like we can do the grant writing necessary to get your plans in place. The foundation is ready to help you with funding with developing and construction plans. The last time we lost a grant because we did not have the land. I don't think you will have land acquisition by January. If this will endanger this in anyway, can this money be used for the park? He stated I would say put it in the park. Then the other bond money, you have the linear park that will take place. We want to make sure we have a first class greenway in place. Mr. Kraus stated we need a vote on Monday for the record. For a matter of record, we were able to meet face to face with people who read grants and had heard of Mt. Holly and as we left, said they would be looking for our applications. They stated they can tell when a grant is written by a professional or a citizen with passion. So, we think between city staff and people here, let us collaborate and work on it The people with passion get their attention over the professionals. They can tell the difference.

2. Review of the Floor Plans for A & E Building. Mr. Creech stated I am sure all of you have been by to see the demolition and are getting a feel for the inside of the building. We are excited about this. Have any of you reviewed the floor plan at all? I have done just a quick overlay over the plan so we can see groups of spaces. The downtown looks great. We are still working on the idea of keeping the space down the middle of the building for a gathering space for events, etc. The major entrance will be off Central. Now that we can get in the building and measure it, we have found some inaccuracy with previous estimates. We can now see where old openings were. There are some neat arched openings, etc. What we want to do is try to recreate some openings, bring in light. Also, we need to create entrances to increase flow in and out. Once you come into the building, we have created entrances to the chamber, training rooms, and entrance to police department. There is a entrance to the rear part of the building as well. There are some concerns with people visiting police department during events. There is room for communications, processing, patrol, locker rooms, exercise, lobby, support systems, etc. That is the first floor in essence, the police department. Mrs. Hubbard asked how many seats are included in the chamber? Answer about 112. Mr. Kraus stated some of our discussions talked about separation records and communication and we have gone back and forth about this. Mr. Creech stated it has been overwhelmingly important to separate these two in the past. Chief Hoyle stated it is better to keep them separate. Mr. Kraus stated at 3 a.m. if someone comes in to the police department, there will not be a person in the lobby, it will have to be done through a camera, etc. Mr. Creech stated we have a couple of restraints with the event issue. It is not a bad idea to have communications in the middle of the building because you don't want to compromise the security as that is the nerve center. Mr. Kraus stated the exercise room and bathrooms are right behind the council chambers. If there are noise issues, we could limit the hours, or sound proof. Mr. Creech stated we propose to soft cut the slab for acoustical isolation and build a wall with acoustical separation. Mr. Kraus stated we need a commitment on where to go from here. We want Council to sign off on which direction we are heading. Mr. Creech stated there is an upper floor for administration. Mrs. Hubbard asked about flipping the locker rooms and weight room, etc. Mrs. Harris asked about the exercise room –is it only for police or open to the public? Mr. Creech stated this is very common in police department and it puts officers in a vulnerable position if they work out with the general public. Mr. Kraus stated the possibility of moving the fitness center for citizens in this building did not work out. Mr. Hope stated we have been in ownership over three years and we have quite a bit of tax money in it and it is important that we continue to move on this project. What we need to do is phase this and determine which phase is first and it is evident the police department is first. We don't need a lapse of time that we have had in the last three years. The sooner we can get the drawings finalized and our funding is in place, I encourage Council to phase this as soon as possible. Mr. Creech stated there are secure points in this building to limit access into the police department. Mr. Kraus stated we need direction from Council. Mr. Hough asked if there was a reason Council did not want to go in this direction? I would recommend a motion to move forward as outlined by Mr. Creech.

Mrs. Hubbard made a **motion** to move forward in this direction, **seconded** by Mr. Moore. Mr. Hope asked is this to approve moving forward with police department and add additional phases later? Mr. Hough stated yes. Mr. Kraus stated we want to phase in police department and retail space and then grand hall and administration last. Mr. Hope stated I would like to see that written to keep us moving forward. Mr. Hough stated on Monday staff can have phasing particulars if available so Council can move forward on this on Monday night. All in favor.

3. City Updates; East Gaston Water Line, Development Fees, Planning Committee Vacancy, Drainage Settlement, and Livestock Update. Mr. Kraus stated EG water line has 15 customers hooked up. Also, the golf course has been or will be acquired. They plan to develop the golf course and would like to extend water to the golf course. Sewer is already in place. Does Council want that development inside the city or in county jurisdiction? When county helped us, the idea was to let people hook on. Given we are talking about a moratorium, this needs to be considered. Next – development fees – in your packet (attached), if you go with an upgrade cost of 12 million dollars, to fully fund rehab or upgrade including nutrient reductions, we would have to charge 5,089 per household to fully fund that. Some day we need a water tank upgrade, waterline down Lowland Dairy Farm Road and loop back to Deertrack, Dutchman's Creek Relief, etc. Industrial area is only using slightly over 50% of what is allocated. Assuming A & E stays in business, study shows by 2010 we will need to upgrade the sewer plant. We need to consider this as well. The sewer plant itself was built in the 60s. It needs repair. With the budget, if Council wishes to wait, we need to increase system development fee. Mr. Hough stated we need to make sure Council knows what was in place and if it is adequate. From what I can see, the wastewater treatment plant may not be adequate with future growth. I am sure the moratorium discussion will include this. Personally, I would like to eliminate the grandfathering. It makes no sense and spreads out the cost more. One thing to consider is to eliminate grandfathering, implement an updated charge. I think that was the intent five years ago and we intended for growth to pay for itself not for our citizens to pay for growth. We should include this in future comprehensive plans. Mr. Hough stated we need update on schools related to growth and how we can achieve a solution for our schools.

Mr. Kraus stated Planning commission notifications have been put in the paper and deadline is Dec 15th. As of yet, Jack Stevenson is the only interested and he currently serves. Mrs. Harris stated that is fine as long as it was put out there. Mr. Jackson stated County makes decision based on Council recommendations.

As far as drainage issue at Friedl property, there are revisions since last time Council saw it. Mr. Kraus stated we are ready to execute this and present it to the Friedl's if Council is comfortable. Mr. Hough asked if Council was familiar with changes and ready to move forward. Mrs. Hubbard **moves** to direct city attorney to proceed with having this document approved by

Friedl's as presented to us. **Seconded** by Mr. Helms. Mr. Hope asked if we release funds prior to work being completed? Mr. Hope stated I hope we have learned from this. Mr. Kraus stated we will never do this again. All in favor. Motion passes.

Mr. Jackson was asked to speak regarding livestock. You all should have a memo from me. Grandfathering regards total number or horses, not those specific animals. That is a practice that we have done in the past . That is why we have the grandfathering issue with the property.

Mr. Kraus stated lease on Mountain Island lake property has been executed and this project is moving forward. Mr. Beal stated The NC General Assembly enacted a set of zoning ordinances and subdivision ordinance that has to take place in January. Statute 5-18. Public hearing needs to be held in January to make these changes an appendix to our current documents. There are some small changes to our current documents, but for the most part we are way ahead of the game. Mr. Jackson stated the Planning Commission recommended a call for public hearing at their meeting last night. . Mr. Helms stated it would have been nice to see these before it actually took place.

4 . Discussion of Regional Pump Station. Mr. Kraus stated this concerns the SWAGKNIT pump station. What we have is a pump station that apparently has capacity for an average daily flow of 108,000 gallons and currently we are using 25,000 gallons per day. Mr. Baker, designer, passed out information, with analysis of capacity. Faison town homes will use 87,000+ gallons leaving only 6,000 gallons for hospital and other users in that area. Mr. Hough stated in the regional pump station, we will be addressing need for hospital, YMCA, Faison and other properties that could be developed, and I would like to see the exact number. Lorraine stated what he needs tonight is if you are in favor of the regional pump station concept? The alternative is shown and is building a new private pump station to either SWAGKNIT or up to the gravity flow line. Mr. Kraus stated this is not practical. Mr. Hough stated if we have the hospital and Faison then we will be at capacity. Mr. Baker stated if you wait you miss out on Faison's contribution. Mr. Hough stated if we chose a regional pump station, then Faison is going to pay for use? Mr. Kraus stated they will contribute what it would cost for them to do their own private pump station. Mr. Kapadia stated we will put our cost of a private station toward your regional station. If we paid usage, it would be cheaper for us, but we are willing to pay for what our cost would be for the private station instead. For our purposes, we could just pump to SWAGKNIT but that will use up the capacity too quickly. Mr. Kraus stated the other issue is the financing mechanism, and taking contribution from Faison and their system development fees from their town homes and as others come on board, they will have to pay additional fees to cover this as well. Mr. Hough asked if the system developer charges are used – does that impact your analysis from earlier? Mr. Kraus stated that money would eventually come back. Mr. Hough asked what the cost is for Faison? Mr. Kapadia stated in excess of 200,000. Total regional pump cost exceeds 500,000. In the future, the full cost to the city would be 670,000 or more. Mr. Hough stated so we get it for 481,000 now versus 670,000 in the future. Mr. Hope asked if Mr. Kapadia felt good about his number? He answered yes. Mr. Hough asked if Council felt comfortable moving forward with regional pump station. Mr. McLean stated he is wondering if they pumped it to 273 and gravity flow from there to the manhole past Pete Browns? Mr. Kraus stated it would pump to SWAGKNIT and then to 273. Mr. Kraus stated SWAGKNIT has a force gravity up past Pearl Beaty Rd and then to 273. Lorraine stated it is replacing several small pump stations with one big pump station. The private stations would not be the city's responsibility. Mr. Kapadia stated we have plotted out if you did private pump stations, you would have seven versus one regional pump station that would serve all of them. Mr. Kraus stated without regional pump station, we will have to stop development. Mr. Kraus stated staff recommends going forward with regional pump station. Mr. Moore asked if city would be responsible for maintaining? Mr. Kraus stated yes.

Mrs. Hubbard **moves** to go forward with regional pump station with Faison contributing, **seconded** by McLean. All in favor. Mr. Hough stated Mr. Michael will get legal issues worked out.

5 . Approval of Changes for Utility Billing Policy . Mr. Kraus deferred to Mr. Guffey. Mrs. Harris stated the lady involved in this also called me. This concerns a lady , Honey Hubbard, who owns a residence in Mount Holly that she lives in but also owns a rental property. When the tenant moves out, she puts the water in her name until a new tenant moves in. She feels this fee is unfair as she has to pay a $50 deposit every time she changes her name. Mr. Guffey stated we recommend using the primary residence as our leverage versus a fee for her. Also , we want to change the leak adjustment policy. This policy is only for residents. We want the requirement to be double the average usage and only allow one per year. Current policy states no usage requirements should be met. (policy change request attached). Mr. Helms stated are we hurting the older citizens who may not realize they have a leak? Mr. Guffey stated most of those residences have a minimal usage every month and we can make exceptions in those cases if needed. We have citizens that take advantage of this and it needs clarification. Mrs. Harris stated we do keep those citizens in mind and Bo himself came to me about a similar problem in my neighborhood. Mr. Helms **moves** to approve, **seconded** by Mrs. Hubbard. All in favor.

6. Consider Delaying Annexation Effective Dates. Mr. Kraus stated staff feels more time is needed before we finalize this. We need to delay annexation dates for at least three months. Ms Hubbard **moves** to postpone the annexation date for Landcraft development to 12:01 am on Feb 28 20o6 effective date. **Seconded** by Mr. Helms. All in favor. Mrs. Hubbard **moves** to make effective date on JP development 12:01 am on Feb 28 2006 **seconded** by Mr. Helms. All in favor.

7 . Employee of the Year Selection. Mr. Hough suggested we give Mr. Kraus the name in a memo. Mr. Hough stated agenda for Monday night needs to be changed. Mr. Kraus stated we added FROGS presentation, plus a break after oath of offices. Awards and recognition to be done prior to oath of office. Mrs. Hubbard stated on consent agenda, we need to add public hearing on zoning amendments. Mrs. Harris stated the FROGS will not be here until 7:45, so family members will have room to sit up front during oaths, etc. Mr. Hope stated he would like to see if we can move this unscheduled public comment off top of agenda and put it toward end of agenda. Mr. Hough and Council in agreement. Mrs. Hubbard stated under unfinished business, we need an update of A& E building. Mr. Kraus stated there will be progress of demolition and phasing discussion, etc.

Round table

Councilman Moore – there was an accident last night in our streetscape and a vehicle wound up on top of the manhole after bouncing through one and going through another. Proper signage was not up. I don't know who what will fall on. Mr. Kraus stated were the street narrows, they did not realize the street narrows, and they do now. Mr. Santmire stated we should have had signage up due to obstruction and that has been done now.

Councilman Hope – I have spoken with David this week about concern of Deerfield homeowners, Adrian and Jennifer Bailey. Are we satisfied with the 13.3 foot setback? Mr. Kraus stated my understanding is that we are not sure with survey stakes not being in place. Mr. Hope asked when there is a question such as this, whose responsibility is it to take care of the need of a new survey or establishing accuracy of existing survey? Is it not the responsibility of the City? Mr. Jackson stated this is an issue between the homeowners and construction company and would be handled as a legal matter between these two parties. Mr. Hough stated while we are discussing Deerfield, concerning the houses that have not been completed – are those going to be completed? What is going to happen? Mr. Jackson stated there may be legalities involved regarding financial aspect of property. The only thing we can do now is monitor. Mr. Hope asked that Mr. Jackson make sure Deerfield issues were handled satisfactorily.

Councilwoman Harris - Wanda McElveen praised the city manger, police, etc for parades. I was proud that we could still pull this off. The other thing, was Honey Hubbard, she also mentioned about a sidewalk near the school. She is talking about putting a sidewalk around the cemetery to tie in to Scott street and Rankin Avenue. She said she had been through all of these city manager and I personally agree this is a good idea. Maybe we should look into this to see what the cost would be. It is something to think about. Mr. Hough stated this is a safety concern for children walking from school. Mr. Kraus stated there are two sidewalks needed near Rankin / MHMS but we don't have the funding.

Councilwoman Hubbard - Airborne privacy fence needs to hide their parking lot. Also, we had an agreement in our package about National Gypsum, do we need to do something about that tonight or put it on the agenda for Monday? Mr. Kraus stated to get that underway, we need a motion. Mrs. Hubbard **moves** to approve National Gypsum agreement as written, **seconded** by Mr. McLean. Mr. Michael stated he has not seen exhibit A. Another exhibit is an engineering report to describe the parcel and I have not seen that either. Also, on #9 and 11 there are a couple things about the wording. If we could do it at your regular meeting, then I could get changes made that are not very important but need to be addressed. Mrs. Hubbard **withdraws** her **motion,** Mr. McLean **withdraws** his **second.**

Mr. Kraus- nothing additional.

Mayor Hough – What do we tell First Colony about petition for annexation and rezoning and it is not on agenda for December? Mr. Hope stated we need to deal with this in January and that would be fair to City and developer. Mr. Moore agrees. Consensus to wait until January. Rodney Epps called me and state has a surplus in their budget and they stole our money four or five years ago, did we get our money back? Does this mean we will get it back? Mr. Kraus stated you can ask but you will not get it. What happened with Belmont Abbey water bill? Mr. Kraus stated they paid the settlement amount. Mr. Kraus stated if Stanley does not pay their bill by next week then we will ask Council to approve legal action. The Stanley mayor stated she may like to talk to Council after new appointments. Also, side walk that was asked for, for 34 years by Jack

Drumm, on North Street needs to be put in due to drainage and I agreed that I would present this during my statement for last requests. Additionally, we have a new hair salon in town, called Adue opening at 11 am today. There is a pole out there with no light and they need a light. They are in the Train Depot. Mr. Kraus stated we should contact Duke Power and have them put it in. In the same parking lot -Fire hydrant – is there a way to mark the fire hydrant in that parking lot clearly with a rod so they can see it? Mr. Kraus stated it is the property owner's responsibility. Mr. Hough stated we can save money by putting up a rod / sign / barrier to keep city from incurring replacement / repair cost. Mr. Hope stated we should add this to our ordinance.

Mr. Santmire – I will look into the light situation.

Mr. Michael – I have known you, Bryan (Mayor Hough) , for 30 year. It has been a pleasure sitting with you. Mike (Councilman Helms) I don't know how long you have been on Council but we have had a great time serving together. Mr. Hough stated he appreciated the opportunity.

Motion by Mrs. Harris to adjourn. Seconded by Mr. Moore with all in favor. Meeting adjourned by Mayor Hough.

Clerk

Mayor

jmb