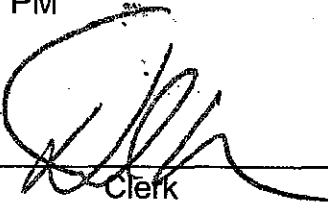


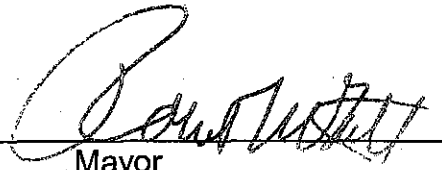
have been warned against doing this due to legalities involved. Mr. Michael will investigate and handle this issue

ADJOURN

There being no further business, the meeting was adjourned, upon motion duly made by Councilperson Hubbard, seconded by Councilperson Harris, and carried.

10:10 PM



Clerk

Mayor

jmb

CITY OF MOUNT HOLLY

MOUNT HOLLY CITY COUNCIL WORK SESSION

**DECEMBER 5, 2006
TUCKASSEGE COMMUNITY CENTER**

The Work Session of the City Council of Mount Holly was called to order at 6:30 p.m. by Mayor Robert Whitt. The following were present:

Mayor Robert Whitt
Mayor Pro-Tem Phyllis Harris
Councilman David Moore
Councilman Jerry Bishop
Councilman Jim Hope
Councilwoman Pat Hubbard
Councilman Frank McLean
City Attorney Kemp Michael

City Manager David Kraus
Assistant City Manager Danny Jackson
Assistant City Manager Jamie Guffey
Police Chief David Belk
Streets Director Mike Santmire
Fire Chief Dale Oplinger
Planner Greg Beal

The invocation was led by Councilman Frank McLean.

Presentation by Ms. Deb Ryan, regarding annexation guidelines.

Ms. Ryan stated that the main goal of the annexation guidelines is to raise the bar for future development and to drive up the price point. She stated that she used the community DNA to design people friendly neighborhoods.

She also stated that the three most important items to remember are open space, new streets, and architectural guidelines. She finished up by saying that the goals that we should have for future development are balanced growth, market share, higher expectations, environment protection, great neighborhoods and a strong city image.

Pubic Comment

Scott Farmer, 2515 Pinewood Road Gastonia, Non-resident – I would like to request water and sewer service to my property to be developed by Faison on Kelly Farm Road.

Paul Anderson, 305 Gaston Ave Mount Holly, Resident – Commented on water runoff concerns and then doubling the stormwater fee.

Edna Chiraco, 1909 Stony Ridge Dr. Charlotte, Non-resident but a property owner – Stated that she is excited with the strategic plan and the city's plan to enhance the gateways, but cautioned that it must be determined who maintains the open space.

Rodney Williams 4915 Hickory Grove Road, Non-Resident – Cautioned the city not to be too restrictive and expensive on developers because then developers will develop in the county to county standards.

Alan Medlin, 1859 Stanly-Lucia Road, Non-resident – Stated that you can use conditional zoning to accomplish some of the things you are attempting to do. He also suggested not paving to the property lines.

Todd Vandermeed, 245 Autumn Woods Blvd, Resident – Commented on the traffic problems that come with future development and the overcrowding at the schools. Stated that the city does need to set high standards. Vinyl limits future maintenance.

Ann Danzi, Resident – Standards are good but we look at sidings. The city needs to take all the time that it needs.

Neil Kapedia, 411 Marmelder Drive, Charlotte, Non-resident – Applauded Council for their effort, the important thing is to do it the right way and get proper input. There are few builders who will reach the standards. Also stated that you can not build without mass grading.

Kelly Ellis, 1711 Old Hickory Grove Road, Non-resident – Likes the idea of garage doors the same color as the house as well as the idea of crawl spaces. The quality of life has been excellent, except for the last five years. We need to focus on the schools and continue the moratorium until there is a plan in place.

Joe Lech, 335 Wonderwood Drive, Charlotte, Non-resident – First Colony owns land in town and plans a development with greater than 30% open space. New guidelines will add tremendous cost to development. Need to consider reasonable, practical guidelines.

Greg Dimmer, 112 Creekview Court, Resident – I have a lot of respect for what you are trying to do, but you do not need a rush job to get the moratorium over with. Let others give input so all can work together to meet in the middle.

Scott Farmer, 2515 Pinewood Road, Gastonia, Non-resident – Concerned with rushing. This is a concept not a reality. What are the cost and we must be careful not to over shoot our market. Slab construction is not bad, top makes it necessary sometimes.

Don Radke, Resident – Retired developer. Not solving immediate problems, concerned with why Mount Holly is rushing to have Charlotte problems. Schools, roads, plan for the future. Ask for money for roads and schools.

Joyce Burt, 2421 Old NC Hwy 27, Non-resident – Floored that all ideas are good. Should charge Charlotte price for land.

Bill Gary, 106 Forest Hills Drive, Resident – Congratulations to the Council for vision. I am a member of the planning commission and the commission believes that some

concepts need further study by staff and board. Recommend that the moratorium be extended to March 31, 2007.

Bill Brawley, 13612 O'Toole Drive, Charlotte, Non-resident – Open space, need 100 foot buffers along the rivers and creeks. If the city gives a choice, you will get land not trails and sometimes open space does not have to have trees.

Perry Toomey, 203 Dogwood Drive, Resident – Applaud the city with moving forward, but one thing I do not see is how city plans to manage storm water runoff to comply with EPA regs. Curb and guttering is very important.

Mayor Whitt called for a five minuet recess.

Meeting was continued at 8:15

Raw Water

City Attorney Michael passed out contract with National Gypsum for the purchase of raw water from the City. He stated that the duration of the agreement is for as long as Mount Holly is pumping water and National Gypsum is operating of 40 years, which ever is longer. The rate will be set by the City and National Gypsum will provide a stand-by generator at our intake at a cost of approximately \$181,000.

Councilman Moore **MOVED** to approve the contract for sale of raw water to National Gypsum. Seconded by Councilman Hope and passed with all in favor.

Water and Sewer Extension Policy

City Attorney Michael passed out a resolution ratifying a policy that the City has had for at least 19 years to address annexation and water and sewer extensions. In the past, a developer had to submit for annexation to be granted connection to the water and sewer system.

Councilwoman Harris asked if this could wait to Monday. City Attorney Michael stated that he was looking for feedback and that yes it could wait.

Consensus was to move it to the Monday regular meeting.

Round Table

Councilman Bishop stated that he and staff met with W.K. Dickson to discuss the system development fee and we received the contract today. The cost may be paid for out of existing system development fees. All members of the utility committee are ok with the process and if no one from council has a problem with the contract we can put it on the consent agenda for Monday.

Adjournment.

Councilman McLean **MOVES** to adjourn. **SECONDED** by Councilman Moore. Motion carries.

Meeting adjourned by Mayor Whitt at 8:40 p.m.

Clerk

Mayor