

CITY COUNCIL
Workshop
November 4, 1999

CALL TO ORDER BY THE MAYOR

The special workshop meeting of the City Council of Mount Holly was called to order at 7:00 P.M. by Mayor McLean. The following were present:

Mayor Frank McLean
 Mayor Pro-Tem Michael Helms
 Councilwoman Pat Hubbard
 Councilman Bryan Hough
 Councilman Bobby Black
 City Attorney Kemp Michael

INVOCATION

The invocation was led by Councilman Hough.

Mr. Kraus stated that the police department wants to award Dewey Hager, who is retiring, his weapon and badge. Also because of his years of service, he will receive a plaque, watch, and check.

Mr. Kraus said the Gaston Chamber of Commerce has changed its membership rules. To be a member of the area council, we must be a member of the Gaston Chamber. Councilman Black said that now cities are only \$165 per year as a non profit member.

Council discussed the time allowed for citizen presentations. Also that the only matter Council can be involved in on the Deerfield request is the stop signs, and it cannot handle disputes between property owners or homeowner's association members. City Attorney Michael stated that the City cannot enforce the restriction of public streets.

City Manager Kraus said regarding the matter of decorative street lights, he had clarification of charges by Duke Power. The City pays for the monthly usage fee. The installation of the poles itself is free for wood poles. Decorative poles cost a fee which can be paid monthly or in a flat fee. City Attorney Michael said the proposed ordinance does not require the developer to pay the fee so that the electrical supplier pays the maintenance and replacement, so it should be amended to do so. Councilman Hough said that other cities do require decorative lights. Mr. Kraus said our expense goes up with decorative lights because there are more fixtures operating when the decorative lights are installed. City Attorney Michael said the ordinance needs to specify some minimum illumination since the purpose of street lights is safety. Councilwoman Hubbard asked if our present ordinance requires a certain number of poles; it does not, it only requires wiring for them. Councilman Black wanted copies of other cities' ordinances. Councilman Hough wanted the fee schedule from Duke Power in writing.

The proposal for amending the watershed overlay district is to have buffers around wetlands of 15 feet. Mr. Kraus gave Council a scientific report about wetland buffers. Councilman Helms said we already have 50 feet buffers on the perennial streams. City Attorney Michael asked Danny who legally designates the wetlands; Danny said the corps of engineers. Mr. Michael said "the authority" in the proposal needs to be designated as the corps of engineers, and specify the most current map, or else a judge could not enforce this ordinance. City Attorney Michael said the Council should consider what watershed area they want this to pertain to. Eddie Nichols said you could use the critical area. Danny said could use Mountain Island watershed critical area. Council agreed.

With regard to the Rhyne property annexation, Mr. Michael said a workshop is a good opportunity to discuss a matter like annexation generally. He said the City has reached a point where Council could consider the revenue it will receive from a new annexation as opposed to the cost it will incur for fire and police and for water and sewer. Mr. Kraus said the main benefit of this annexation will be to bring the water loop back down to Dutchman's Creek; it is more a strategic than a financial one. If you are looking for Sandy Ford Road to develop, this is a way to do it without us having to pay for the utilities. Councilman Hough asked if is there a potential for commercial there or is it residential; Danny Jackson said some commercial, but mostly residential. Mr. Michael asked what zoning they have requested; Mr. Jackson said R-10, which is the same as Runnymede Subdivision. Mr. Kraus said this developer wants to do a lot of cluster homes with large green areas along the creek; a PUD community like Riverfront Subdivision. Councilman Black said he agrees that we should tell developers what we expect them to do, instead of them telling us what they are going to do. Councilman Hough agreed and said that includes tree planting, or leaving trees, as well as decorative lights. We should put in place what we want. Councilwoman Hubbard said at this point, Mt. Holly is in the driver seat because it is in a desirable area. Councilman Hough asked that we have a special work session just on this issue.

The appraisals on the Second Baptist Church property and on Henry Street property have been received. Councilwoman Hubbard said she read the reports, and one has 40 errors and the other has 60 errors. The numbers look good, though. Mr. Kraus said one of the ideal locations for a water tower would be a property behind the new Second Baptist Church. Mr. Kraus stated the possible uses for this land is a ballfield, a fire station, or municipal complex. Councilwoman Hubbard said she did an appraisal several years ago for the rescue squad, and they were overrun back then, so we still have to do something about the downtown facility. Mr. Kraus said if we keep the departments separate, then the fire department needs to stay where it is, and the rescue squad could move there.

The replacement of the Crestline Drive water line will cost \$10,815, but it will tie in both lines for a two inch line, and will make a loop. The pipe is rotten.

On the Consent Agenda, Mr. Kraus said Provident Development has a letter of credit for completion of infrastructure at Waters Edge. Mr. Michael said he has bought all the property now, but he is keeping some of the property and Gastonia is not buying the

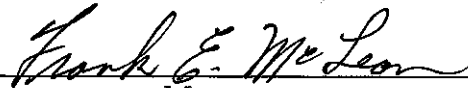
whole tract at this time; so we need to keep a letter of credit on the property he is not selling yet. We also need to clarify our water policy and put it on record to show that resulting new tracts are not covered by our ordinance requirement for the City to provide water and sewer. Mr. Kraus said Tom Waters wants us to reduce the other letter of credit based on the amount of work accomplished. Mr. Michael stated that is okay depending on the figure he requests. Eddie Nichols said we would want to see an engineer's report before we lowered it. Council agreed to remove this item from the consent agenda. Then they agreed to table it to December.

ADJOURN

There being no further business, the meeting was adjourned, upon motion duly made by Councilwoman Hubbard, seconded by Councilwoman Harris, with all in favor.



Clerk



Mayor

cpm