City of Mount Holly

Mount Holly City Council
Work Session

Monday, November 1, 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 meeting was held on the first Monday of the month rather than the first Tuesday due to Election Day. 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

The invocation was led by Councilman Jim Hope.

#1: To Consider Recreation Commission Proposals.

Mayor Hough recognized Mr. Jackson.

Mr. Jackson presented a memo he had sent to Mr. Kraus regarding a proposal by Mount Holly Police Detective Mark Walls to take over the karate program.

Councilwoman Harris MOVED to accept the Recreation Commission's proposal to allow Mr. Walls to take over the City's karate program. The motion was seconded by Mayor Pro Tem Helms and was approved unanimously.

Mr. Jackson presented a proposal of written policies for youth coaches of the City's recreation programs. The proposal includes a list of items and offenses not allowed for coaches. There is a 15-year limitation on the proposal.

Councilwoman Harris stated that the Recreation Commission discussed this. One concern was that as Mount Holly gets larger, we don't know the new people who are volunteering to be coaches. We need some sort of precaution in permitting people to be with our young people.

Councilman Moore MOVED to accept the Recreation Commission's recommendation to establish written policies for volunteer coaches. The motion was seconded by Councilwoman Harris and was approved unanimously.

Mr. Jackson presented another item that the Recreation Commission discussed: a disability discount fee at the Fitness Center. A citizen made a request for a discount based on his disability. The Recreation Commission recommended that no action be taken on this matter. Council was in agreement.

Mr. Jackson stated that there has been interest in renaming Central Park as "Veterans Park" in honor of the men and women of Mount Holly who have serve and who are serving in the US military.

Councilman Hope MOVED to rename Central Park as "Veterans Park". The motion was seconded by Councilwoman Harris and was approved unanimously.

#2: To Discuss Street Bond Project.

Mayor Hough recognized Mr. Jackson

Mr. Jackson stated that during previous meetings, Council had discussed entertaining other proposals for the street bond project. He has spoken with five firms, other than Woolpert, about the project. Four firms would like to be considered for the project.

Councilman Hope asked, do we have a track record of these firms? Have any been actively involved in this specific type of project?

Mr. Jackson stated that he has that information on some firms, he is gathering information on the others.

Mayor Hough stated that we need to discuss this at the Monday meeting, if possible.

#3: To Discuss Water Sales to Stanley.

Mayor Hough stated that we have received a new proposal from the Town of Stanley. Mayor Johnson would like to have a few council members meet with a few of Stanley's Council Members. Mayor Hough suggested that Councilman McLean and Mayor Pro Tem Helms meet with Mayor Johnson, Mr. Kraus, and himself. That group will report back to the entire Council.

#4: To Discuss Riverfront Letter of Credit.

Mayor Hough recognized Mr. Kraus.

Mr. Kraus stated that we may need to call or extend our letter of credit for the water line to the YMCA.

Mr. McLean asked if it is due this month or next?

Mr. Kraus stated it is due in December.

Councilwoman Harris asked how many extensions have we given them so far?

Mr. Kraus said several.

Councilman Hope MOVED to authorize staff to call or extend the letter of credit for Riverfront. The motion was seconded by Mayor Pro Tem Helms and was approved unanimously.

#5: To Discuss City Garage Safety Concern

Mayor Hough recognized Mr. Santmire

Mr. Santmire stated that the lift interesting he garage is so dangerous, it is not usable anymore. New lifts are electric, not hydraulic, and are much safer.

Mr. Moore asked if the new lift is moveable?

Mr. Santmire responded yes.

Mr. Kraus stated that the funding would be a supplemental appropriation of contingency funds.

Councilman Hope MOVED to appropriate $7,000 of contingency funds for the purchase of a new lift for the City garage. The motion was seconded by Councilwoman Harris and was approved unanimously.

#6: To Discuss Architect Contract for ABC Store.

Mayor Hough recognized Mr. Kraus.

Mr. Kraus stated that we have the contract for design and construction and it is a reasonable fee.

Mayor Hough asked this is for the complete project, from beginning to end?

Mr. Kraus said yes, although it does not include the interior or shelving.

Mayor Hough stated that the presentations from the architects included interior up-fit.

Mr. Hope said it doesn't make sense to switch teams at the end of the project.

Mr. Kraus stated he will get clarification from David Creech about the interior up-fit, as to what is included and to what extent, by Monday night.

#7: To Consider Economic Development Proposal.

Mayor Hough stated that the issue before Council tonight is the concept of bringing and event/entertainment district and the Mount Holly Trading Company on the riverfront. We need to know in which direction Council would like to move for the Street Department building.

Mr. Kraus stated that he and Mr. Michael were not satisfied with the lack of specifics in the contract. There are five elements of the contract:

1. marketing plan for downtown, riverfront, etc.
2. economic recruitment (bringing business to Mount Holly)
3. establishing a Mount Holly Trading Company in the current Street Department building.
4. special events component
5. leasing agent for the A&E Building

Mr. Kraus stated that the initial contract called for studies we already have. Some of the necessary information has already been compiled.

Mayor Hough asked how staff wants to format the contract?

Mr. Kraus stated that the contract could be divided into three separate contracts:

1. leasing agent for the A&E Building
2. marketing, economic recruitment, Mount Holly Trading Company
3. special events component

Mayor Pro Tem Helms stated that he is concerned with the potential impact of redoing the Street Department building on the surrounding community. We need to consider the residents of that neighborhood.

Councilman Moore stated that we would not want to build a new Street Department building on that property now, just to end up moving somewhere else.

Councilwoman Hubbard stated that she is in favor of dividing the contract into three separate contracts.

Mayor Hough agreed that he also prefers to separate the contracts. He stated that we need to decide what is best for all concerned. He is concerned for the quality of life of the residents in that area. This may be an opportunity for them to sell thir houses, if that is what they want to do. The government shouldn't be in the business of doing this, but we can give residents and developers the tools to make that happen.

Councilwoman Hubbard stated that we should not put the new Street and Solid Waste building on riverfront property. She is in favor of directing staff to work on the contract for economic development.

Councilwoman Hubbard MOVED to not build the Street and Solid Waste building on the current site. The motion was seconded by Councilman Moore. Councilman Hope and Councilwoman Harris voted nay. The motion was approved 4-2.

Mayor Hough asked for clarification from Council as to their thoughts on the concept of a Mount Holly Trading Company.

Councilman Moore stated that whatever goes on that site must serve as an anchor for development in that area.

#8: To Consider Draft Agenda Items.

Mr. Kraus added a request from Roy Miller in the Windemere community regarding future annexation.

Mayor Hough added two proclamations for the ladies who donated items to the City's Archives Room.

Mr. Kraus added a proclamation to thank Boy Scouts for their help on River Clean-Up.

Other agenda items included a proclamation for Julian Chapel, a public hearing on development standards, a bid on the East Gaston water line, and appointing the City tax collector.

Mr. Guffey announced that there is a bid opening on Wednesday at 2:00 pm.

Councilman McLean MOVED to enter executive session for the purpose of attorney-client privilege to discuss the purchase of real property. The motion was seconded by Mayor Pro Tem Helms and was approved unanimously.

Councilwoman Hubbard MOVED to adjourn at 9:15 pm. The motion was seconded by Councilwoman Harris and was approved unanimously.

Respectfully submitted,

Megan Hanks
Communication Director

Bryan M. Hough
Mayor

City Clerk