

CITY OF MOUNT HOLLY

MOUNT HOLLY CITY COUNCIL WORK SESSION

**OCTOBER 3, 2006
CITY HALL**

The Work Session of the City Council of Mount Holly was called to order at 9:00 a.m. by Mayor Robert Whitt. The following were present:

Mayor Robert Whitt
Mayor Pro-Tem Phyllis Harris
Councilman Jerry Bishop
Councilman Jim Hope
Councilwoman Pat Hubbard
Councilman Frank McLean
Councilman David Moore
City Manager David Kraus
Assistant City Manager Jamie Guffey
Community Development Planner Greg Beal
Fire Chief Dale Oplinger

Item: 1: To Consider Recommended Pricing and Design on MH Citizen Center.

(Minute taker came in at approximately 9: 20 a.m., meeting started at 9: 00 a m.). Trash pick-up and maintenance at new facility was discussed by council members. The city manager stated we use roll-out service for all Gov. buildings at this point as we do not have a truck that can service dumpsters at this time. However, we will look a possible dumpster area off of Hill Street to service this location. Damage to asphalt by dumpster compatible trucks was discussed s well. Street access would be better for this sort of trash service versus allowing the dumpster truck to access through the parking lot. David Creech stated that back corridor can serve for this purpose. Mayor Whitt stated that this "loading dock" area would be the first sight when coming down Central toward the facility. Mr. Jackson stated there are no current ordinances regarding dumpsters at this point. Mr. Bishop asked if retail tenants would be able to us the dumpsters as well, adding to the amount. Mr. Moore suggested a dumpster and also a recycling receptacle as well. David? Asked if we remove ramp totally or leave it in place. As of now, the plans are to leave the ramp in current place. Council will be making a trip down to the building after this meeting to review all of the topics discussed to this point in the meeting. Mayor Whitt recommended we leave the brick veneer as planned as it is a minimal charge but will make a huge appearance difference. (#18 on list) Ms. Hubbard stated if we do brick veneer on the inside, we would not have to worry about painting this area at all. Mayor Whitt asked are we tearing down outside wall and building a brick wall which will be

brick from both sides? Kevin Breed of Cox and Schepp stated it will be two separate walls. The price difference is only 4600 to cover this and the brick is the way to go maintenance wise, etc. #31 covers additional cost of this as we will have to restructure the wall structure as well, which is an additional 25000.00. Mayor Whitt then stated it is a 30,000 difference rather than 4600.00. Mr. Kraus asked if we could leave the structure the way it is. They stated there is a lot of steel structure in the wall to carry the original structure that need to be changed to metal studs rather than a system of tubes that are tied back to those frames. Ms. Hubbard asked for clarification on price difference based on structure changes. David? Stated if the brick is placed on the inside, we would recommend painting that brick. From an appearance standpoint, the other brick wall on the inside is going to be painted since two different bricks are involved. Character of the building will be determined for these areas by what you all decide to do with the brick walls on the inside. Mr. Moore stated this will be clearer as we go down there and look. Item #19, entrance to grand hall, there are double pairs of doors and we had looked at single pair of doors. Due to code we have to leave them as double pairs. We have redesigned three main entrance canopies, coming up simpler in components. Rough estimate would save about 10,000 on those items. Item #21- removing windows at investigation office for police dept – saves 15,889 dollars. Item #22 upstairs administration area, removal of acoustical ceilings for city manager and two assistants will be added back at request of council. Reducing quantity of light fixtures and coming up with different manufacturers will save about 100,000.00 – good faith estimate. Item #24 – On Central Ave of grand hall there is existing stucco that maintains the brick, adds about 16,500.00 Item #25 – design of council desk – instead of actual wood furniture, we would build a half wall and wood the front of it to replicate the furniture. The top will remain the same. Item #26, columns for council chambers, wood would be a 4 ft wainscoting height, saving about 4000. Columns will be floor to ceiling with wood only on the bottom 4 feet. Item #27, There are countertops in the admin office where utilities are paid – we will delete those countertops and move them over to the furniture budget. Item #28, after we remove the brick façade on the retail area of Central and Hill Street – existing door may be restored, no cost change there. It could be replaced if needed, no cost difference for this. We have deleted ductwork for retail space – that will be tenant responsibility. Mayor Whitt clarified it will be only space; tenant will be responsible for electrical, plumbing, etc. Mr. Hope stated “entire upfit” is common for tenants and needs to take place for this project. Item #30 is utilizing a PVC piping in lieu of copper piping for plumbing. This will save roughly 8000.00 Item #31 is the structural steel redesign for the grand hall. Item #32 is removing all of the glass tiles from bathroom and install ceramic style and accents, saving 57900.00 Item #33 – with different manufacturers we may be able to save about 3900.00 Item #34 – removal of all carpet from project including bound rugs saves about 72000.00. Acoustics will be effected by this. Mr. Kraus stated bound rugs will be purchased under fixture and furniture budget. It will leave sealed concrete floor. The difference between sealing and staining is about 3 dollars per square foot. In high traffic areas, you will have to go back and touch it up. Ten years is about the time frame where this maintenance will need to take place. Amy Johnson, of Narmour, Wright and Creech stated without the rugs upstairs especially there will be acoustical problems. Mayor Whitt stated what would the square foot difference be between staining and carpeting- answer was that it would be pretty close in price range.

\$4 per square foot for carpet includes installation. Mrs. Harris stated the bound rugs were included upstairs because there are no soft walls, etc up there to help with this issue. There were five or six bound rugs total upstairs as originally quoted. Ms. Hubbard asked about difference between putting this as part of the construction or purchasing rugs, etc as part of the fixtures. Mr. Kraus stated it is just to try to save money as purchasing these items as fixture / furniture after completion of construction. Mr. Bishop stated we need tile floors rather than carpeting in the police dept – it is more durable. Especially in the corridors and communication and investigative offices. He stated personally he did not see the need for carpet in any part of the police dept. Tile will last a lot longer and is practical for this use. Ms. Hubbard asked how would carpet compare to vinyl? Ms? Stated about 1 dollar difference per square foot. Ms. Hubbard stated she would like to see a price breakdown to go back and do vinyl versus rugs in the police dept before this decision is made. Mr. Hope stated we could make this decision on an alternate bid with the breakdown as you have requested, that way they can proceed with other issues. Mayor Whitt asked council if they are requesting they force a number for the flooring at this point to give us an idea. Council consensus to plug a number for now. Mayor Whitt stated originally we tried to cut cost and deleted the carpeting to add back in later if we see that is what we want. The police dept can be concrete on the floors to start with. If that is not what you want, now is the time to say so. Mr. Bishop stated some type of flooring needs to be in the police dept other than concrete. David? Stated we can add alternates into the bid for individual rooms showing the add-in price. Ms? Stated we can break this down by areas for you as alternate additions. Item #35 – grand hall roof – council decided to leave the standing seam – rather than ordinary shingles. Item #36 – deleting staining of the grand hall and just seal it. Item #37 – brick veneer in the police dept. #38 – Countertops going to laminate in lieu of hard top – saving about 25,000 and this would include the Council chamber top. Ms? Stated you looked at a quartz type material for council desk and public restrooms – Caesar stone rather than the more elaborate solid surfacing. Mr. Kraus went over in detail all areas that would be Caesar stone and asked if council wanted to leave it as is or lower some to the laminate counter tops as well. Mr. Whitt stated this would save 25000.00 if we went back down to laminate. Mr. Moore stated Caesar stone would not have to be replaced. Greg Dimmer stated it is better to spend now than later. Item # - last item- second floor on administrative floor including bridge etc – keeping wood floors as is not sanding or refinishing – saving about 20,000. They are in decent shape – some scratches. Mr. Kraus stated we may need to include this as future maintenance item for budget time. Ms. Hubbard stated I would like to see that # reduced by the amount of usage initially if we left the unusable portions. Mr. Kraus stated the open space will be visible – you will want to finish that because it will be viewed in entirety for that floor. Mr. Whitt asked they include the whole police dept, etc – not leaving any part of the police dept for any other plan. Mr. Whitt asked about savings of 4000 for elimination of painting the main floor wall. David? Stated it would be dependent on how successful we are in restoring, etc. Mr. Whitt stated this number will change with our figures today. Jamie Guffey handed out expense list for phase 1 – Mr. Whitt stated engineering fees are included in architectural fees. Mr. Guffey stated 97000 came from 75000 from contingency for admin and the remainder from fund balance on this itemized list. Mr. Guffey stated the pre-construction fee has not been paid. Ms. Hubbard asked about construction

contingency x 2 of 125 k each. Cox and Scheppe has one and MH has one. Mr. Hope explained it is a control issue – we have control of half for changes we may want to make and they have half in their contingency fund as well. Mr. Whitt stated once Council approves, Cox and Scheppe will bid it out and come back with a guaranteed maximum price. Kevin? Stated that is correct. If this is not used, then it will be credited. If an unexpected expense occurs, then it is covered as long as it does not exceed the amount available in the contingency fund. Mr. Michael read legal description of contingency funds to clarify any questions left with Council. This reduces the risk assumed by construction manager in providing the price of the product. He acknowledges that contingency is included in establishing price / scope etc. Mr. Guffey and Mr. Kraus presented elevation chart to give clarification of stucco versus brick on the façade. Ms. Hubbard asked about exact price difference for window changes. Kevin? stated the amount of window space is decreased by total of about 70 sq ft. With this new elevation, it is a different configuration and will play the light a little different in the space. It is a fairly small dollar amount, but is tied into the engineering number.

Motion to recess by Ms. Harris, **seconded** by Mr. Bishop. All in favor. At this time, all members of the Council, audience and representative group made a trip to A & E Building

Motion to reconvene by Mr. Hope, **Seconded** by Ms. Harris. All in favor.

Mayor Whitt stated with observations made and information gone over today, where is the Council? Mr. Hope stated we are a few days from the final number; we are not prepared to make a decision today. Ms. Harris stated I would like to add full wood for council chamber columns. Ms. Hubbard stated we would put back wood from the wainscot level back up. Ms. Harris stated that is a public area. I do not want us to cut corners for areas in the view of public. I want this to be something we can be proud of and that the citizens can be proud of.

Ms. Harris makes a **motion**, seconded by Ms. Hubbard to keep full wood on the columns, adding back \$4000 in the council chamber area. All in favor.

Ms. Harris stated in the upstairs, the back counter has been deleted under Item #27 for the billing dept. We need to keep that. The wall is a curved wall and a desk will not fit flush. This will be a work space for the billing personnel.

Motion by Ms. Harris, **seconded** by Mrs. Hubbard to add back counter space upstairs for billing personnel. All in favor with the exception of Mr. Hope.

Ms. Harris stated the windows upstairs need to be left long. Mr. Galen: stated this will eliminate most of your wall space for this area. Mr. Galen stated when it comes down to sq ft cost of usable space; you will not notice the smaller windows when they finish the building. (Line Item #18). Mr. Hope stated the windows on top need to be better matched number wise to the bottom. Longer windows will look better, taking out every other small window on top. David Creech states the plaza elevation is the best "true to life"

demonstration of what the original building held. The cost difference is about \$3000. Ms. Hubbard stated we are still taking out the two doors on the end. Everything else will stay the same regardless of the window configuration. Mr. Hope asked Cox and Scheppe to come back Monday with the number so motion can be made. **Consensus** by Council for this.

Mr. Bishop questioned David Creech about the rear corner of the police station, a man door with a four foot drop and next to that there is a roll up door. Mr. Creech stated that is the area we talked about putting the dumpster there. That door may be a good access door for the evidence room to bring in large evidence as this roll up door leads directly in to there Mr. Creech stated there is some accreditation required for vulnerable areas like this. We are going to look into a vestibule area to secure that. Mr. Creech stated we do not have a large evidence storage area on site as they have previously had in the ancillary facility. Council may want to revisit this issue. **Consensus** by Council to investigate this and bring a number Monday night.

Ms. Hubbard stated the glass tiles may be able to be added back in as an alternate per Amy from Cox and Scheppe. The glass tile had very colorful mosaic colors in them. Ms. Hubbard asked about downgrading but still going for the same idea. **Consensus** by Council for them to look at this at a very small scale and bring back on Monday.

Mayor Whitt asked about loading dock and dumpsters. Mr. Creech laid chart out on table for Council to view possible locations. Mr. Kraus stated there is a four foot differential with the one rolling door entry that is a possibility. Ms. Hubbard asked was anything planned for the loading dock? Mr. Hope asked about possibility of having a trash compactor there and allow truck to back in to access loading dock. Mr. Kraus stated all we would have to add in there is the railing. **Consensus** by Council to leave loading dock as is and compute in railings if needed.

Mr. Kraus stated for clarification, Monday you will come in with proposed guaranteed maximum cost for bid, adopt contract for construction manager at risk. Monday we will get an estimated guaranteed maximum price and once bids come in and Council approves then you enter into manager at risk contract per Mr. Michael. Mayor Whitt thanked all of the members of Cox and Scheppe for being here.

Item: 2: To discuss existing moratorium on residential annexation outside city limits. Mr. Kraus stated when we originally contracted this it was before strategic plan was in place. The reason this is on the agenda for today is Council has stated to staff we need to create better standards and staff is not quite sure what Council means by that. Mayor Whitt had contacted Deb Ryan about the annexation moratorium running out and developers waiting in line to start subdivisions inside city limits requesting annexation. Deb stated the moratorium may need to be extended for a few minutes. Mr. Kraus stated Council has to give staff and consultant direction. Mr. Hope stated I made the motion for that moratorium with no intent to extend it. Don't think it is fair to the public, the developers, etc. We need something ready to go. Mr. Bishop stated the #1 issue was the capacity of our utility dept. Since we are in discussion with CMUD, some issues have

been resolved in the direction of negotiating with CMUD. I do not think it should be extended. Mayor Whitt stated we have traffic and school issues and design standards. Mr. Moore stated we need to shoot for quality in our city, with design standards. Ms. Hubbard stated we had Dutchman's Creek Subdivision that had higher standards than anything we had seen, no vinyl, golf course, multi-use, commercial, etc. It was higher standards than anything we had seen as far as requirements. If that came back, what is different? Was it utilities? Do we have capacity now that we did not have then? Those standards were high. Mayor Whitt stated he thought it was too far out and too big. I have come around to realize that the design standards were good compared to the other things that have come before us. Mr. Whitt stated if we had choices to pick between, that would be an easier question for us to answer. Mr. Kraus stated you want more usable common space, such as ball fields, trails, etc? Ms. Ryan stated while we are working on strategic plan, there are a few things that lead us into developing standards. The first is a healthy community. Reasonable to follow this and ask developers to provide active living spaces for children. Another thing you say is neighborliness. You don't create this by putting people in cars, you do this by creating sidewalks, etc. In the end, this adds up to economic value which is another one of your goals. You bring in taxes by property value. You ask folks coming in to take it up a notch. If I go into your new subdivisions, no sidewalks, garages on street, it is not what historic MH looks like and not where you want to be. We have not gone through a public consensus process. We can get there by December - do we want to do it that quickly? Some developers will come to you and say they are not doing it. Well, then, they can go to Gaston County and do it. Mayor Whitt stated you need to give us something that we can grab hold of and deal with fairly quickly and continue the process. I don't think Council intent was to discourage new comers, we just want to get to the right place and need you to guide us there. If you have to work with just the council for a few months to get us there, then so be it. The Council will make the final decision and the public can come in during the process. Mr. Whitt stated I am beginning to wonder if we can twist you a different way and have you work with us to get something we are comfortable with a little faster than you normally would do. Ms. Hubbard stated I like what Deb said about having her goals and her saying this is the result of that. Ms. Ryan said I am very hesitant about describing building materials. Mr. Hope asked are we federally governed by the amount of some price ranges we are required to have? We need to maintain the ratios required. Ms. Hubbard stated in a previous chart I did, 60% of our houses were under 1000 sq ft. Ms. Ryan stated greenways should be a priority over playgrounds, etc. Mr. Kraus these goals may lean in a direction you are not realizing. If you are trying to promote active neighborliness, etc, you may need smaller lots for higher home prices, etc. Mr. Beal stated I agree with Deb about density options, etc. Set standards in place control architecture. Cramerton requires 75% brick or stucco on the facades of new homes. We do now require sidewalks on both sides. Ms. Harris stated if we require side walks, garages in the back etc, that will dictate which developers come, etc. That developer will see that their homes are raising the bar in my opinion. Ms. Ryan suggested no more than most municipalities are asking for now. Gaston County has been writing a draft that is not bad. I can take that and pull residential pieces out and make recommendations working with Council. You can then tweak it and have something in place sooner. I think you will get heat from the citizens but I am willing to move forward. Mr. Whitt stated there will still be public meetings in the mean

time. Ms. Harris asked how much longer did you want to extend? Deb said the end of February. Mr. Hope stated he will not support that. Ms. Ryan also suggested developers are our friends and you help them do good. I also thing regardless of recommendations you write, they find ways around them. I think you could have something in place by December that you hope is a really good beginning. Then as things come in and change, you fiddle with it a little bit. That gives you something in place so if the damn opens, it is a level playing field for the city. Ms. Hubbard asked about size limitation for developments? We need to address this. Ms. Ryan asked what is the big development question? Council consensus infrastructure. Ms. Ryan stated big triggers stuff. My feeling and response to developers is always "yes, but". That is the attitude you have to have with them. It has to be clear what you want. I will try to come up with a draft by December that can be a good beginning.

Mr. Michael had to leave meeting at this time.

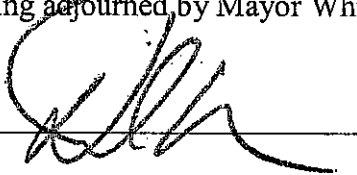
Mayor Whitt stated moratorium on gateways comes up on Monday. Ms. Ryan stated we have worked closely with Greg and have made a recommendation to planning and zoning. I think that the recommendation by staff is good. Greg has worked on defining uses. If you want to use simple guidelines, this can be done easily. Mr. Beal stated we took every use from the land use committee and highlighted ones we had problems with, such as retail space. IT is going to take time to get this completed and in place. They do want special uses to go before the board of adjustment. Mr. Hope asked about setbacks. Mr. Beal stated that was not addressed. We are establishing a foundation first.

Ms. Harris stated at TAC meeting, Belmont is receiving 25,500 from transportation funds. Hank Graham is coming to meet with David and Danny. They granted them this to work on their strategic plan but it has to be spent on the traffic component side of strategic plan. Gastonia is getting 115,000 to study Franklin Blvd as traffic component. We are doing the same thing Belmont is doing and we need to find out how this city can get in on this money as well. I had no idea it was available. It has to pertain to a traffic study. One of the council members from Gastonia asked if this would set an precedent. Sure it will. It is a 10% matching fund. It we get 25000, we have to match 10% which would be 2500.00.

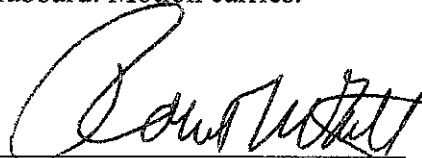
The rest of the agenda was moved to Monday night by consensus of Council.

Ms. Harris **MOVES** to adjourn. **SECONDED** by Ms. Hubbard. Motion carries.
Meeting adjourned by Mayor Whitt at 12:30 p.m.

Clerk



Mayor



jmb