City of Mount Holly
Mount Holly City Council Work Session Meeting
Monday, September 27, 2010
Council Chambers
6:30 pm

Call to Order

Mayor Bryan Hough called the meeting to order at 6:30 pm. The following were present:

Mayor Bryan Hough	Danny Jackson, City Manager
Mayor Pro-Tem Carolyn Breyare	Jamie Guffey, Assistant City Manager
Councilman Jerry Bishop	David Belk, Chief of Police
	Dale Oplinger, Fire Chief
Councilman Perry Toomey	James Friday, Director of Utilities
Councilman Benny Brookshire	Mike Santmire, Director of Streets and Solid Waste
Councilman David Moore	Mark Jusko, Interim Director of Parks & Recreation
Kemp Michael, City Attorney	Greg Beal, Senior Planner

Invocation

Councilman Hope led the Council, staff and attendees in prayer.

Set the Agenda

Mayor Hough asked Council for any changes to the September 27, 2010 work session agenda. Mr. Michael added an Update on Tax Liens and a Discussion of a Letter of Credit. Mayor Hough advised that the items added by the City Attorney would be discussed before the closed session. With no additional changes to the agenda, Councilman Brookshire made a motion to approve the agenda as presented. Councilman Moore seconded the motion. With all Council Members present, all voted in favor. The motion passed unanimously.

1. Discussion of NC Debt Setoff Program

Mr. Dupont presented Council with the NC Debt Setoff Program. He advised that the City could use this process to collect debt from customers that owe the City more than $50 and have failed to pay. He explained that the way the process works is the City would report the amount owed to the NC Department of Revenue which would in turn put a lien on any tax refunds and the city would be paid the amount owed before any funds were refunded to the customer. Mr. DuPont further advised that the City Attorney has reviewed the information and found no problems with the process. It was the consensus of Council to add the MOU and the Resolution to the consent agenda at the October Meeting.

2. Presentation from the Gaston Chamber of Commerce

Mr. John Kimbrell introduced himself as the new Chamber Director for the Gaston Chamber of Commerce. He gave his short bio and reviewed the mission of the Gaston Chamber. He further advised that the Chamber virtually consist of small business owners in Gaston County. He reviewed the different elements of the Chamber and listed the Board of Directors. Mr. Kimbrell advised that he is very excited about the Mount Holly Chamber and the turnout that they have had for the Mount Holly Breakfast on the second Friday of each month. Mr. Kimbrell invited the Council to attend the First Friday Focus which is scheduled to be held on Mount Holly this month at A & E.

3. Discussion of Design Guidelines for Single Family Homes

Mr. Wilson advised that as per Council direction, the Planning Department has developed a set of guidelines for single family homes. Mr. Wilson reviewed the proposed guidelines (things such as usable front porches, placement of garage doors, shingle types, vinyl grades) and explained that the main goal is to protect property values. Councilman Hope commented that Council went through this several years ago and it was determined at that time not to be a good idea. He further advised that with these proposed guidelines 70% of the houses in his neighborhood would not be built. He feels the proposed guidelines are taking things a little too far. At this time, Council directed Staff to revisit the proposed guidelines and bring it back before Council at the next meeting.

4. Discussion of Design Guidelines for Commercial Construction

Mr. Beal advised at the last meeting the City Council passed a 60 day moratorium on all new Commercial Construction outside of the existing gateway areas. This was to give Staff time to develop guidelines and bring them before Council for input and approval. Mr. Beal reviewed the proposed guidelines and advised that they are structured to be consistent with what is already in place within the gateway corridors. Mr. Beal further advised that the Planning Commission supported the moratorium but is yet to see the proposed regulations. Councilman Toomey commented that this information needs to be discussed at length after it goes through the Planning Commission. It was the consensus of Council to revisit this item at the next meeting,

5. Discussion of Renovations to the Catawba Heights Fire Station

Councilman Hope presented construction estimates for the proposed renovations to the Catawba Heights Fire Station. He advised that the Construction Committee has reviewed the proposal and would like a motion to move forward with the renovations. With that being said, Councilman Hope made a motion to accept the bid from AMS Contractors. Councilman Toomey seconded the motion. At this time, Councilman Bishop shared his concerns regarding some of the items included in the bid. He also asked where the money would come from to cover the costs since this project is not a budgeted item. Mr. Guffey replied that there are a few options but his recommendation would be to move the money from the General Fund. Mayor Pro Tem Breyare advised that she would like to see a cost break down for all of the items listed on the proposal. It was the consensus of Council that they would like an itemized list of costs and prioritize the items. At this time, Councilman Hope withdrew his motion and Councilman

Toomey the same with his second and agreed to bring the items back before Council at the October meeting.

6. Discussion/Update on Greenway Easements

Mayor Hough advised that the Community Foundation would like to work with the City regarding a Memorandum of Understanding for Greenways. He advised that Council will not discuss this item tonight but he just wanted to make the Council aware that this will be coming before them as an item for discussion in the near future.

7. Update on Tax Liens

Mr. Michael passed out a summary of tax collections that he has been working on and advised that now he is beginning to move forward with the delinquents. Mr. Michael further advised that the amount collected totals approximately $130,000.

8. Discussion of a Letter of Credit

Mr. Michael reported that it is disheartening that contractors/developers do not keep better track of when these letters of credit come due. The Council discussed what happens when the City cashes in the letters of credit. Mayor Hough suggested calling a meeting of contractors and express to them how important it is to keep up with these letters of credit.

9. Closed Session *(pursuant to NCGS 143-318.11 (a) (3and 5))*

At this time, Councilman Moore made a motion to enter into closed session. Councilman Bishop seconded the motion. All Council members present voted in favor. **(Motion carried)**

Councilman Bishop made a motion to come out of closed session. Councilman Moore seconded the motion. All Council members voted in favor. **(Motion carried)**

Mayor Hough advised that no action was taken during closed session.

At this time, Mayor Hough asked for comments from Council.

Councilman Bishop asked if the City is enforcing the graffiti ordinance. He advised that he has noticed some graffiti around the City.

Councilman Toomey reported a dip on South Hawthorne where a water line has been installed. Mayor Hough suggested that staff develop a policy to address the compaction issue in regard to Utilities.

Mayor Hough asked for an update on Cedar Lane in the weekly update. He advised that there are also other neighborhoods that came before Council with the same complaint.

Mr. Jackson reminded Council of the event at National Gypsum.

8. Adjourn

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Bishop made the motion to adjourn the September 27, 2010 Council Work Session Meeting. Councilman Moore seconded the motion. All members present voted in favor. **(Motion carried)**

The meeting adjourned at 9:43 p.m.