CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL
Work Session
September 22, 2008
6:00 pm

Members present: Mayor Robert Whitt, Councilmen David Moore, Jerry Bishop, Bennie Brookshire, Frank McLean, Perry Toomey, and Councilwoman Carolyn Breyare.

Staff present: Eric Davis, City Manager, Jamie Guffey, Assistant City Manager, Mike Santmire, Streets and Solid Waste Director, Chief Dale Oplinger, Fire Chief, and Chief David Belk, Chief of Police, Kemp Michael, City Attorney

Others present: Brooke Lopez, Attorney, Kemp Michael's office

CALL TO ORDER BY THE MAYOR

Mayor Whitt called the meeting to order at 6:04 pm.

INVOCATION

Mayor Pro Tem Moore led the Council, staff members and attendees in prayer.

SET THE AGENDA

Mayor Whitt asked for any changes to the work session agenda. There were no changes to the agenda.

1. Presentation of the Thread Trail *Dave Cable*

Dave Cable, the Executive Director of the Catawba Land Conservancy presented the Carolina Thread Trail to Council. He advised that the vision behind the trail is to create connectivity across jurisdictional lines throughout the region. He presented a conceptual map to the members of Council that outlined the route of the Trail. He added that in five years they hope to have support of all the North Carolina Counties. Mr. Cable touched on the funding aspect of the Thread Trail before he concluded with the idea of a bridge over the Catawba River as a main connection of the Thread Trail to Mount Holly. He advised that the idea of the bridge is currently in the conceptual stage. However, the bridge could play a vital role in connecting Mount Holly to Charlotte Mecklenburg Utilities. Council was appreciative of Mr. Cable taking the time to come out and make the presentation and was also supportive of the Carolina Thread Trail.

At this time, Mayor Whitt called a short recess. The meeting reconvened at 7:00 p.m.

2. Discussion of the South Gateway Corridor *Danny Jackson*

In the absence of Mr. Jackson, Mr. Davis advised that Staff needs to tie up any of Councils unanswered questions regarding the South Gateway Corridor. He reviewed the process that has already taken place and the proposed time line of which staff would like to see enacted. Mr. Davis asked Council for their concerns regarding the proposed

corridor regulations. Council felt they needed more detail as to the proposed regulations to the design guidelines concerning franchise architecture. There was also continued discussion regarding setbacks and parking. It was explained that parking will be in the rear of the buildings. Council agreed to extend the moratorium at the October 6, 2008 Council Meeting.

3. Discussion of the Linear Park Plan/Implementation *Eric Davis*

Mr. Davis advised that staff is looking for direction in regard to the Linear Park. He further advised that of the three (3) options proposed by Chuck Flink at the last meeting, staff recommends option two (2). Mr. Davis reminded Council that there is a timeframe to the linear park process. The bonds that are in reserve for the linear park have to be sold by June 2010. Mr. Guffey advised that the City will not be allowed to sell the bonds unless everything is in place for the park. Council discussed the right of way with CSX and the amount of time it would take to obtain the right of way. Mayor Whitt expressed his disappointment that the linear park is not coming together as was first planned. There was discussion about altering the proposed plan for the park in a way that would take the need of the right of way from CSX out of the equation at this time. Council agreed the Linear Park should run from Main Street down Catawba Avenue to Hill Street, down Hill Street and in front of the Citizens Center. Mr. Davis asked if Council wants to hire Mr. Flink to come up with a proposal or have staff move forward with the project. It was the consensus of Council that staff can come up with a recommendation in house. Council then discussed how to move forward with the courtyard area of the Citizens Center. Council agreed to sod and irrigate the courtyard area and have it ready before the dedication ceremony on November 2, 2008.

At this time, Mayor Whitt called a short recess. The meeting reconvened at 8:51 p.m.

4. Discussion of the A & E Rush Plant Re-Zoning *Greg Beal*

Mr. Beal asked that Council allow the architects for the Rush Plant to come before Council and give the same presentation that they gave before the Planning Commission. He explained that the architects were not available at the September 6, 2008 meeting, therefore the Developer had to make the presentation. Mr. Beal advised that the architect would clear any concerns regarding townhomes. Council agreed to allow the architects for the A & E Rush Plant to come before Council at the October 6, 2008 meeting.

5. Discussion of the Rieser Annexation *Greg Beal*

There was discussion among Council in regard to the utility issue concerning the Rieser property annexation. A six inch (6”) forced main was discussed but it was decided for the number of townhome units that Mr. Rieser is planning for the property, that an eight inch (8”) forced main would be better suited. Council directed Mr. Michael to include the installation of an eight inch (8”) forced main along with the purchase and installation of two (2) fire hydrants in the annexation agreement.

6. Discussion of the Pay and Benefits Study *Eric Davis*

Mr. Davis asked for direction from Council regarding the pay and benefits study. He advised that the City's HR Department of one (1) person does not have the time or staff to complete the study in house. Councilman Bishop had concerns regarding the implementation of the study. Councilman Toomey advised that budget time will be upon us and he will not agree to cut employee benefits with the salaries being as low as they are. Council directed staff to contact the MAPS Group and negotiate the contract to take out some of the portions of the contract that the city does not need.

7. Presentation of the Road Resurfacing Schedule *Brian DuPont*

Mr. DuPont explained that he used the results of the Street Plan to compile the proposed 5 Year Road Resurfacing Schedule. He advised that the goal for the City is to have the Streets Department and the Utilities Department on the same page. Councilman Toomey advised that First Street is not on the list but is in desperate need of repaving. There was discussion among Council regarding First Street and the streets within Deerfield Subdivision. Mayor Whitt suggested that each Council person review Mr. DuPont's proposed schedule and then compile a list of their own and give to Mr. Dupont for further evaluation. Then, Mr. Dupont can come back to Council with a recommendation. Mr. Davis emphasized that Staff would like to have a plan in place by the end of December to make it possible to move forward with a spring paving project.

8. Appointment of Recycling Advisory Board Member *Eric Davis*

Council agreed that Mike Santmire would be appointed the Recycling Advisory Board through the Centralina COG as part of the Consent Agenda at the October 6, 2008 meeting.

9. Committee Reports

Councilman Toomey commented that there is still an erosion problem at Tuck Park and the final payment for Phase I should not be made until the problem is corrected.

Councilman Toomey advised that the Economic Development Committee is excited about the Medical facility opening up in town.

Councilman Toomey announced that there is a TAC meeting scheduled for tomorrow.

Councilman Bishop commented that the American flag needs to have a light on it at night.

Councilman Bishop commented that signs and banners are popping up all over town in the right of ways.

Councilman Bishop asked if the City had entered into contract with a realtor for marketing city property. Mr. Davis commented that staff would have a recommendation for Council in the next few months.

Councilman Bishop suggested that a time capsule would be nice to have for the dedication ceremony.

Councilwoman Breyare updated Council on the plans for the Ribbon Cutting and Dedication Ceremony scheduled for November 2nd. She advised that if there is anyone that needs to be added to the guest list please contact Amy.

Councilman Bishop advised that there is a Utility Committee meeting tomorrow at 10:00 a.m.

Councilman McLean commented that he has been approached by Mr. Dotson regarding a high water bill.

Councilman Brookshire reported several zoning violations that need to be looked into.

Mayor Whitt announced that there will be a Greenway Task Force meeting on Wednesday at 6:00 p.m.

10. Closed Session

There were no items for closed session at this time.

11. Adjourn

With no additional items for discussion, Mayor Whitt entertained a motion to adjourn. Mayor Pro Tem Moore made the motion to adjourn the September 22, 2008 work session meeting. Councilman McLean seconded the motion. All members voted in favor. ***(Motion carried)***