

**CITY COUNCIL
REGULAR MEETING
September 10, 2001**

CALL TO ORDER BY THE MAYOR

The regular 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

Councilman Michael Helms
Councilwoman Phyllis Harris
Councilman Jim Hope
Councilman Brian Hough
Councilwoman Pat Hubbard

Adm. Services Officer Jamie Guffey
Planning & Zoning Dir. Danny Jackson
City Attorney Kemp Michael
Police Chief Rick Davis
Fire Chief John Ekiatis
Deputy Public Works Dir. Jeff Fritts
Streets & Solid Waste Dir. Mike Santmire

Mayor Pro-Tem Black was absent due to illness.

INVOCATION

The invocation was led by Rev. Jeremiah Johnson, Sr..

PLEDGE OF ALLEGIANCE

Boy Scout Troop 59 led the Council and audience in the ceremony of the Pledge of Allegiance. George Cauthen & Carl Whiteman, assistants to Rick Connell attended as well; Mr. Connell gave a "thought for the day", namely, that the closest a person ever comes to perfection is when he fills out a job application.

APPROVAL OF THE AGENDA

The agenda was approved with 2 changes, namely, to add a #3 to Presentations, and a New Business #7, upon motion by Councilwoman Helms, seconded by Councilwoman Harris, with all in favor.

MINUTES

Councilman Hough **MOVED** to approve the minutes of August 7 and 13, 2001, as written, seconded by Councilwoman Hubbard, with all in favor.

PRESENTATIONS

PR#1 Presentation on Heart of Mount Holly

Dr. Lee Beatty presented a synopsis of the progress on downtown revitalization. In the fall of last year the Mt. Holly Area Council under leadership of Bill Lineberger, also present, began to meet in a vision forum with citizens, property owners, and businessmen. Committees were set for five focus points, with chairpersons. Because of cars and highways, there is a major change in the economies of the downtown areas of all cities. The group, identified as "Heart of Mount Holly", feels downtown is still the center of local life. In the 1950s, downtown was a mixture of residences and businesses. The group wants to focus on the future rather than the past, and feel that the best approach is the Main Street Approach. The method has a proven track record of

success, with over 1600 small cities aided, including over 30 in NC. The group is in contact now with the National Main Street Center, and the NC Main Street Program, and would also tap into resources such as NC Division of Community Assistance, NC Downtown Development Association. The most important resource is local people who are serving on the committee who care about downtown. Mt. Holly also has unique, historic downtown structures, at least 19 buildings, and four churches, ten of which are at least 100 years old. The Mt. Holly Mill on Dutchman's Creek was built in 1875. There are residential neighborhoods that border downtown. The Main Street Approach has four points: organization, design, promotion, and economic restructuring. A strong public and private partnership is crucial to the success of the program. Economic restructuring has worked in Lincolnton and Shelby. The Heart of Mount Holly committee has established a plan that he reviewed with the Council. Their next meeting was the following day, and he invited the Council to come.

PR#2 Proclamation on Fire Prevention Month

John Caulder, Assistant Fire Chief, with Dickie Harris, & Chad Jones attended to promote October as Fire Prevention Month. Mayor McLean read a proclamation making October 7-13 Fire Prevention Week in Mt. Holly, encouraging a fire escape plan, testing and maintenance of smoke detectors. (copy attached)

PR#3 Resolution for Clean Sweep at Mountain Island Lake

Mayor McLean read a resolution to support NC Big Sweep to clean waterways, which declares September 15th, 2001, for Clean Sweep at Mountain Island Lake, being promoted by the Marine Commission.

PUBLIC HEARINGS

PH#1 To Consider Rezoning on Four Lots in the Gateway Area from L-I to B-3

Councilman Helms moved to go into a public hearing, seconded by Councilwoman Harris, with all in favor. Mayor McLean declared the regular meeting in recess and the public hearing into order for consideration of rezoning four lots in the Gateway Area, from L-I to B-3.

City Manager David Kraus stated that in the land use plan, we noticed the Gateway Area is zoned Light Industrial, and we felt that Council prefers a commercial use. Zoning Administrator Danny Jackson recommends a B-3 district so that multi-family would not be allowed. There were no other comments for or against. Councilman Helms moved to go out of public hearing, seconded by Councilwoman Harris, with all in favor. Mayor McLean adjourned the public hearing and resumed the regular session.

Motion: Councilman Hough **MOVED** to approve rezoning four tracts in the Gateway Area owned by Belmont Abbey, Crescent Resources, Swag-Nit, and YMCA, from L-I to B-3, seconded by Councilwoman Harris.

Vote: all in favor. CARRIED.

UNFINISHED BUSINESS

UFB#1 To Consider Acceptance of Final Plat for Phase III of Riverfront Subdivision

City Manager David Kraus stated that Jeff Fritts reviewed with Mr. Rice this morning the outstanding issues. Mr. Kraus recommended approval contingent upon receipt of the required

financial guarantees. Councilman Hough asked if the land they are giving to us that is part of the plat will be deeded to us. Have you seen it? He asked if anyone has seen it; they have seen where it is. Councilman Hope asked if staff is comfortable with the outstanding issues having been resolved; yes, the punch list has been satisfied. Mayor McLean asked if the water line would tie in on YMCA Drive? Yes.

Motion: Councilman Helms **MOVED** to approve the final plat for Phase III of Riverfront Subdivision contingent upon receipt of financial guarantees, seconded by Councilwoman Harris.

Vote: all in favor. **CARRIED.**

UFB#2 To Consider Revisions to Sanitation Policy

Jeff Fritts had a map to show the new garbage collection dates for each route. He also introduced Mike Santmire, the new supervisor for Street & Sanitation Department. He said he has received calls about the rollout containers, but we are responding to those. We have had calls for exemptions and have sent out forms for that; 25 have been turned in. Councilwoman Hubbard asked if you have five garbage crews, especially after holidays. Mr. Fritts said we would have to double up after holidays. Mike Santmire said we often suspend picking up yard waste, etc. until garbage is picked up after holidays. Councilwoman Hope said his concern is that the guidelines for exemption be rigid and fair. Councilman Hough said to add to that, consistent. Mr. Hope said we should emphasize the rollout collection first and deal with the exceptions after that. Councilwoman Harris said she already got a call that people are not rolling them back; Mr. Fritts said that after October 1st they are required to roll it back that evening. City Manager Kraus said we will remind them for a month or two, but then we may consider fines. Mr. Hough said there is always a few who don't comply, but we did the best we could as stewards of the taxpayers money. Councilwoman Hubbard noticed that the policy that was included in the agenda, at #5 under Rollout Containers, there is a need to be amend the wording to "immediately by said crew after such spillage occurs". Mr. Hope said he still feels that the guidelines need to be more specific and rigid. Mr. Fritts said that some leeway was deliberate because some are 60 years old and not able, and then some are over 80 and able. The Council was given samples of the pamphlets that will be delivered to each household.

The Council took a five-minute recess.

NEW BUSINESS

NB#1 To Consider Accepting Voluntary Petition for Annexation for Freightliner

City Attorney Kemp Michael asked if the City Manager was satisfied that the Petition was in order; yes, he was.

Motion: Councilman Hough **MOVED** to set the public hearing for October 8 and to adopt the resolution of intent, seconded by Councilwoman Harris.

Vote: all in favor. **CARRIED.**

NB#2 To Consider Authorization to Apply for Bicycle Helmets

Chief Davis would like to apply for a grant to get \$2,000 for underprivileged children to have bicycle helmets. October 1st is the effective date of a new law requiring persons under 16 to have helmets.

Motion: Councilman Hough **MOVED** to approve the request to apply for a grant for bicycle helmets, seconded by Councilwoman Hubbard.

Vote: all in favor. CARRIED.

NB#3 To Consider Pathway Program for Employee Assistance Program

James Guffey presented a proposed contract for employee assistance, you suggested that I ask insurance agents about this service form mental health assistance. One may do it for free as part of our insurance already, so may want to table this until we get more information.

Motion: Councilman Helms **MOVED** to table this matter, seconded by Councilwoman Harris.

Vote: all in favor. CARRIED.

NB#4 To Consider Changes to City's Organization

City Manager Kraus introduced Mike Santmire, together they want to upgrade three positions in the Street Department, namely, a Senior Equipment Operator with specific job description; a Training Field Supervisor; and Crew Leader. His intent is to increase performance and efficiency of operations. There are no additional number of positions, just new job descriptions. He will upgrade a position in Utilities Maintenance to a crew leader, and in Administration will reclassify one position. There will be new job descriptions for employees in the Utilities Department.

Mr. Kraus additionally wants to create a City Engineer position. He has checked on salaries, and feels he can fill the position for \$50,000 to 60,000.00. Councilman Hope asked what kind of engineer, civil or mechanical or what? Councilman Hough recalled that we just passed a tough budget. Mr. Kraus noted that such a sum of pay is less than the salary of the past Public Works Director, and the difference will pay for the upgrades in the street department. Mr. Hough asked if he knows what we would save in paying engineering fees by having an in-house engineer? He did not have specific calculations for that. Mr. Hough felt that the idea could be readily justified financially. Councilman Helms said he appreciated Mr. Kraus's courtesy in asking our opinion, and it is his call as to what is done, as long as he stays in budget; he added that if he sees it might not, to come back to Council for more input before discarding the idea. Mr. Hope pointed out that we should not ignore the liability involved in using our own engineer, so be careful who is hired.

Motion: Councilwoman Hubbard **MOVED** to upgrade three positions in Street Department and one in Utilities, to reclassify one in Administration, and to add the position of City Engineer, seconded by Councilman Helms.

Vote: All in favor. CARRIED.

NB#5 To Consider Amending Section 14-20.2 of the Mount Holly City Ordinance

Chief Davis proposed that the City charge storage fees of \$15.00 per day for vehicles seized under the state drug laws.

Motion: Councilman Helms **MOVED** to approve the proposed amendment to Section 14-20.2, seconded by Councilwoman Harris.

Vote: unanimous. CARRIED.

NB#6 To Consider Agreement for 911 Mapping

Chief Davis presented a proposed agreement for computer equipment that will allow the city to become Phase II compliant. Calls from wireless 911 calls may be pinpointed on a computer screen with maps of the city. The up-front cost is \$10,000 with a monthly cost of \$600, covered by the wireless surcharge we are now collecting.

Motion: Councilman Hough **MOVED** to authorize execution of the proposed agreement, seconded by Councilwoman Hubbard.

Vote: all in favor. **CARRIED.**

NB#7 Re-appointment of Ernest Stowe

Motion: Councilman Helms **MOVED** to approve and recommend to the County that Ernest Stowe be re-appointed to the Planning commission, seconded by Councilwoman Harris.

Vote: unanimous. **CARRIED.**

CONSENT AGENDA

Councilman Helms **MOVED** to accept and approve all 6 items on the consent agenda, seconded by Councilwoman Harris; and unanimously carried. They are:

CA#1. Call for Public Hearing on Rezoning Request at 363 Lanier Avenue from R-12 to R-8 Single Family. Request by James Grant.

CA#2. Permission to Erect Fire Prevention Banners. Permission granted to the Fire Department for banners to be put up during October.

CA#3. To Consider Resolution for Financing of Fire Station. (copy attached)

CA#4. To Approve Release of Insolvents. List for 1991 uncollected debts due to the ten year statute.

CA#5. Resolution Authorizing Application to the Local Government Commission for the Financing of the New Fire Station. (copy attached)

CA#6. Supplemental Appropriation for Police Department. (copy attached)

PUBLIC COMMENT

Mayor McLean opened the floor for public comment.

None

ROUND TABLE

Councilwoman Harris had received a complaint about the apartments on Tomberlin in the curve; the man said they look really bad and no one has returned his calls; the Code Enforcement Officer, Ryan Baker, will look into it.

Councilwoman Harris said that a woman called her upset that Lowe Street is caving in near her house and wants to know why it is not being repaved. Mr. Kraus will have that section added to the list. She also said there are limbs that need to be trimmed near Price Street.

Councilman Helms asked if a new sign be put up on Highway 16 at the city entrance; Mr. Kraus said he will need to get some prices, and maybe it can be taken from the beautification budget.

Councilman Helms noticed that there is a need for erosion control silt fences in StoneWater Bay.

Councilman Helms wants Council to consider a river boon for our water intake to protect us in case of a spill. Councilman Hough said we may need to coordinate that with Charlotte & Gastonia.

Mr. Kraus reported that a Mtn. Island Harbor (in Meck. Co.) subcontractor broke a gas line, the spill went into the storm system and into the lake; Meck Co. is going to issue a warning.

Councilman Hope said there is evidently a racetrack along Hwy. 273; please keep tough police enforcement.

Councilman Hough sidewalks around need to be cleaned off; Mike Santmire, with the new rollout garbage we will have personnel available to care for those types of matters.

Councilman Hough asked why the Cherry St. house was not burned on the scheduled date? Mr. Kraus said the owner claimed he did not have enough notice, and he met with the City attorney, who gave him an extension to October 7.

Councilman Hough has noticed a lot of silt from the spec home at Triangle; also in Runnymede Subdivision, a lot of runoff along the road where construction is.

Councilman Hough had read that there is some overgrowth of vines in Mtn. Island Lake, and he read that a certain kind of carp fish is being released that will eat that.

Councilman Hough wanted to note for the record that Mr. Cupps is doing a good job on beautification around downtown.

Councilwoman Hubbard said that the sidewalks in Adrian-Madora section need clearing off too. Mr. Hough said really all of downtown needs it.

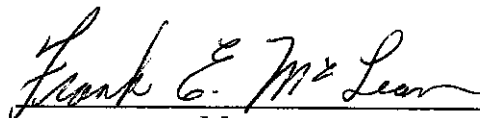
ADJOURN

There being no further business, the meeting was adjourned, upon motion duly made, seconded and carried.

8:45 PM



Clerk



Mayor

cpm