Mount Holly City Council
Work Session
September 5, 2000

CALL TO ORDER BY THE MAYOR

The work session 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	City Manager David Kraus
Mayor Pro-Tem Bobby Black	Administrative Services Officer Jamie Guffey
Councilman Michael Helms	Public Works Director Eddie Nichols
Councilwoman Phyllis Harris	Planning & Zoning Director Danny Jackson
Councilman Jim Hope	Fire Chief John Ekiatis
Councilman Bryan Hough	Parks & Recreation Director Zip Stowe
Councilwoman Pat Hubbard	Police Chief Ricky Davis
City Attorney Kemp Michael	

Item # 1 & 2 on the Agenda – Telecommunications Tower.

A recess was called by Mayor McLean so the Council could go and see the proposed sight of the telecommunications tower, which on the City owned property behind the current fire station. The area for construction had been marked off and would be located in the parking lot of the station.

Pictures of the design of the tower were shown to Council and Councilman Hough asked the time frame for beginning construction. The Nextel representative said the construction would begin as soon as possible. Councilman Hough then asked what effect building on this location would have on the fire department. City Manager Kraus said that he had talked to Fire Chief Ekiatis and the Chief assures him that the tower would have no effect on operations at the fire department.

City Attorney Michael asked about the possibility of co-locating on the tower. The Nextel Representative stated that they may be able to get 2 or 3 other carriers on the tower with the space provided. City Attorney Michael then said he would have a executive summary for Council by next week.

Councilwoman Hubbard then asked what was going to be done to the building after a new fire station is built. City Manager Kraus stated that nothing has been decided yet, but some ideas are for it to be used by the investigations unit of the police department, as a city garage or we may lease it to a garage, but it would remain city property.

The meeting was then moved back to City Hall.

The Invocation was lead by Mayor McLean

Item #3 on the agenda – Discussion of Rollout Garbage.

City Manager Kraus said that the packet contained a memo a sample ordinance that Public Works Director Nichols had sent to the City Manager several years ago. This memo outlined the process for rollout garbage collections.

Councilman Hope asked what the savings would be if we switched to rollout. Public Works Director Nichols said the estimated savings would be $167,000 or about 3.5 cents on the tax rate. Councilman Hope then asked if our current trucks would be able to handle rollout containers. Public Works Director Nichols stated that the trucks could currently handle rollout, but a second flipper may be added to each truck at a cost of $3,500 per truck.

Councilwoman Hubbard asked how the City would handle elderly and handicapped citizens. Public Works Director Nichols said that some criteria would be set up for special considerations and Council would then set a policy. Councilman Black asked if the City was still short on sanitation personnel. Public Works Director Nichols stated that yes the City currently has 6 openings that we are unable to fill. He also stated that with the rollout program, these 6 positions would not need to be filled. Councilman Hope then asked what public reaction to the switch would be. Public Works Director Nichols stated that in other cities, the initial reaction is negative, but over time the reaction is very positive.

Councilman Hope then **MOVED** that a vote be taken to determine if the City should proceed with looking at rollout. The motion was seconded by Councilwoman Harris. The motion was tied 3 for and 3 against (Councilwomen Harris and Hubbard and Councilman Hope). The tie was broken by Mayor McLean with an against vote.

Item #4 on the agenda – Discussion of Architect Selection Process.

City Manager Kraus stated that the City has invited 3 architects to submit design proposals for a new fire station to Council. They will come to the next work session and will make a twenty minute presentation. There will be no fee for the designs and we will only pay architect fees after one final design is chosen. Councilman Hough asked that each firm provide references so that council could call them is they deem necessary.

In relation to the design for a new fire station, City Manager Kraus stated that the City is ready to pick the 5 acre tract in the boat landing area from Duke Energy. He then asked if Council wanted to see the specific site. Councilman Hope said that the Council trusted staff and is was not important for them to see the site. City Attorney Michael stated that this a substantial investment and council needs to look and see if this is the area were they want the fire station. He then suggested going to see the site before the City picnic. We will meet at 1:00 in front of City Hall.

Item #5 on the agenda – Discussion of Draft Agenda Items.

Unfinished Business # 3& 4 and New Business # 6 – Fire Department

Fire Chief Ekiatis handed out a new organizational structure of the fire department, which will need an amendment to the City Code. Councilman Helms asked if the 45 allotted spots for the volunteers will cause the City to have to cut any of the current volunteers. Chief Ekiatis said that we currently have under 45, so this will created a few new positions. Councilman Hough then asked if the volunteers fail one drug test, then they are released from service. City Manager Kraus said the City will make sure that the test is not a mistake, then they will be released. He also said there will need to be a budget amendment for the money from Catawba Heights to go to operations.

New Business # 3 Options on land for downtown fire station.

City Manager Kraus told the Council that they will need to vote on Monday on whether or not to pursue the purchase to the Springs property for $75,000 and the Clark Heirs property for $12,000. He stated that the review of the sites looks favorable and that boring samples will be done next week. Councilwomen Hubbard asked how much money will be needed to increase the options to the end of October. City Attorney Michael told her the another $2,500 would hold all options until the end of October.

Moved Public Hearing # 5 – Proclamation for Undoing Racism Day to Presentations.

Public Hearing # 1 – Closing a section of Church Street at Hicks Circle.

City Manager Kraus recommends Council take no action on the request. Council agreed with the recommendation.

Public Hearing # 2 – Rezoning of Autumn Woods from R-10 and R-12 to R-8 SF.

City Manager Kraus stated that the developer must give a specific plan before the request could be granted. He also stated that they should have that plan on Monday. Planning and Zoning Director Jackson stated that the planning commission recommends approval.

Public Hearing # 3 – Zoning of Boat Landing/Discharge Area to R-A and H-I.

City Attorney Michael has the Survey of the area in question. The request for zoning would have an end of September effective date. Planning and Zoning Director Jackson stated the planning commission recommends approval.

New Business # 2 – Drug testing policy for volunteers.

City Manger Kraus stated that this will make the volunteer fire fighters follow the same rules for drug testing as the paid fire fighters.

New Business # 4 – Preliminary plat approval phase III of Riverfront.

City Manager Kraus stated that this type of request is usual automatic and on the consent agenda, but because of the problems with phases I and II, this will be discussed at the Council meeting.

New Business # 5 – Designating a representative to the lower Catawba River Basin Study.

Councilwomen Harris volunteered. Moved to the Consent Agenda.

The meeting was adjourned at 8:30.

******** Frank E. McLean

City Clerk

Mayor