City of Mount Holly
Mount Holly City Council Work Session Meeting
Monday, July 27, 2009
Council Chambers
6:00 pm

Call to Order
Mayor Robert Whitt called the meeting to order at 6:04 pm. The following were present:

Mayor Robert Whitt	Eric Davis, City Manager
Mayor Pro-Tem David Moore	Jamie Guffey, Assistant City Manager
Councilman Jerry Bishop	Mike Santmire, Streets & Solid Waste Director
Councilman Frank McLean	David Belk, Chief of Police
Councilman Perry Toomey	James Friday, Director of Utilities
Councilman Bennie Brookshire	Dale Oplinger, Fire Chief
Councilwoman Carolyn Breyare	Tina Pritchard, Director of Parks & Recreation
Kemp Michael, City Attorney	Greg Beal, Senior Planner
Brooke Shephard-Lopez, Attorney, Kemp Michaels' office	Brian DuPont, Planner

Call to Order by Mayor Whitt
Mayor Whitt called the Mount Holly City Council meeting to order at 6:04 pm.

Invocation
Councilman Frank McLean led the Council, staff and attendees in prayer.

Set the Agenda
Mayor Whitt removes Public Comment from the Agenda and adds a fifth item to Old Business at the request of Councilman Toomey.

Councilman Brookshire made a motion to approve the agenda. Councilman McLean seconded the motion. In a vote, the motion passed unanimously.

Consent Agenga
1. Knuckle-Boom Truck
Councilman Toomey requested that this item be moved to Old Business as item 1.A. so that it could be discussed by Council.

Minutes
1. Approval of the Minutes for June 8, 2009 Regular Meeting
Councilman Toomey made a motion to approve the minutes for the June 8, 2009 Regular Meeting. Councilwoman Breyare seconded the motion. In a vote, the motion passed unanimously.

2. Approval of the Minutes for June 22, 2009 Work Session
Councilwoman Breyare made a motion to approve the minutes for the June 22, 2009 Work Session. Councilman Toomey seconded the motion. In a vote, the motion passed unanimously.

Presentations

1. Proceeds from Springfest – Brian Hough
On behalf of the Springfest Committee, Mr. Hough presented Jean Dellinger of the CRO of Mount Holly with a check of the proceeds from Springfest. Mr. Hough also presented the Mount Holly Community Development Foundation with a check.

Mayor Witt thanked the volunteers responsible for Springfest for their work and dedication to Mount Holly.

2. Knuckle-Boom Truck
Originally under consent agenda, Council addressed this item while Mr. Jordan set up his presentation. Councilman Bishop made a motion to approve the purchase of the knuckle-boom truck. Councilman Toomey stated he was not comfortable with the current truck specifications because they did not include outrigger pads. Councilman Toomey noted that this is a serious safety hazard. Mr. Santmire informed Council that outrigger pads would add $250.00 to the overall cost of the truck. Councilman Bishop amended his motion to approve the purchase of the knuckle-boom truck to include outrigger pads. Councilman Toomey seconded the motion. In a vote, the motion passed unanimously.

3. Website Update – David Jordan
Mr. Jordan presented his progress with the City's website to Council. At Mr. Jordan's request, Council engaged in discussion regarding whether or not a contact form that would allow citizens to voice their concerns would be provided on the website. After discussing the options and their respective ramifications, Council decided to include a contact form on the website. Council also advised Mr. Jordan to include the Gaston County website content when searching on the Mount Holly website. Mr. Jordan will give another presentation at the next Council Meeting to narrative his progress.

4. Presentation on the Sale of Bonds for the Linear Park
Mr. Guffey presented information on the sale of $1.4 million in bonds for the Linear Park Project. Mr. Guffey outlined possible time lines for selling the bonds, receiving the money and beginning project construction. Recent interest trends will result in a total payback of amount of approximately $2.2 million dollars. Mr. Guffey recommended that Council not wait to the last minute to sell the bonds so that any loss of bond monies and penalties are avoided. Councilman Toomey made a motion to begin the process to sale the remaining $1.4 million bonds. Mayor Pro-Tem Moore seconded the motion. Mr. Guffey asked that the motion be amended to include a sale date so that he could report the date to the LGC. The motion is amended to include a sale date of after January 1, 2010 in order to avoid any payments during the current fiscal year. In a vote, the motion passed unanimously.

<u>Old Business</u>

1. Discussion of Tree-Trimming – Greg Beal

Mr. Beal presented staff's progress with the Tree Trimming Ordinance. Mr. Beal outlined the major problems that result from tree trimming that is not permitted and controlled by ordinance. Mr. Beal stated that the ordinance would focus on right-of-ways. Mr. Beal provided Council with a one page handout that gave an example of what the ordinance would ultimately look like. Mr. Beal explained that the ordinance would require construction and landscape companies to have a licensed landscape architect or arborist on staff. Damage caused to trees will be assessed and a fine will be imposed upon those that are responsible for said damage. Mr. Beal asked for Council feedback and Council advised Mr. Beal to create the ordinance in full.

Mayor Whitt requested at break at 7:15p.m.

2. Discussion of Rental Agreement with Realtors – Greg Beal

Mayor Pro-Tem Moore made a motion to excuse Councilwoman Breyare from the meeting. Councilman Bishop seconded the motion. In a vote, the motion passed unanimously.

Mr. Beal informed Council that the current six month real estate agreement with L&E Properties expired at the end of June. Mr. Beal asked for Council's consideration for renewing the agreement for another six month period. There is some discussion regarding the general lack of interest over the past six months as well as the price levels for the properties listed with L&E properties. Councilman Toomey made a motion to extend the agreement for six months. Mayor Whitt requested the motion be amended to include the rest of the current fiscal year (through June 30, 2010). The Council agrees to do so. Councilman McLean seconded the motion. In a vote, the motion passed unanimously.

3. Discussion of Fitness Center Relocation – Tina Pritchard

Ms. Pritchard requested that Council relocate the Fitness Center to Tuckaseegee Center. After some discussion, Councilman Bishop made a motion to approve the relocation of the Fitness Center to Tuckaseegee Center given that all construction is completed by a qualified contractor. Councilman McLean seconded the motion. In a vote, the motion passed unanimously.

4. Approval of Sewer Agreement – Eric Davis

Mr. Davis provided Council with the draft of the contract with Carollo Engineers. Attorney Michael voiced his approval of the contract pending one change in section four. Mr. Davis explained the fee schedule and scope of work. Councilman Bishop made a motion to approve the contract with Carollo Engineers given that the change is made in section four. Councilman Toomey seconded the motion. In a vote, the motion passed unanimously.

5. Additional Item at Councilman Toomey's Request
Councilman Toomey stated that there were several matters he wanted to follow-up on.

- Councilman Toomey asked staff if Mr. Dimmer had been responded to in writing as requested on the June 8th regular meeting. Mayor Whitt responded that the City would not be responding in writing to Mr. Dimmer.
- Councilman Toomey voiced his concern about grass in the street. After some discussion, Mayor Whitt directed staff to look into the matter. Mayor Whitt also requested that Mr. Friday prepare a written response to Mr. Epps, the citizen that originally lodged a complaint about grass being cut into the street.
- Councilman Toomey asked staff where the City is in the pavement contract with Ferebee Corporation. Mr. DuPont informed Councilman Toomey that Ferebee Corporation has 120 days from July 20, 2009 to complete the projects listed in their contract.
- Councilman Toomey asked staff if they had looked into removing life-long insurance benefits for current staff. Mr. Guffey explained that they have begun to look at this option; however, it deals with employees' vested rights and as such requires a good deal of research. Mr. Guffey stated that the matter would come before Council when enough information had been gathered and analyzed.
- Councilman Toomey inquired as to whether the Economic Development Committee had met and rendered an opinion regarding the sale of the old Town Hall building and the relocation of maintenance staff. Mayor Whitt informed Councilman Toomey that this particular topic would be discussed later on in the meeting.

<u>**New Business**</u>
1. Discussion and Approval of Police Mutual Aid Agreement – David Belk
Chief Belk thanked the neighboring agencies that aided in the recovery of missing 4 and 8 year old siblings over the weekend. Chief Belk then informed the Council that the written mutual aid agreement for the region had expired and delineated the disadvantages of not taking part in the new mutual aid agreement. Attorney Michael explained his concerns with the language in the indemnity section. After some discussion, Councilman Toomey made a motion to adopt the mutual aid agreement with the change recommended by Attorney Michael. Attorney Michael informed Council that if any change is made to the mutual aid agreement, then even if the agreement is signed, it is not valid. Councilman Bishop suggested an amendment to the motion to approve the mutual aid agreement as is, but to pursue a change in the language of the agreement once it is signed. Mayor Pro-Tem Moore seconded the motion. In a vote, the motion passed unanimously.

2. Discussion of Minimum Housing/Code Enforcement – Brian Dupont
Mr. DuPont informed Council that 200 River Street in Mount Holly is in violation of the City's Minimum Housing Code and requested that Council adopt the ordinance provided in the agenda packets. The ordinance would allow for the removal of the residence at a cost of $3,200.00. Mr. DuPont informed Council that some of those costs may be recouped from the property owner. The balance would result in a lien placed on the property. Mayor Whitt directed Attorney Kemp and Mr. Dupont to change the language

in the ordinance to include a payment consent with the property owner. Once this change is made the item is to be placed on the Consent Agenda.

<u>Other Business</u>

1. Strategic Plan Update – Greg Beal

Mr. Beal presented the Strategic Vision Plan and invited the Council to ask any questions. The Council addressed their questions to Mr. Beal.

2. Economic Development Updates – Greg Beal

Due to Mr. Jackson's illness, Mr. Beal presented this item. The opinion of the Economic Development Committee is to retain the property (old Town Hall Building) for the time being, to investigate a secure site for archives, and to look into up-fitting the building to make it more attractive to prospective buyers in the future. The Economic Development Committee voted for the City to retain the property at this time and lease the building.

Mr. Guffey addressed the cost of putting the maintenance offices downstairs in the Citizen Center. After some discussion, Council directs staff to relocate maintenance staff from old City Hall to the Citizen Center.

Councilman Bishop asked Council if they would be willing to consider the sale or lease of the old Police Department. Councilman Bishop made a motion to include the old Police Department in the L&E Properties Real Estate Agreement. Councilman Toomey seconded the motion. In a vote, the motion passed unanimously.

<u>Manager's Report</u>

Mr. Davis provided Council with a listing of the pay grades and salary ranges for the pay plan. Mr. Davis explained the document and responded to Council's questions.

Mr. Davis notified the Council that the joint meeting with the Recreation Commission would take place on Tuesday, August 18th at 6:00p.m. at Tuck Park.

Mr. Davis presented Council with the FY10 Budget Document and explained its use and importance for the City. Mr. Davis also informed Council that the City would use the document to apply for the GFOA Distinguished Budget Award.

Mr. Davis informed Council that the Gaston Chamber of Commerce would hold a meeting on Tuesday, August 4th at the A&E Offices. Staff will attend and Council is also welcome to attend.

Mr. Davis informed Council that he would be attending a sub-committee meeting in Raleigh on the following morning (Tuesday, July 28th) and invited Council to join as well.

Mr. David informed Council of the upcoming August 18th meeting with the Department of Environment and Natural Resources at the Citizen Center to discuss the renewal of the Clariant Contract.

Mr. Davis informed Council of a training opportunity for elected officials to take place on August 31, 2009.

Reports

Mayor Whitt requested that a sports team be recognized at the next meeting. Mayor Whitt also notified Council that he attended a meeting about an emergency facility coming to Mount Holly.

Councilman Toomey requested staff look at North Main and Woodlawn stating that it is an area that had once been beautified, but now looks run down. Councilman Toomey also requested that staff address a dam that had formed due to floating debris under the Highway 273 bridge. Councilman Toomey requested that the Sports Hall of Fame be allowed to use the Council Chambers on August 15, 2009. The Council agrees to allow this by consensus.

Councilman Brookshire requested that staff address a property on North Main that is not in accordance with the grass ordinance.

Mayor Pro-Tem Moore stated his concern that the soccer fields at Tuck Park will not be ready for play this year. Mayor Pro-Tem Moore also voiced his concern in regards to the recent appearance of sink holes at Tuck Park. Ms. Pritchard came forward and explained the issue to Council. Councilman Toomey suggested sprigging the field. Council also discussed the feasibility of sod. Council directed staff to follow up with the contractor responsible for seeding the field.

14. Adjourn

With no additional items for discussion, Mayor Whitt entertained a motion to adjourn. Councilman Brookshire made a motion to adjourn the meeting. Councilman Toomey seconded the motion. In a vote, the motion passed unanimously. The meeting adjourned at 9:46 p.m.