



July 25, 2016
Council Work Session Meeting

Mayor Bryan Hough
Mayor Pro-Tem David Moore
Councilman Jerry Bishop
Councilwoman Carolyn Breyare
Councilman Jim Hope
Councilman Jeff Meadows
Councilman Perry Toomey
Kemp Michael, City Attorney
Danny Jackson, City Manager

**CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL WORK SESSION
Location: Training Room**



**July 25, 2016
6:30 P.M.**

CALL TO ORDER BY THE MAYOR

INVOCATION

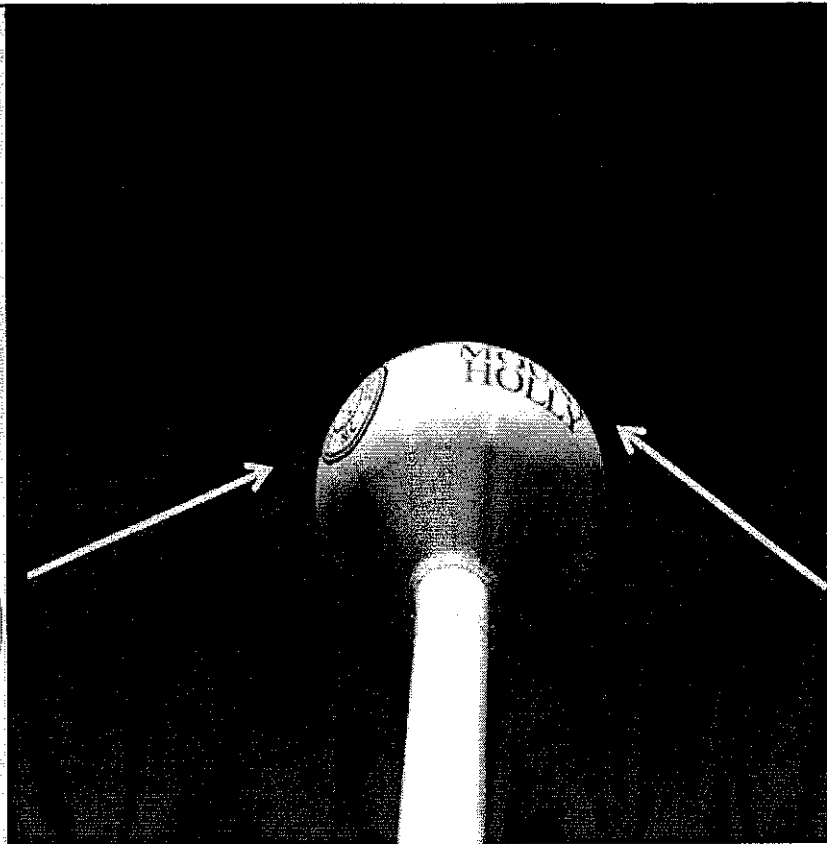
SET THE AGENDA

- | | |
|--|----------------|
| 1. Discussion of South Water Tank Repainting Proposal | Dave Johnson |
| 2. Construction Projects Update | |
| (1) North Fire Station | Dave Johnson |
| (2) Public Works Facility | Miles Braswell |
| 3. Construction Projects Contracts Update | Kemp Michael |
| 4. Discussion of Signage Request from the Mount Holly Historical Society | Danny Jackson |
| 5. Presentation of Gaston Outside (GO) Image Campaign | Danny Jackson |
| 6. Closed Session - pursuant to N.C.G.S 143-318.11 (a)(3) | |
| 7. Adjourn | |



City of Mount Holly Action Agenda Item

To: Mayor and City Council From: David E. Johnson, PE	Date: July 19, 2016 Meeting Date: July 25, 2016
Agenda Item to be considered:	
Presentation and discussion of repainting of the South Tank with the new City logo and change the color of the font used for the City's name. Also review lighting options	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : The City Council previously voted not to light the South Water Tank because shadows were cast over the City's name when previously lighted. This proposal is to repaint the South Water Tank with the new font color (red) for greater visibility and paint the new logo on the tank rather than the City Seal. Schedule a lighting demonstration of the water tank after the repainting has been completed. If the lighting works as intended and as designed, the lights would be placed on a timer and be on only in the evening hours.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☒ NO ☐ N/A
Preaudit Certification required	☐ YES ☐ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☒ NO ☐ N/A
Manager/Staff Recommendation: Paint the South Water Tank with new font colors and use the new logo for marketing purposes. Based on the results of the lighting demonstration, decide to light the tank with a timer or remove the light fixtures from the site.	
Result of City Council Decision: 	
Attachments: South Water Tank Picture	



**MOUNT
HOLLY**

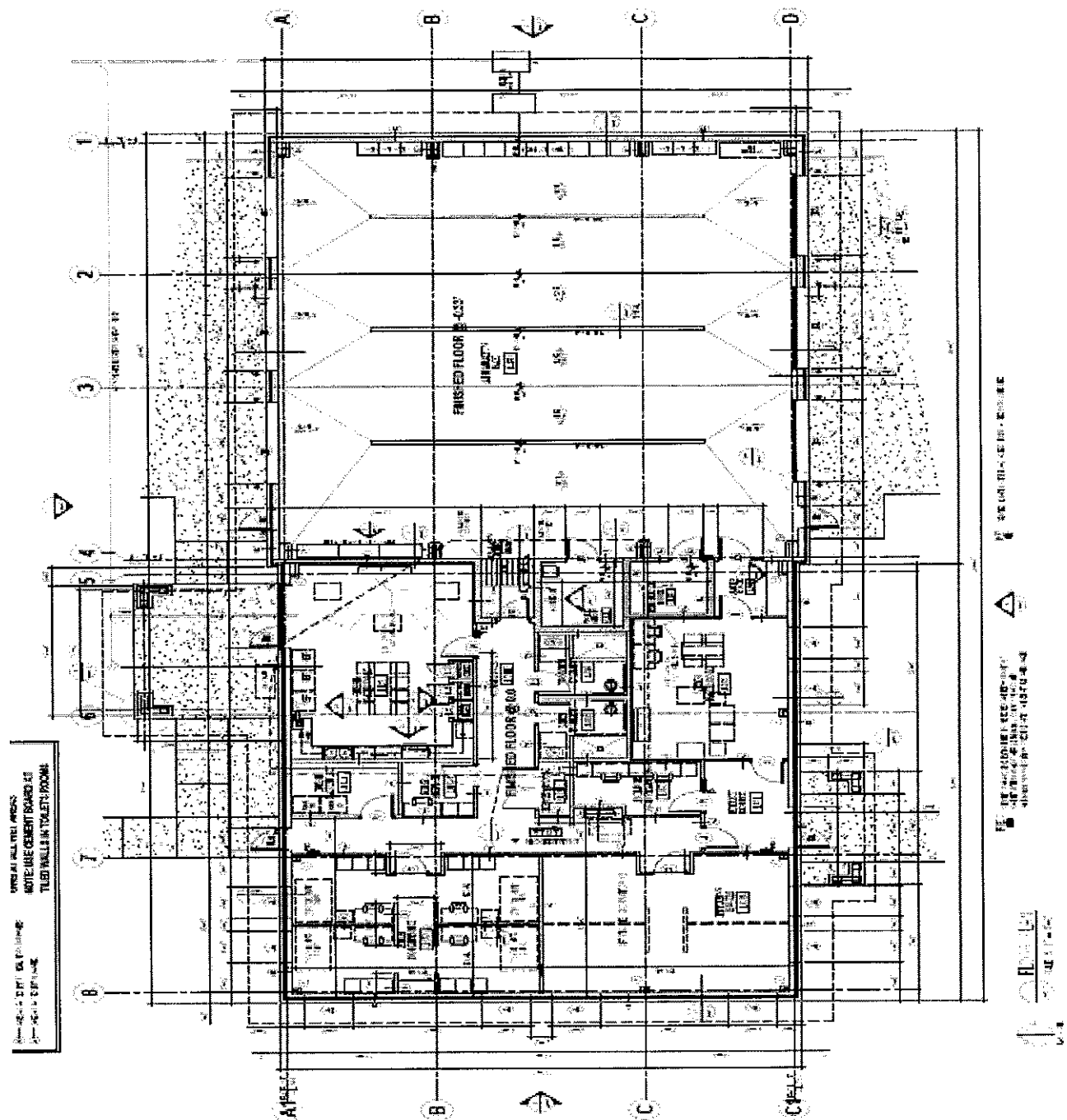
South Water Tank Repainting Proposal:

- Tank slated to be repainted in a few years as a normal maintenance task
- Accelerate painting schedule to reinforce economic development efforts
- Use Branding logo for visibility and recognition
- Change font color to be more visible from longer distances and "fades" better
- Schedule a lighting demonstration – use timer to control lighting only during the early evening period to manage costs (135,000 vehicles per day on I-85). If the lighting demo does not provide a positive result, remove the lighting from site

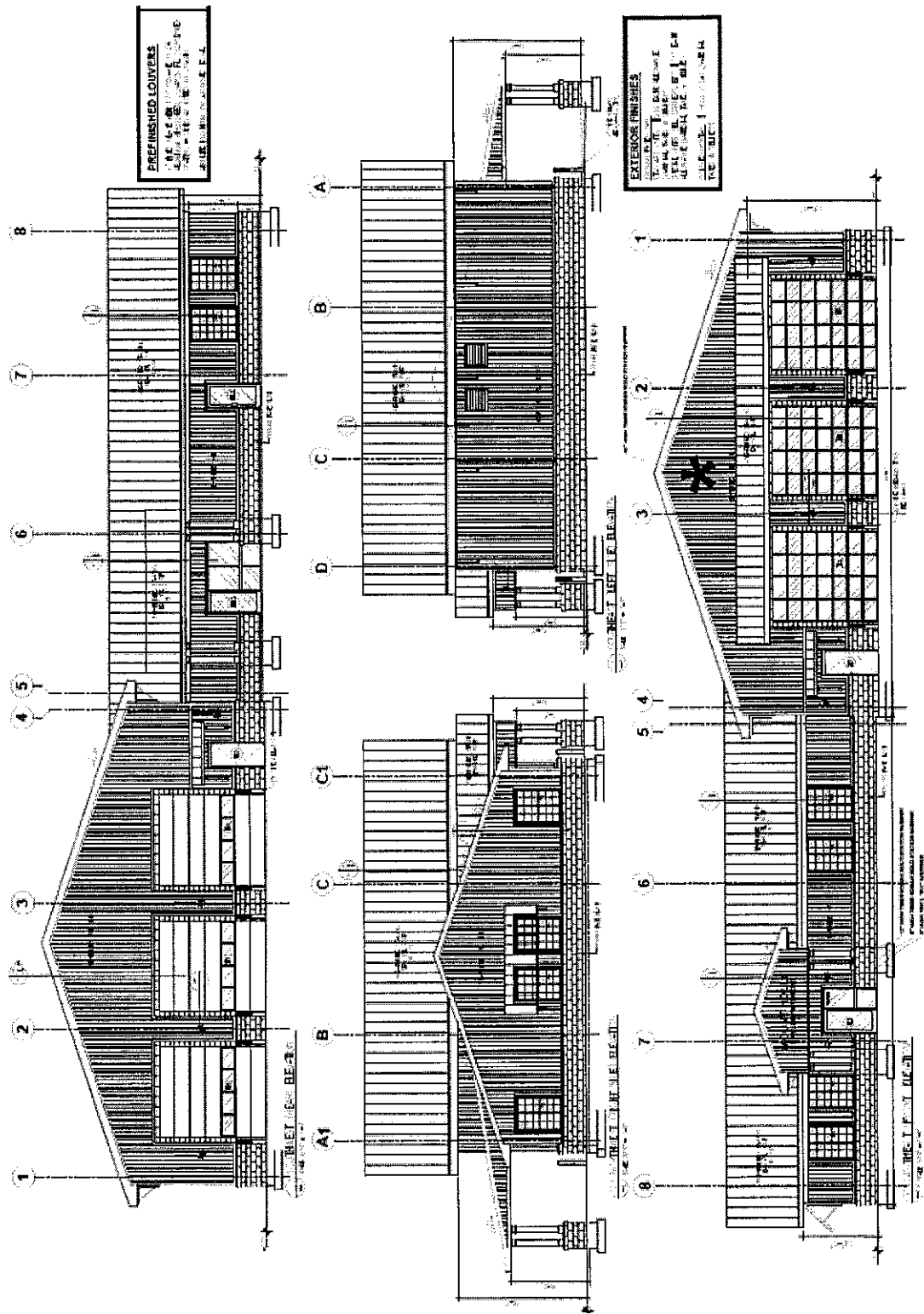


City of Mount Holly Action Agenda Item

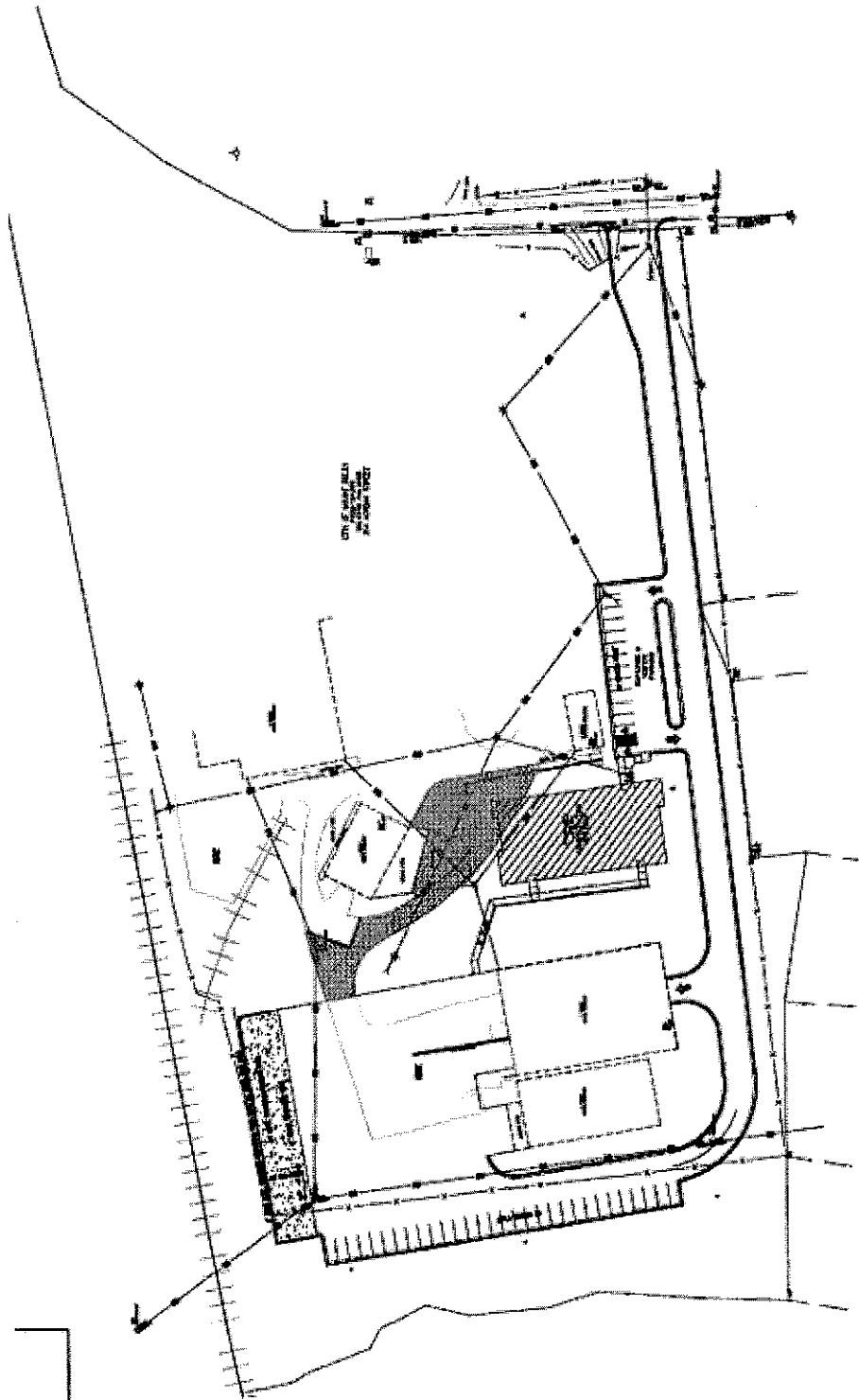
To: Mayor and City Council	Date: July 20, 2016
From: David E. Johnson & Miles Braswell	Meeting Date: July 25, 2016
Agenda Item to be considered: Presentation of the Public Works and Fire Station projects _____	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : The architectural working drawings and engineering site plans for the Public Works Facility and the North Fire Station have proceeding in accordance with the architect's contract and time line. The Construction Committee has met to discuss and review the current status of both projects. The presentation of both projects is to provide a progress report on the preparation of the floor plans, building elevations and site layout. _____ _____ _____ _____	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☒ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$ _____
Budget Code	_____
Reviewed by City Attorney	☐ YES ☒ NO ☐ N/A
Manager/Staff Recommendation No action required	
Result of City Council Decision: _____	
Attachments: floor plans, building elevations, and site plans	



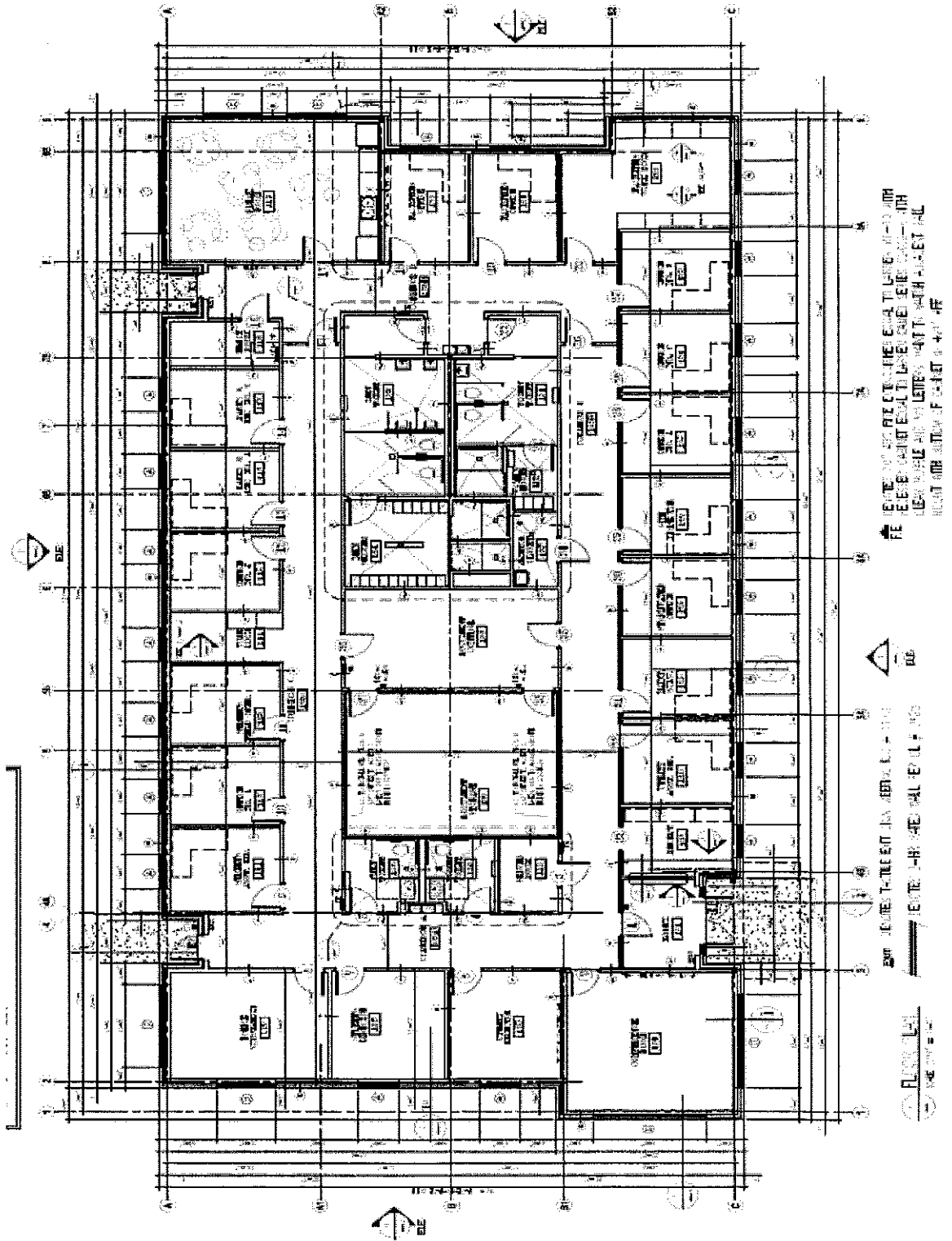
Fire Station Floor Plan



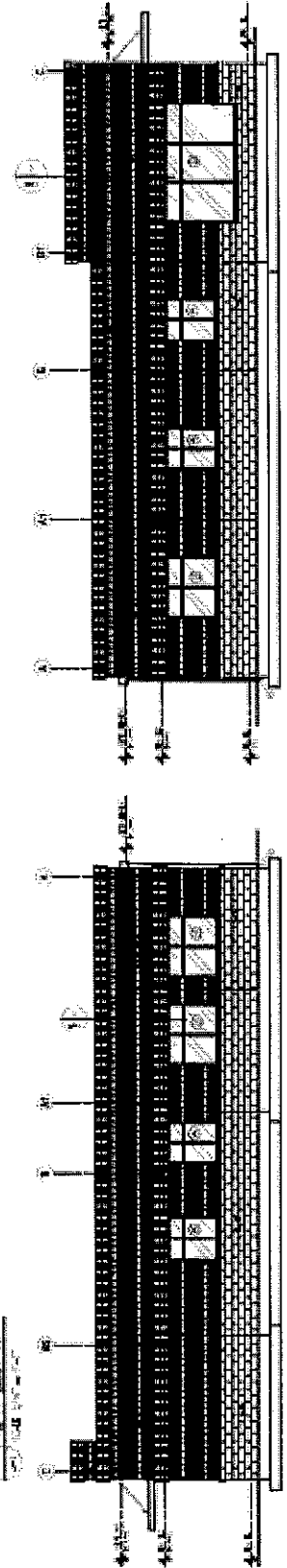
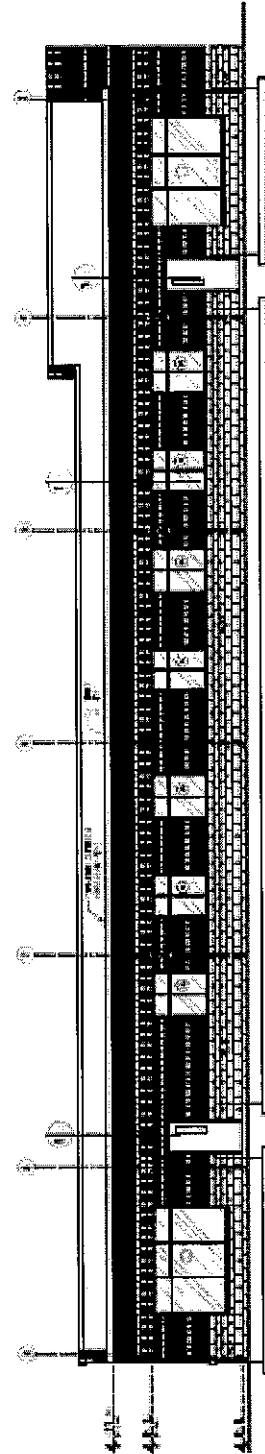
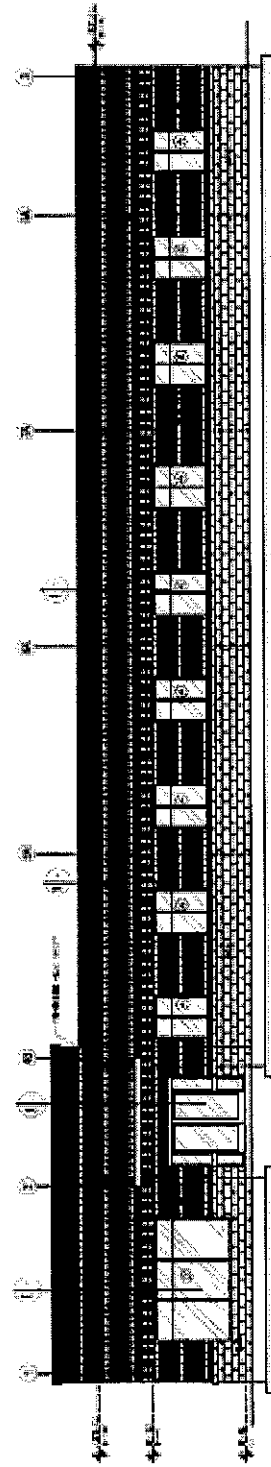
Fire Station Building Elevations



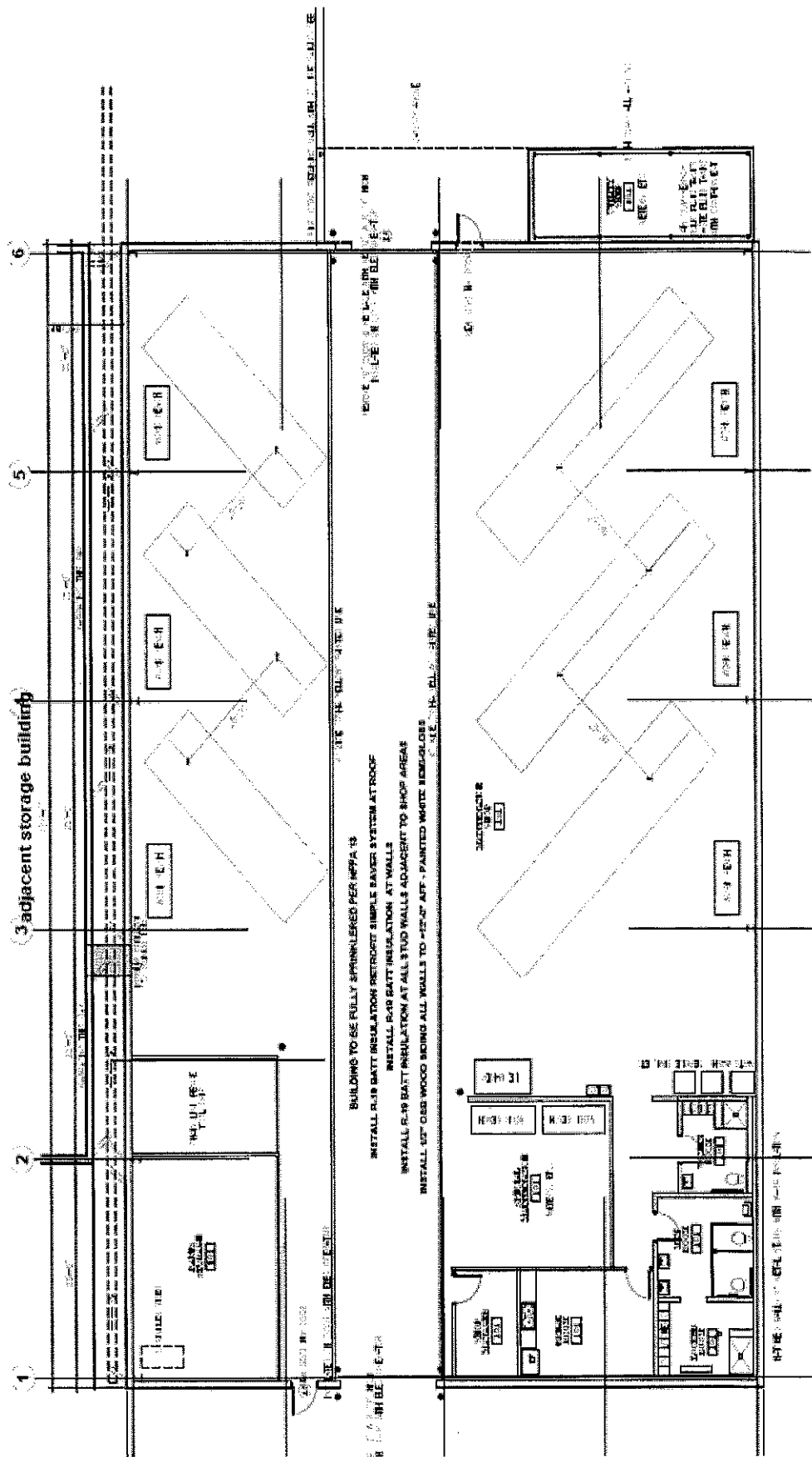
Public Works Facility Site Plan



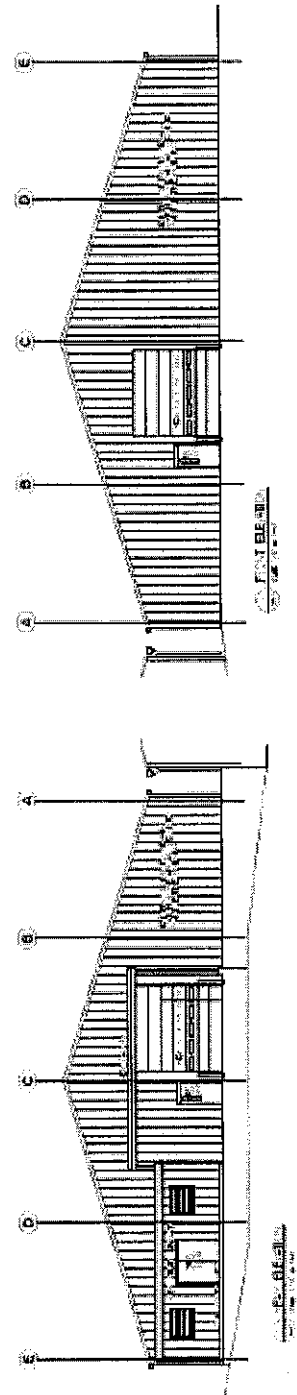
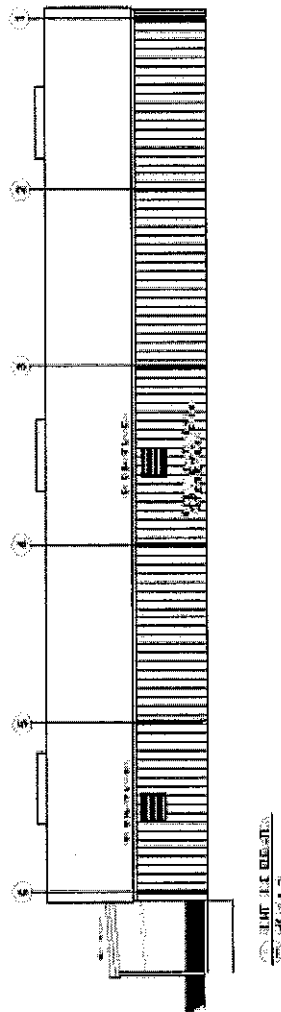
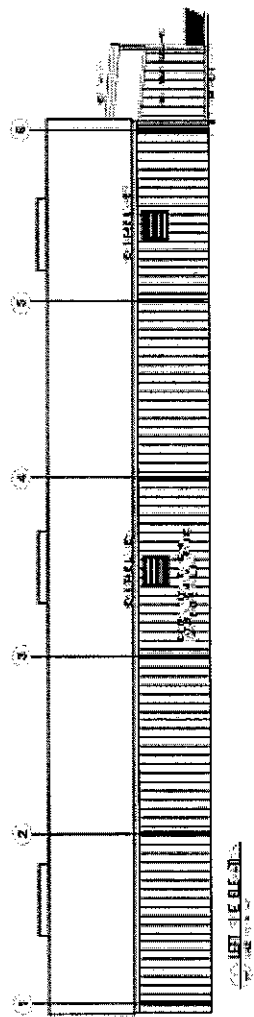
Public Works Building Floor Plan



Public Works Building Elevations

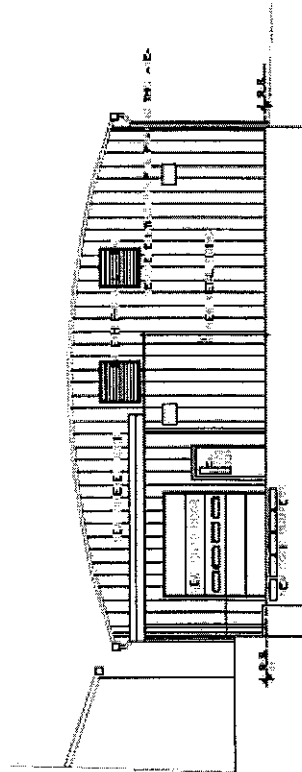
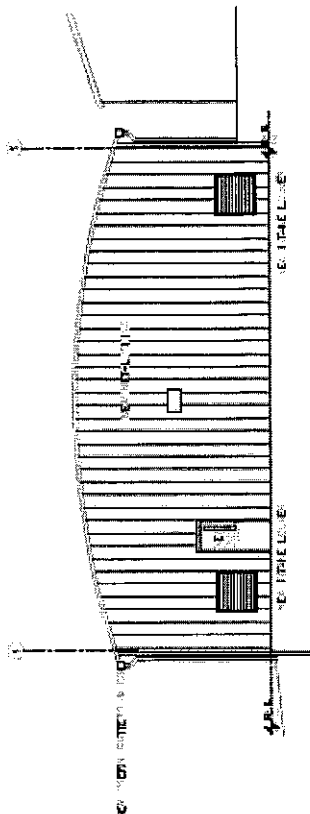
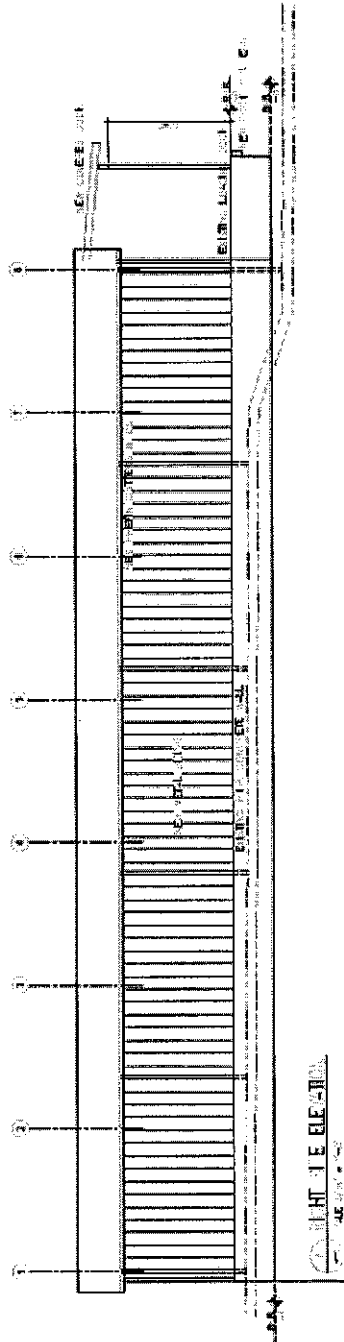
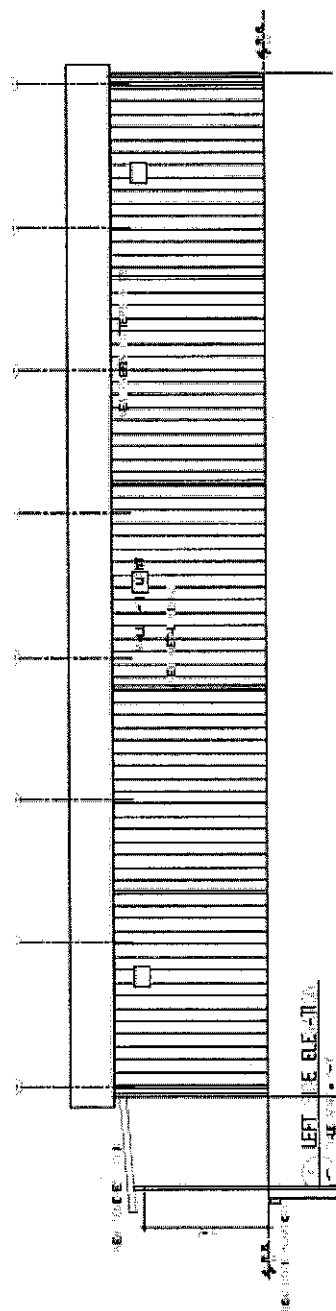


Public Works Garage Floor Plan



Public Works Garage Exterior Elevations





Public Works Storage Building Exterior Elevations

MEMORANDUM

TO: City Council, City of Mount Holly

FROM: Marie M. Anders, Assistant City Attorney

RE: Construction Contracts with CoxSchepp for the N. Fire Station and Public Works Facility

DATE: July 22, 2016

On May 17, Scott Wilson of CoxSchepp Construction sent Kemp Michael proposed Construction Manager at Risk (CMR) contracts for the construction of the North Fire Station and the Public Works Facility. The proposed contracts he sent are standard form AIA agreements. After initial review, Mr. Michael and I met with architect Bill Milligan and went over the contract with him to receive his opinion on the price of the CMR's services and to ask questions that we had about the contracts. His comments aided in informing our discussion of the contracts in a meeting with Scott Wilson on June 10. At our request, Mr. Wilson revised the proposed contracts and revised them further after a follow-up meeting on June 29 and again today. The proposed contracts before you are in final form, subject to your review and comment.

Under the terms of this agreement, the CMR is paid a fee of 10% of the "Cost of the Work," and the agreement defines what items are included in the Cost of the Work. The definition of what is included in the Cost of the Work is as important to review as the percentage that the CMR receive as its fee. The City currently has an agreement in place with CoxSchepp where it provides preconstruction phase services for the flat fee of \$15,000 for both projects. At the completion of the preconstruction phase, the CMR and the architect work together to finalize the Cost of the Work, and the Cost of the Work plus the CMR fee is the Guaranteed Maximum Price (GMP). At that time, the CMR will propose the GMP to the City for the City's review and acceptance, and an attachment to the contract would be signed at that time. The GMP is a "turn key" price that the City will pay to the CMR to bid the project in accordance with the City's responsibilities under NC law and the City's HUB policy, pay the subcontractors, and provide construction manager services on the project. The City will separately pay the architect pursuant to the agreement with the architect and will separately pay for certain required lab testing, such as testing steel, soil, and concrete.

As work progresses, the architect will receive applications for payment from the CMR and back up documentation such as receipts and paid invoices, and the architect will issue certificates for payment to the City after reviewing the applications. There will be a retainage of 5% of the CMR fee held back from each progress payment. Before the final certificate of payment, the City will have an opportunity to have the accountings audited.

The contracts also provide that in case of dispute, there is a process for mediation, and if that did not resolve the dispute then it would go to arbitration. The termination section of the contracts states that the City may terminate the contract for any reason and the CMR may terminate the contract for cause. If the contract is terminated, the CMR would be paid based upon the percentage of the cost of the work completed as of the date of termination.



City of Mount Holly Action Agenda Item

To: City Council	Date: July 21, 2016
From: Danny Jackson, City Manager	Meeting Date: July 25, 2016
<u>Agenda Item to be considered:</u> Agenda Item #4 – Discussion of a Signage Request from the Mount Holly Historical Society	
Will this require a public hearing? ☐ YES ☒ NO	
<u>Background/Purpose of Request :</u> The Mount Holly Historical Society (MHHS) has submitted a request for signage for the building at 131 South Main Street. The signage request involves having building mounted signs on the front and two sides of the building. Attached are renderings of the signs for your review. The issue involves what's allowed for signage based upon the sign regulations and whether or not the City Council wants to allow the signage based upon being the actual property owner. Staff will be seeking direction from the City Council regarding the matter. I have asked Mr. Garrie Brinkley, Chairman of the MHHS Board, to be in attendance at the City Council meeting in case there are questions.	
<u>Fiscal Impact:</u>	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☒ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☒ NO ☐ N/A
Budget Transfer required	☐ YES ☒ NO ☐ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☒ N/A
Manager/Staff Recommendation: To be discussed at the meeting on Monday night.	
Result of City Council Decision: _____	
Attachments: Digital drawings of three (3) signs proposed for the building	



City of Mount Holly Action Agenda Item

To: City Council

Date: July 21, 2016

From: Danny Jackson, City Manager

Meeting Date: July 25, 2016

Agenda Item to be considered: *Agenda Item #5 – Presentation of the Gaston Outside (GO) Image Campaign*

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request : *As you are aware, as a part of the Alliance for Growth Project, spearheaded by the Greater Gaston Development Corporation (GGDC), one of the seven initiatives listed in the project was a need for an image campaign in Gaston County. The GGDC sought financial support from various private and public entities to launch an effort to address the matter. The GGDC created an Image Campaign Steering Committee comprised of representatives that submitted financial support to the campaign. I represented the City of Mount Holly on that committee. The enclosed memorandum submitted by the GGDC, dated April 8, 2016 is a synopsis of what has occurred with the Image Campaign. The next enclosed document titled "Initial Ideas to Implement Gaston Outside – GO was derived from meetings with fellow City Managers associated with the Image Campaign. The last document is an email from Mark Cramer to all of the pertinent City Managers, seeking a follow-up to possible implementation plans. As you can see Mr. Cramer is seeking feedback regarding presentations to any City Councils and the proposal to have GO stickers/magnets on city vehicles. On Monday night I will be seeking feedback from you regarding the matter.*

Fiscal Impact:

Will Item affect current budget	☐ YES	☒ NO	☐ N/A
Reviewed by Finance Director	☐ YES	☒ NO	☐ N/A
Preaudit Certification required	☐ YES	☒ NO	☐ N/A
Capital Project Ordinance required	☐ YES	☒ NO	☐ N/A
Budget Transfer required	☐ YES	☒ NO	☐ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	☐ YES	☐ NO	☒ N/A

Manager/Staff Recommendation: *To be discussed at the meeting on Monday night.*

Result of City Council Decision:

Attachments: *various documentation regarding the Image Campaign*