

CITY OF MOUNT HOLLY**MOUNT HOLLY CITY COUNCIL**
WORK SESSION**TUESDAY, JULY 5, 2005**
CITY HALL

The Work Session of the City Council of Mount Holly was called to order at 6:30 p.m. by Mayor Bryan Hough. The following were present:

Mayor Bryan Hough
Mayor Pro-Tem Michael Helms
Councilwoman Phyllis Harris
Councilman Jim Hope
Councilwoman Pat Hubbard
Councilman Frank McLean
Councilman David Moore
City Manager David Kraus

Assistant City Manager Danny Jackson
Assistant City Manager Jamie Guffey
Police Chief Benson Hoyle
Street and Solid Waste Director Mike Santmire
Fire Chief Dale Oplinger
Community Development Planner Greg Beal

The invocation was led by Councilman Moore.

Mr. Kraus requested removal of Item #6 from the original work session agenda and to add two specific items to #8. MOTION to approve by Councilwoman Harris. SECONDED by Councilman McLean, and approved unanimously.

#1: To Approve Resolution in Support of National Gypsum to Locate a Manufacturing Facility in Mount Holly NC.

Mr. Kraus presented resolution (attached to agenda) of National Gypsum's request to locate a manufacturing facility in Mount Holly, NC beside Pinewood Elementary, across from Freightliner. He stated the company plans to invest 125 million dollars toward this facility.

Councilman Hope asked if this will increase tax money.

Mr. Kraus stated no tax revenue will be generated, but the facility will be a major water user.

Mayor Pro-Tem Helms stated the estimated water use to be 400,000 gallons per day in product, steam and office use.

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Mr. Kraus stated the facility will be environmentally friendly, a showpiece facility.

Mayor Pro-Tem Helms made a MOTION to approve the resolution in support of National Gypsum to locate facility in Mount Holly, NC. Approval SECONDED by Councilman Moore. Approved unanimously. Assigned number 070505A by Mayor Pro-Tem Helms.

#2: To Discuss Paving List.

#3: To Discuss Sidewalk Construction in Catawba Heights.

#4: To Discuss Powell Bill Sidewalk Project.

Mr. Santmire addressed agenda items 2, 3 and 4 all at once.

Mr. Santmire presented map to council indicating streets that need repaving. He suggested the Central Avenue repaving project was the largest and could be broken down into three phases if needed over the next several years. His opinion is that the section from Hawthorne to First Street is the worst and needs priority. The incline in this section of paving needs to lessen. He stated Cedar Street has a sharp turn that needs to be addressed before an accident occurs as it is difficult for garbage trucks to pass. Mr. Santmire asked if there were any other areas council felt needed addressing so they would be able to compare needs.

Mayor Pro-tem Helms asked if the streets mentioned by Mr. Santmire were in his opinion those needing priority.

Mr. Santmire said yes.

Councilwoman Harris asked if plans included Terry Street as they had talked about in an earlier discussion.

Mr. Santmire said yes.

Councilman McLean stated Beaty Road in Catawba Heights needed addressing.

Mr. Santmire stated Beaty Road was in the planning for improvement in ditch / drop-off conditions there. He stated if we go with original plan, and carry on through Henry Street – this will all tie together. Due to cost, he stated this is much more than can be done in one year. Bond money will go into part of the sidewalks and Powell Bill funds will help with this as well. Mr. Santmire also stated that the new park in Catawba Heights draws added traffic to this area and requested a sidewalk on the north side of Beaty Road to tie into Smith Street, Old 273, Blanche Street, and Marguerite Street. He suggested to, under Powell Bill, complete Beaty Road from church down, which would take care of drop-off issues.

Mr. Kraus stated the plan in 2007 would be to look at Ferstyl Street and tie all of this together.

Mayor Hough asked if there were any questions or comments and asked if council needed to vote to approve this or are we looking for consensus.

Mr. Kraus stated consensus is fine if council is okay with it. All council members agreed.

#5: Update on Streetscape.

Mayor Hough recognized Danny Jackson.

Mr. Jackson stated he has copies of the construction plans and street light plans.

Mr. Kraus stated there are designed traffic control plans and they will begin digging sewer lines for repairs Wednesday. DOT came in to put in signalizations on Catawba Street today. On the 13th we will have bids on actual sidewalks. Mr. Krauss also stated Council should pick day for neighborhood walk so we can schedule a day to award the bid.

Mayor Hough asked if everyone was okay with the 18th.

Councilman Hope was the only member with schedule conflict but stated he will make change in his schedule to attend.

Mr. Kraus directed to plan to meet at City Hall and then walk neighborhood portions of downtown. Meet at 6 pm for award and then walk.

Mayor Hough asked how long will the street be closed and will it affect City Café?

Mr. Krauss stated City Café should be able to open and customers should be able get in and out.

Councilman Hope states as City Café has no permit yet, we don't need to worry about that.

Mr. Kraus stated when we rehab water taps for Curves, T-shirt shop, Featherstone shop, C & M – we will have to tap from their sewer lines. Only one line of traffic will be open, driving over parking spots on side of street. We will always have one lane open to keep businesses in business and limit impact on customers.

Mr. Kraus requested discussion of contract with WK Dickson for construction management during streetscape. He stated the city discovered with East Gaston water line project that this will go better with someone here to oversee this on a constant basis. He suggested the city hire a construction manger for temporary position.

Councilman Hope asked what qualifications would be required for this position.

Mr. Kraus answered a person with construction background.

Mr. Jackson stated they had thought about John Hope but too much is going on and he feels the need to get outside source.

Mr. Kraus stated if we hire from engineering firm it will be expensive. On our own, it will be cheaper.

Councilman Hope stated it needed to be someone who knows what is going on.

Councilman McLean inquired what about the man used for the East Gaston line.

Mr. Krauss stated that individual was not interested, and was spending time in the mountains.

Mayor Hough stated this will take away from bond money but it will be worthwhile to have someone to manage this project.

Councilwoman Harris stated she does agree with Councilman Hope that if this position is filled, it needs to be someone with experience and knows what they are doing.

Mayor Hough asked do we have the ability to find the right person.

Mr. Kraus answered yes.

Councilman Hope suggested using a retiree from state or construction company.

Mr. Kraus stated they would not need this service for the utility portion, just sidewalk portion in about a month from now.

Councilman Hope asked about use of the city's engineer – could that work out?

Mr. Kraus answered that he did not feel that she could be there as frequently as we needed.

Councilman Hope asked why.

Mr. Kraus stated she is doing our engineering work. She could recommend someone maybe.

Mr. Jackson suggested combination of John Hope and the City Engineer.

Councilman Hope stated he is concerned about the city being frugal with our bond money.

Mayor Hough asked how much time would be needed for this on a daily basis.

Mr. Kraus stated the supervisor for the East Gaston Water Line Project was out there every single minute the work was being done.

Mayor Hough asked is that necessary?

Mr. Jackson stated the need could fluctuate, depending on the job, quality, etc. Usually early on you can tell if they need to be out there.

Councilman Hope stated this is why we hired WK Dickson to start with –they should handle this. We should not have to hire someone to watch them. Don't pay for things twice.

Mayor Hough stated he was in agreement with Councilman Hope.

Mr. Kraus stated we can do that.

Councilman Hope stated we want it right and we will hold WK Dickson responsible. I am just one person with my own opinion, but I have problems with micro-managing an engineering firm. That is me.

Mr. Kraus stated with US infrastructure we have not required oversight – they have done an excellent job. With East Gaston line it was needed due to faulty work. We can proceed with Dickson doing it until we see sub-par work.

Mayor Hough asked who controls subcontractor.

Mr. Kraus answered it depends on the contract.

Mayor Hough asked who works for whom? Aren't we paying the bill? Can we not fire a subcontractor ourselves?

Mr. Kraus answered it depends on how they have the contract. If bid was based on using specific sub -- then you have to live with their subs until you can document inadequacy on the sub's part.

Mayor Hough asked can we have something drawn up that if sub does not work out that the contractor is financially responsible for fixing.

Mr. Kraus answered yes, that is already in place.

Councilman Hope stated this is what we are paying Dickson for. They should have a daily and weekly report of what is taking place and should be there accordingly.

Mr. Jackson stated our primary relationship is with the engineer.

Councilman McLean stated our engineer and John Hope should drop by and make periodic inspections.

Mr. Kraus stated they will. We will let Dickson handle and we will check up periodically.

Mayor Hough asked if there was any thing else on this issue? All agreed none.

#6: Removed from Agenda.

#7: To Approve Signs for National Day Out.

Mr. Kraus presented request from the police department asking for permission to put up banners 30 days in advance to National Day Out.

Councilwoman Harris made MOTION to approve request. SECONDED by Councilman Hope. Approved unanimously.

#8: To Discuss Agenda Items.

Mr. Kraus stated there needs to be a change in tree debris collection code, and also the livestock code. These are the two specific items he requested for addition on this work session agenda. He stated on the tree ordinance -we have limits on size of pieces to be picked up. Residents are still leaving tree trunks too big, etc. The code needs clarification. We should specify we will not pick up downed trees to make it clear. Other issue is livestock within city limits.

Mr. Jackson stated the code is 200 feet from street or house with livestock -- to keep difference between urban / rural areas. He states he would recommend increasing to 400 feet (example Bell Street).

Mr. Kraus stated we need clarification to enforce this.

Councilman Hope stated I have problem with Bell Street being inside city of Mount Holly and the owners of the animals are not even citizens of the city.

Mr. Jackson stated this code was not meant for urbanized areas. He stated this code seriously needs to be

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changed.

Mr. Krauss stated the city needs direction from council so we can work up for meeting next week.

Mr. Jackson stated the meeting will be public due to this being a city ordinance.

Councilman Hope asked can we put in that they must be resident and must live on property.

Mr. Jackson stated anything can be written in.

Mayor Hough asked is that the direction you need Mr. Jackson?

Mr. Jackson answered yes.

Mr. Kraus asked how council feels about tree ordinance. Should we pick them up or not? It is always an argument of did you pay someone to cut down tree or not?

Councilman Hope stated the city should establish fee for picking up trees. That would be deterrent as people will not want to pay fee.

Mayor Hough stated that picking up limbs is an expectation.

Mr. Kraus stated this is meant for someone actually cutting down entire tree.

Mr. Santmire stated we want to be able to enforce what is already written. 4 inch diameter limit. If resident paid a fee – then we will not pick it up.

Councilwoman Harris stated most tree companies take everything with them.

Mayor Hough stated the intent of the ordinance is to keep tree services from taking advantage of residents and requiring the tree service to haul off the debris after cutting it down.

Mr. Kraus stated we could add that in ordinance – for fee of contract services.

Councilwoman Hubbard asked if we have a 4 inch tree for pick-up, what the impact is.

Mr. Santmire stated with the sheer volume of homes in Mount Holly, if every home cut down one tree it would set us back for days. It fills up our trucks with trees and slights our residents from regular trash pickup.

Mayor Pro-tem Helms asked how much will you pick up or not pick up.

Mr. Santmire stated the ordinance states we will take one pickup load per week. We do mulch some of it.

Mr. Kraus stated desire to want to go in direction of council's request.

Mayor Hough stated to enforce what we have.

Mr. Jackson stated the fee for pickup for tree debris over 4 inches in diameter is \$225 per hour.

Mr. Jackson stated the prior request for a sign by the construction company at 273 / Tuckaseegee is in right of way and is dangerous because of size. The contractor requested permission to put it up for a year.

Councilman Hope asked what precedent is that setting. I say no.

Councilman McLean says no.

Mayor Hough stated I hear council not allowing sign to go up.

Councilwoman Hubbard stated sign would be a traffic hazard.

Mayor Hough stated council is not allowing sign. All were in agreement.

Mayor Hough asked if there were any other items on agenda.

Councilwoman Hubbard requested to add Spring Fest 2005 presentation and also asked if it is appropriate to do some sort of recommendation for Kayla Moran.

Mayor Hough answered yes we will make sure Kayla is recognized as Outstanding Teen of NC winner.

Councilman Moore stated he will find out if Kayla is in town and he will be glad to present recognition.

Councilwoman Hubbard requested in Executive session to ask Kemp Michaels to update us on boat landing status.

Mr. Kraus stated I can tell you a little bit now or on Monday.

Councilwoman Hubbard said Monday is fine.

Mayor Hough asked if there were any other items for Monday's agenda. If no, we will proceed to roundtable for comments.

ROUNDTABLE

Councilman Moore stated after we talked about Sake Express at last meeting about Kudzu on line, it appears the removal project has been started and undergrowth seems to be gone now.

Councilman McLean asked about the lady that lives on street with water damage (Ms. Brackett). Did we send her a letter or anything?

Mr. Kraus stated not yet but I will send tomorrow.

Councilman Hope stated nothing to add for discussion.

Mayor Pro-tem Helms stated nothing to add for discussion.

Councilwoman Harris stated nothing to add for discussion.

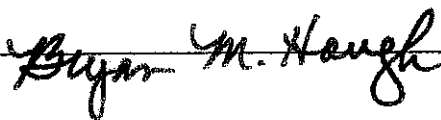
Mr. Kraus stated nothing to add for discussion.

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Councilwoman Hubbard stating nothing further to add for discussion.

MOTION to adjourn by Councilwoman Harris. SECONDED by Councilman Hope. Unanimous.
Meeting adjourned by Mayor Hough at 7:30 pm.

Mayor



City Clerk

