

Regular Meeting
Mount Holly City Council
May 13, 1991

The meeting was called to order at 7:30 P.M. by Mayor Charles B. Black, Jr. Those present were Councilwomen Faye S. Little and Lib Nichols, Mayor Pro-Tem Bob Jessen, Councilmen Myles Biggerstaff, R. L. Duke, Archie Small, City Manager Greg Young, City Attorney Kemp Michael, Director of Public Works Eddie Nichols, Police Chief Jerry Bishop, and the Zoning Administrator Gary Roberts.

The invocation was led by Reverend Mitchell Murrow.

The minutes of April 8 and 22, 1991, were approved as written upon motion made by Councilwoman Little, and a second by Councilwoman Nichols, with all in favor.

Mayor Black reported that he has repeatedly contacted the post office and even our congressman about repairing the Mount Holly post office and about the poor service. A representative of the post office had asked to be present but had called that day and cancelled. The Mayor asked that the Council send a letter to Congressman Ballenger to file a formal complaint against the Mount Holly post office. Mayor Black stated that a man had come to City Hall and told him that he had been on vacation and when he returned he found a lot of Mount Holly's mail in his post office box. The Springfest Committee also found that many of the persons interested failed to get things mailed to them or things they mailed never arrived. A woman in the audience had a petition for citizens to sign as well.

Mayor Black thanked the Spring Festival Committee for its hard work as the festival went very smoothly and he looks forward to working with them next year.

The regular meeting was recessed and the public hearings called for two matters on the agenda. The first matter was consideration of a rezoning request by Southern Benedictine Society from R-A to L-I of a 38 acre tract along I-85 and the Catawba River. Notices and advertisement had been lawfully made. Attorney Rich Hoefling stated the Society would like the rezoning to facilitate future growth. A representative from the Mecklenburg County Park and Recreation Department was recognized. She said the park property adjoins the Society's property across the river, and they do not have a concern with the proposal. She informed the Council and citizens present of the plan for this regional park consisting of about 266 acres already. They are in the land banking stage and there are no definite plans, but there will be utilization of the water frontage and perhaps the island, perhaps golf, and several citizen activities for use by citizens in the whole region. There were no other comments for or against the rezoning matter. The second public hearing was to consider the petitions by Gaston County School Board for rezoning the property at Pinewood and Catawba Heights Elementary Schools. The survey had been submitted and proper notices and advertisements had been made. There were no comments for or against. The public hearings were adjourned and the regular meeting adjourned.

Councilwoman Little moved that the request for rezoning by the Southern Benedictine Society to rezone its 37 acre tract from R-A to L-I be approved, seconded by Councilman Duke with all in favor.

Councilwoman Little moved to adopt Ordinance #5-13-91(1) to annex, effective August 31, 1991, and subject to clearance by the Attorney General, the property of Gaston County School Board known as Pinewood Elementary School, seconded by Councilman Jessen and carried by unanimous vote.

Councilwoman Little moved to adopt Ordinance #5-13-91(2) to annex, effective August 31, 1991, and subject to clearance by the Attorney General, the property of Gaston County School Board known as Catawba Heights Elementary School, seconded by Councilman Jessen and carried by unanimous vote.

Carl and Mary Rogers requested that a public hearing be held to consider rezoning their .8 acre tract on Legion Road from L-I to R-12. Mr. Roberts said there is no zoning objection. Councilman Biggerstaff moved to set the public hearing at the next regular meeting to consider this request and to have proper advertisement and notices made, which was seconded by Councilman Duke and unanimously carried.

Pete Buffin requested a public hearing to consider rezoning his property on Lanier Avenue from B-2 to R-12 so that he can build houses on it. This does not include the store building property. The Planning & Zoning Board recommended that a hearing be held. Councilman Biggerstaff moved that the hearing be held at the next regular meeting and that proper notices and advertisement be made, which was seconded by Councilman Jessen and carried unanimously.

Mr. Boyce Sherrill appeared before the Council regarding a variance for a street intersection offset requirement in the subdivision ordinance. He had been to the Board of Adjustment and they approved the variance if the State will give a statement that they will take over the street if ever petitioned. When Mr. Sherrill went to the State DOT, they said they will not consider it at all without a petition and they cannot consider a petition without a certain number of houses. He said the State only maintains up to Azalea Trail on Cottonwood Drive, so he cannot get anywhere. Zoning Administrator Roberts said that since this is outside the City, the City will not be taking over the road or maintaining it. The ordinance says that if the Board of Adjustment approves then he comes to the Council. Mr. Roberts suggested they might get a response from the State DOT. The City Attorney said the ordinance keeps the street construction to a certain standard in the one mile perimeter so that if it is ever annexed, the City will not have a problem. Mr. Roberts said Mr. Sherrill's street would be 35 feet offset from the other street instead of the required 125 feet, and he did find there to be large boulders on each side. Councilman Biggerstaff moved to table this matter until the next regular meeting so that the City Attorney can write DOT and obtain a comment, which motion was seconded by Councilman Jessen and unanimously carried.

Phoenix Management Systems gave a status report. They distributed the written report from the audit. They have a security guard in place, and the incidents of police involvement have dropped. The evictions are due for court appearance the next week. They are doing criminal background screening now on all applicants. They have a fulltime maintenance person. They have given new proposed resolutions and policies to the City manager for review.

After discussion, Councilwoman Little moved to approve the contracts to audit the City accounts for \$10,296 and the HUD accounts for \$5,500 with Cherry, Bekaert and Holland, which was seconded by Councilman Duke with all in favor. Councilwoman Little moved to approve the contract with Cherry, Bekaert and Holland for quarterly reviews of City accounts beginning July 1 on a quarterly basis, including the partner's fee of \$80/hour and senior's fee of \$50/hour, which was seconded by Councilman Jessen and carried by unanimous vote.

The Council considered a list of designated speed limits for N. C. Highway 273 submitted by DOT. Mrs. Hazel Michael asked that they have the speed limit lowered from 55 mph to 45 mph. After discussion, Councilman Jessen moved to table the matter to the June 10th meeting so the City Manager can contact DOT about lowering the speed limit from 55 mph to 45 mph, which was seconded by Councilman Duke and unanimously carried.

The City Manager discussed the grading work bids for Tuckaseege Ballfield with the Council, which were higher than anticipated. Copies were given to the Recreation Committee. The Council asked the engineer if Gaston County companies were contacted since the bids were all from other places; they had contacted two places who did not bid. The engineer said some of them said they could not do the work until September. Councilman Biggerstaff felt the bids should be redone and put out for this fall which would be the best time for grading and seeding anyway. Councilman Small said local people should be contacted; the Mayor named several companies. Councilwoman Little felt the engineers should not get the bids because they tend to come in high. The City Manager recommended these bids be rejected and new bids be let. Councilwoman Little moved to accept the City Manager's recommendation and reject the bids and rebid with the revisions requested for three fields, seconded by Councilman Small and carried with five ayes and one nay (Nichols).

Tax releases for May 13, 1991, in the amount of \$87.22, were approved upon motion by Councilman Biggerstaff, seconded by Councilman Duke with all in favor.

The floor was opened for complaints and petitions. Patrick and Peggy Gordon, 406 Copeland Park, asked that the speed limit for their street be lowered to 20 mph. They had a petition signed by nine of the ten residences on that street. There is a hill and they have children playing. Councilman Jessen moved that the speed limit on Copeland Park be lowered to 20 mph and a sign erected, seconded by Councilman Biggerstaff, with all in favor.

Christine Mobley, 225-1/2 West Glendale Avenue, said there are

trees behind her house owned by the people adjoining her property which fell on her property and she cannot get them to remove them. This has prevented her from getting Duke Power to erect a light her backyard. After discussion, it was determined that this is a problem on private property between two persons and the City cannot get involved. There was no violation of the weed ordinance.

Mayor Black reported that the State legislature has adopted a law that takes 6.2% from the City of Mount Holly or \$47,000.00.

Mayor Black stated that anyone who has an objection to the thoroughfare plan proposed by the County should make it known now.

Mayor Black said that he would like to see the Council prohibit election campaign signs before about two weeks before the election and require their removal two or three days afterward. Councilman Jessen agreed that they should come right down but he felt putting them up is part of the process and should not be limited. Someone was concerned about them being put in the Beautification Committee flower beds. Councilwoman Little felt that there could not be any control over elections other than the local municipal election. The Council agreed they should be removed soon afterward. Mr. Roberts inquired if the Council wants him to have realtors and events signs removed as well; they did.

Mayor Black said that First Union National Bank has offered to give the City the old brick out of the Massey Hardware building when it is demolished; he said they would match City Hall and could be used at the Police Department. The City Manager is going to check on how difficult it would be to clean them.

Councilwoman Nichols inquired about the water on the field behind the old junior high gym, and there is no water in the restrooms. The City Manager said the custodian had the water line cut to the restrooms because he was convinced that it was leaking the water onto the field. It was not; but it has not been reconnected yet. He has billed them \$800 for the new tap because they insisted the line be cut. They are still trying to locate the water line that is leaking. Councilman Small said that he is sure there are natural springs under that field.

Councilman Small said a street light at Hawthorne and Rankin is needed, and the grass needs cutting at that bridge.

Councilman Small said that the railroad tracks on Hawthorne were raised and now a car goes airborne if it is traveling over 25 mph, so he asked that the railroad be contacted to improve the slope. City Manager Young said they have promised to put more asphalt there and he will follow up on that.

Councilman Small said there is a water leak at Highway 27 and Hawthorne. City Manager Young said the contractor insists that it is a cutoff valve and it will "seat itself" eventually.

Councilman Jessen inquired about the large amount of gravel and asphalt used by the City in March and every month. It was learned

that when the City does water and sewer taps, it uses a lot of gravel, and every patch uses a lot of asphalt.

Councilwoman Little said that the Rankin Avenue bridge is dangerous without guardrails and asked the City Manager to contact someone about have them added.

Councilman Biggerstaff asked that some City staff be sent to the traffic islands at Catawba Heights to pick up trash paper.

The City Manager distributed the 1991 paving list and asked the Council to report to him any changes or additions they would like.

City Manager Young said he had met with Mr. Wilkins from Gastonia regarding its water intake and Gastonia still wants to cross the City's right-of-way, so they have been negotiating the contract. The City Attorney is reviewing the redraft and the engineer is going to make recommendations about the cross sections.

Mayor Black said the City is number four on the list for transportation improvements now and he is in hope that the four lane between Tuckasee and Highway 273 will be done before a long time.

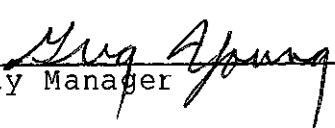
City Manager Young gave the Council a list of the names and terms of the Planning & Zoning Board and Board of Adjustments.

City Manager Young said that the blue street markers for the fire hydrants will cost \$6.50 each if put on top of the street; and \$30 each if recessed. The Council asked him to have them put on top of the street.

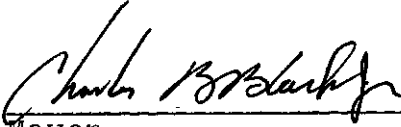
Councilman Biggerstaff moved that the Catawba Heights Fire Department be allowed to hold its fundraiser, seconded by Councilman Duke and unanimously carried.

City Manager Young recommended that the supervisors who worked overtime at Springfest be compensated. The Council took this under advisement.

Councilman Duke moved that the meeting adjourned, seconded by Councilman Little and unanimously carried, at 10:00 P.M.



City Manager



Mayor
