CITY OF MOUNT HOLLY

MOUNT HOLLY CITY COUNCIL
WORK SESSION

TUESDAY, MAY 4, 2004

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	City Manager David Kraus
Mayor Pro-Tem Michael Helms	Assistant to the City Manager Danny Jackson
Councilwoman Phyllis Harris	Assistant to the City Manager Jamie Guffey
Councilman Jim Hope	Utilities Director Don Price
Councilwoman Pat Hubbard	Police Chief Bence Hoyle
Councilman Frank McLean	Street and Solid Waste Director Mike Santmire
Councilman David Moore	Community Development Planner Greg Beal
City Attorney Kemp Michael	Communication Director Megan Hanks

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The invocation was led by Councilman McLean.

Mayor Hough announced that the agenda would be slightly revised so that our visitors could set up their projector. Mike and Don went first.

1. To Discuss Update on Catawba Heights Sidewalk Project.

Mayor Hough recognized Mr. Santmire.

Mr. Santmire provided Council with an update of the project. He stated that they are currently going over the punch list provided by the contractor, Lee Skidmore, and that the West Henry Street portion will be completed soon. Mr. Santmire also stated that the work on Beatty Drive would be completed within the month.

2. To Discuss Update on East Gaston Water Line.

Mayor Hough recognized Mr. Price.

Mr. Price stated that the water line has been engineered from East Gaston. The contract has been presented to the County Commissioners and it is currently under review. Mr. Kraus stated that we should be able to get the project into place by the time school starts this fall.

Mayor Pro Tem Helms asked what level of oversight will we have?

Mr. Price said we will have some.

Mayor Pro Tem Helms said we should have oversight over areas where we are working on private property.

Mr. Price stated that the engineers will have a full-time inspector on site.

3. To Discuss Future Municipal Building Design.

Mayor Hough recognized David Creech of Narmour-Wright.

Mr. Creech introduced Kevin Marlowe and Amy Johnson as members of his design team. Mr. Creech presented a slideshow presentation that included images of the building both in its original condition as well as its current state, of the Design Center of the Carolinas, and the Atherton Mill. Mr. Creech gave an overview of the schedule for this week, which includes a walk-through of the building on Wednesday, May 5, a consultation visit from a leasing specialist on Wednesday afternoon, and concept development on Thursday, May 6. Mr. Creech presented data on the projected spatial needs of Administration, Planning, Parks and Recreation, and Utilities. Mr. Creech provided data on the current square footage of municipal buildings in Apex, Cornelius, Matthews, and Shelby. The presentation also included images of Sanborne maps from 1922 and 1929. Mr. Creech presented images of the drawings his team had created while working at City Hall today. The concept designs showed possible layouts of the building.

Mike Kahre: How many people do you expect the community meeting room to hold?

Ms. Johnson responded 115-120.

Mike: can that space be divided into smaller spaces?
AJ: that could be a consideration.

Mayor Hough asked if there is a way to combine the spaces to accommodate around 500 people?

Mr. Creech: What would the space be used for?

Mayor Hough said that the community had spoken during the vision process that they would like a space that could hold a larger crowd, up to 500.

Mr. Kraus pointed out the dimensions of the space may prohibit us from creating room for that size of a crowd.

Councilwoman Hubbard asked if the space would resemble Mr. Creech's office in Charlotte, with the glass front at each department.

Mr. Creech responded that yes, it would bear a resemblance.

Mayor Hough asked if the proposed Parks and Recreation space included the exercise room?

Mr. Creech no, that this would be possibly within the commercial space, or even in the Tuckaseege Center.

Mr. Kraus stated that staff feels like if we have exercise space at the building, we would want to create a top-notch facility.

Council discussed the conceptual need of having office space for council members. Mr. Creech stated that the use would be flexible for other purposes as well.

Mayor Hough stated that this seems to be a lot of space. Does the proposed use of space truly reflect Mount Holly's needs?

Ms. Johnson clarified that this is a 20-year outlook

Mayor Hough thanked Mr. Creech and his team for their presentation. He stated that the Council may wish to look at various ways to finance this project.

Mayor Hough called for a five minute recess.

4. Presentation of Economic Development Proposal.

Mayor Hough recognized Jeffrey Thompson, Ann Schenk, and Jim Evans of City Partners.

Ann Schenk presented a slideshow on the economic development needs that are currently facing Mount Holly. She discussed how City Partners could assist the City in addressing these needs.

Councilwoman Hubbard asked if Tripp Muldrow's firm is comparable to this firm.

Mr. Kraus stated that they really are different, in that Muldrow's is more marketing based; City Partners is more development based.

Mayor Hough stated that we all know that there are several developers who are interested in meeting with our staff and working with Mount Holly. We need to welcome these interests and continue discussing how we will select who we want to work with on our economic development goals.

Councilwoman Hubbard asked if we decided to sign a contract with City Partners, is there money in this year's budget for us to get started?

Mr. Kraus responded that no, this is not in this year's budget. We did not include it in our budget preparations last June.

5. To Consider ABC Commission Nominations.

Mayor Hough asked Mr. Kraus to discuss the different considerations we must note when appointing Commissioners to this Board.

Mr. Kraus stated that there are several considerations, such as a possible limit on the number of times someone can be appointed, having staggered terms, and if so, who would serve which term.

Councilman Hope nominated Carlton Broome, Robert Whitt, and Kathy Drumm.

Mayor Pro Tem Helms stated that he was in favor of those three individuals.

Councilman Hubbard nominated Howard Black.

Councilwoman Harris nominated Daphne Barton.

Mayor Hough nominated Bill Wilson.

Mr. Michael spoke about how the Board would function. The initial board would consist of three people who serve staggered terms. Council selects the Chairman. If they leave office during their term, the remaining two board members would appoint a replacement, unless the chairman left office, then Council would make the appointment. Each person is bonded at least $5,000. There are no residency requirements. Council can choose how they want to take nominations and who they want to appoint to the different term lengths. The top vote getter could serve the longest term, and so on. We will provide further details in this week's Council packet.

6. To Consider Recommendation for Appointment to Mountain Island Lake Marine Commission.

Mayor Hough stated that the Mountain Island Lake Marine Commission has an open seat for a Gaston County appointment. He would like to have that seat filled by someone from Mount Holly who would represent our interests to the Commission.

Councilwoman Harris volunteered to serve.

Mayor Pro Tem Michael Helms MOVED to recommend the Gaston County Board of Commissioners appoint Councilwoman Phyllis Harris to the Mountain Island Lake Marine Commission. The motion was seconded by Councilman McLean and was approved unanimously.

7. To Discuss Agenda Items.

Mayor Hough recognized Mr. Kraus.

Mr. Kraus stated that there are a few additions to the regular Council meeting next week. We need to add a presentation for recognition of our street department employees for their contribution to Springfest.

Mayor Hough asked if Council would like to have a dinner before the meeting so that everyone could meet the winner of the Mayor for a Day contest, who will be present at the regular meeting.

Councilman Hope suggested that we solicit contributions for the cost of the dinner.

Councilwoman Harris asked if Council will receive a copy of Mr. Johnson's winning essay?

Mayor Hough stated that it will be in the Council packets on Friday.

Mayor Pro Tem Helms mentioned the proposed Mountain Island Lake Memorandum of Understanding. He would like to see the memorandum as soon as possible before considering it at the regular meeting. Mr. Kraus stated that the proposed memorandum would be in this week's Council packet.

Mr. Kraus stated that the annexations listed on the agenda are for the Rhyne property and/or Jeremiah Robinson's property.

The Unfinished Business Item #3 is actually a public hearing. It was called for last month and it was properly advertised.

Councilwoman Hubbard asked if we had heard anything from North Carolina DOT on the bridge renaming?

Mr. Kraus stated that we are awaiting a response.

Councilwoman Harris asked about the repaving in the handicapped space at Wesley's Chapel Holiness Church. She asked Mr. Price if he was aware of this problem. She asked that he please call Willie Melton and talk to him about this. The contractor on the Lee Street relief sewer line did damage to a handicapped space at the church. Mr. Price stated he will take care of this.

Mayor Pro Tem Helms asked if we received the draft of the changes in the County's agreement on the water and sewer line. The approved version by the County was not as it was presented to our Council.

Mr. Kraus stated that this will be discussed at the regular meeting next week.

Councilman McLean stated that there is a problem at Beatty Road and Highway-273. Water is backing up. Ken Pruett from DOT says this is the City's responsibility.

Mr. Kraus stated that staff will look into the matter.

Councilman McLean stated that he has received complaints about tanker trucks running through Mount Holly and their speed through town.

Councilman Moore asked if Council would be interested in having a proclamation for Dr. Scott, who is retiring after serving in our community for over 40 years.

Councilman Moore presented copies of letters Bob and Pam Friedl have sent to the City over the past few years regarding their drainage problem. He suggested that Council look over this and consider what we can do about this at next week's meeting.

Mayor Hough asked Mr. Guffey to respond to this.

Mr. Guffey said we have heard back from the insurance company. We cannot file the claim with our current insurance company because we were not with the same company at the time of the incident. He has asked the company he thinks we were with at the time to look into the incident to see if we were indeed with them at the time and if we filed a claim. Mr. Kraus said again our recommendation is to get a release from the Friedls, compensate them for their damages and let them pay for the costs of the damages.

Mr. Michael said he would recommend obtaining the land (or right-of-way) for our planned greenway as a part of that settlement.

Mayor Pro Tem Helms stated that this is the reason why he brought up the issue of oversight earlier while Council discussed the East Gaston water and sewer line.

Mayor Hough asked Council if they would like to direct staff to look into this further?

Councilwoman Hubbard asked what would we need to do to see if this is actually something we need to include in our greenway plan?

Councilman Hope stated that we should take time to consider this and plan to discuss it at our work session.

Mr. Kraus presented a map of the area on Legion Road where we have discussed relocating the Street and Solid Waste Department.

Councilman Hope stated that he did not realize staff was looking into this possibility.

Councilwoman Harris asked for clarification on our lease agreement with the current tenants.

Mayor Pro Tem Helms asked Mr. Santmire if he sees that there may be another location we should consider for the Street Department facility? Would we need an additional facility in another section of town to serve our growing community?

Mr. Santmire agreed that there may very well be a need for an additional facility, but he cannot say for sure.

Mr. Kraus asked if Council would like to direct the City Attorney to issue a 12 month lease?

Mr. Michael stated that the current tenant of this property uses steel and paints the steel. Is this zoned for industrial use?

Mr. Kraus it appears that more land has been cleared and is in use than what was originally agreed upon.

Mr. McLean asked for an aerial photo of Tuckaseege Road site in Friday's packet. He stated that this would be a more central location for the Street Department facility.

8. Executive Session

Councilwoman Harris MOVED to go into Executive Session for the purpose of attorney-client privilege. The motion was seconded by Councilman McLean and was approved unanimously.

Council resumed its regular meeting.

Councilman Hope MOVED to approve the purchase of the outparcel in front of the Holiday Inn Express for the price of $500,000.00 from Maya Lodging, LLC. The motion was seconded by Councilwoman Harris and was approved unanimously.

Roundtable

Councilman Moore stated that the City should look into changing the Catawba Heights addresses so that they are all considered Mount Holly, rather than Belmont.

Mr. Kraus stated that staff will look into this.

Adjournment

Councilwoman Harris MOVED to adjourn at 9:36 pm. The motion was seconded by Councilman Moore and was approved unanimously.

Clerk

Mayor Bryan M. Hanes

Respectfully submitted,

Megan Hanks
Communication Director