Regular Meeting
Mount Holly City Council
April 13, 1992

The Mount Holly City Council met in regular session on April 13, 1992 with Mayor Charles B. Black, Jr. calling the meeting to order at 7:30 P.M. Mayor Pro-Tem Faye S. Little, Councilwomen Phyllis Harris and Lib Nichols, Councilmen Archie Small, Bob Jessen, and Myles Biggerstaff were all present. Also present were City Attorney Kemp Michael, Director of Public Works Eddie Nichols, Planning Director Gary Roberts, and Diane Pritchett and Ronnie Meeks with Priority One Management.

The invocation was given by Reverend J. D. Williams, Pastor Emeritus, First Baptist Church.

A MOTION was made by Councilman Jessen to approve the minutes of March 9, 1992, with a second to the motion by Mayor Pro-Tem Little, with all in favor.

Mayor Black adjourned the regular session into a Public Hearing regarding the request for street closings by Hoechst Celanese. Mr. Fred Eilskod, Technical Manager with Hoechst Celanese, along with Richard Alsop, Consultant, displayed a large map of proposed street closings to the Council. After questions and discussion by the Board, concern was expressed over the existing water and sewer lines in the streets involved. Public Works Director Nichols felt the water lines should not be turned over to a chemical company, as there is always a possibility of cross-connection resulting in a contaminated water source from back flow. Mr. Nichols said there had been an accident of cross-connecting happening recently at another chemical plant. Also, the abandonment of the water lines would also limit our water supply access. The water lines on East Piedmont could possibly be abandoned, if Duke Power doesn't feel there will ever be a need for water connections to their property. It was also mentioned by Mr. Nichols that Lee and Piedmont Streets have lots of storage equipment in the middle of the street, and vehicles can not get through to the lift station, which may be needed in an emergency. Mr. Nichols did recommend abandoning water lines on Piedmont down to Lee Street, as they do not serve anything there. Duke Power representative Keith Featherstone objected to the lines being cut off leading to Duke Power property, as they may possibly need water connections there at some time in the future. City staff was directed to meet with representatives of Duke Power and Hoechst Celanese and report back later in the meeting.

City Attorney Kemp Michael mentioned that he had represented Hoechst Celanese in the past, and he felt that the Board should be aware of the fact.

Mayor Black declared the Public Hearing closed, to return to regular session.

The Resolution of Transfer of Ownership of Cablevision of Belmont-Mount Holly was next on the agenda. There were some comments and questions; and as there was not anyone there representing the company, the matter was tabled until the next meeting.

Upon MOTION by Councilman Myles Biggerstaff, the disposal of surplus Police Department weapons was approved, with a second by Councilwoman Lib Nichols, with all in favor.

Mr. Richard Mills, representing HDR Engineering, gave details of building plans for the Fire Department expansion. The plans include two new truck bays, handicap restrooms for both men and women, extended lighting and heating, including electrical work and plumbing. City Manager Phil Ponder express concern over the question of property lines in back of the Fire Department, and if there could be a driveway there.

Mr. Richard Mills, also gave the details of the bids for renovations to City Hall, which would include wiring, panel boards, excluding new lights. The heating system would be re-designed with three heat pump units outside, and electrical heat for a backup system. There was some discussion, and a question raised as to why gas heat was not considered. Mr. Mills replied that it would be too expensive, as there would need to be additional remodeling to the building with gas, which would greatly increase the total cost of renovations. With the heat pump very little changes need to be made involving duct work. The City Manager commented that we had requested the plans for as little cost as possible, and the upstairs floor would be left untouched at this time to save money, especially since the new federal regulations would require putting in an elevator. The only qualified use at this time for the upstairs floor would be for storage. There was some discussion as to the great degree of difference in the amount of bids, and Mr. Mills stated that he highly recommended Lail Electric, that they did quality work for his company in the past. Mayor Pro-Tem Little made a MOTION to accept the bids of Ross & Witner of $39,786.00, and K. W. Lail Electric of $28,900.00 for City Hall renovations, with a second by Councilman Myles Biggerstaff, with all in favor. The Fire Department bids were tabled until later.

A MOTION was made by Councilman Biggerstaff to adopt the Refuse Collection for the Handicapped/Disabled Policy with attached medical form. Councilman Jessen seconded the motion, with all in favor. There was some discussion regarding apartment requirement for pickups, and Mr. Nichols stated that all apartment complexes with eight or more apartments require dumpster pickup. There have been complaints from those unable to carry out or lift items into dumpsters.

Mr. Larry Daniel, with the Charlotte Office of the Division of Motor Vehicles, addressed the Council regarding the lease renewal for the drivers license office, which was tabled from the January meeting. Mr. Daniel stated that he had looked at five different locations in Mount Holly and three in Belmont, but they had not made a decision yet. Mayor Black replied that he would like to see them stay in Mount Holly; but that we have no extra space in City Hall. Mr. Daniel answered that the DMV had enjoyed being here. Mayor Pro-Tem Little said that they had expressed wanting help in cost of relocating, and Creekside is trying to help them to relocate there. Mr. Daniel asked for a time extension, so they would not be so pushed to move. There was some discussion about the congestion at times in the hallway at City Hall. Mr. Daniels replied that they have an average volume of around 60,000 people a year, and could not guarantee keeping the hallway clear without additional space. He also said that they would like a three year contract. Mayor Pro-Tem Little made a MOTION to not renew the drivers license lease agreement, but to extend the moving time to sixty days past June 30th. Councilwoman Nichols seconded the motion, with all in favor.

Mayor Pro-Tem Little made a MOTION to: 1) adopt Resolution 4-13-92A approving the FY 1992-93 Holly Hills operating budget; 2) adopt Resolution 4-13-92B certifying the re-examination of incomes of families in occupancy; and 3) adopt Resolution 4-13-92C certifying a drug-free workplace. A request to waive the payments in lieu of taxes was rejected by Council. Council Member Jessen seconded the motion, with all in favor. There was some discussion, and Diane Pritchett was asked if there were any changes from last year's budget. Ms. Pritchett said it was the same as last year's, except the rent is lower. She explained that the Council could build up reserves if the need arose, and there is currently $31,000 in reserves. In discussion of old unpaid accounts, Trent Wilson, City Auditor, said they could be written off, and some are at least two years old. She suggested turning them over to the Credit Bureau for them to collect.

Ms. Diane Pritchett thanked the Council for the $10,000.00 loan, which they have paid back except for $1,000.00, which they will be giving back shortly.

A MOTION was made by Councilman Biggerstaff to set a public hearing for May 11th to consider amending the zoning ordinance in order to enact a time limitation on zoning permits. Councilwoman Lib Nichols seconded the motion, with all in favor.

A MOTION was made by Councilman Biggerstaff for release of tag fees and taxes in the amount of $73.24. Mayor Pro-Tem Little seconded the motion, with all in favor.

An addendum to the contract with BFI was presented for an extension for thirty days from May 1 to May 31, 1992. City Manager Phil Ponder stated that we will set up a standard contract to carry on into the future. Mike Randolph, representing BFI, was present, and told Council that they had always had a nice working relationship with Mount Holly. Mr. Randolph answered questions on their recycling procedure, which reduces the amount of garbage taken to the landfill by 25%, and will be 40% by the year 2000. He explained that they are able to provide different types of service, have an across country operation, and know what works well and what doesn't. Mayor Pro-Tem Little made a MOTION to accept the City Manager's recommendation to extend the contract, seconded by Councilman Biggerstaff, with all in favor.

Charlene McRorie, of Cove Avenue, asked that something be done about the noise so early in the morning from the BFI dumpster pickups in her area. Mrs. McRorie says she hears them at 4 and 5 A.M., and she feels we should have a noise ordinance.

Insurance for City sponsored athletic activities was discussed by Council. After some discussion, Councilman Biggerstaff made a MOTION to authorize the City Manager to proceed with obtaining insurance coverage for City sponsored athletic activities at a cost of no more than $1.00 to $1.50 per participant. There was a second to the motion by Councilman Jessen, with all in favor.

Mayor Pro-Tem Little inquired about the status of the elected officials insurance coverage from April, to which the City Manager replied that the extension is on the way.

Merlin Brown, 1723 N. Main Street, requested relief from his low water pressure problem. Mr. Brown felt another pump station in his area would increase the pressure, and that should be given higher priority than new trucks, and new sidewalks. The City Manager was instructed to get more information and an estimated cost regarding the matter.

Merlin Brown also mentioned another concern of businesses sandblasting old vehicles which have lead based paint, and the potential pollution dangers. Among other things, Mr. Brown complained about not being allowed to speak at other meetings, to which Councilman Jessen replied that someone would check into the matter. Ms. Hazel Michael also voiced some of the same concerns Mr. Brown.

Charlene McRorie, of Cove Avenue asked the Council again to find a way to get something done about the car owned by Floyd Beaty, which is parked at the street. Mr. Jim Lindsey inquired if anyone had talked to Mr. Beaty personally, to which Council answered many times.

Upon MOTION of Mayor Pro-Tem Little, seconded by Council Member Nichols and unanimously carried, Council voted to: 1) take a five minute recess; and 2) go into executive session for attorney-client relations.
No action was taken, and upon MOTION of Mayor Pro-Tem Little, seconded by Council Member Nichols, and unanimously carried, Council voted to return to regular session.

Mr. Fred Eilskod, of Hoechst Celanese, returned to the Council Chambers to update Council on the status of discussions in regard to the Hoechst Celanese request. Mr. Eilskod indicated that the discussions had concluded that: 1. the request to close Alexander Street would have to be delayed; and 2. a forced sewer line would have to be relocated. The public hearing was adjourned and the regular meeting resumed.

Upon MOTION of Council Member Biggerstaff, seconded by Council Member Small, and unanimously carried, the matter was tabled until the next regular meeting. City Staff was directed to negotiate an agreement with Hoechst Celanese regarding the relocation of the forced sewer line and other matters necessary to accomodate the Hoechst Celanese request.

Upon MOTION of Council Member Biggerstaff, seconded by Council Member Jessen, and unanimously carried, Council voted to reject a proposal to purchase a recording system for the Council Chambers.

Upon MOTION of Council Member Nichols, seconded by Mayor Pro-Tem Little, and unanimously carried, the monthly reports were accepted as presented.

Council Member Biggerstaff indicated that Council would need to appoint inside and outside alternate members to the Board of Adjustment at the May 11, 1992 meeting of Council.

Council Member Small indicated that he had received complaints about vehicles traveling at a high rate of speed on Houston Street. The City Manager indicated that he would investigate this concern.

Council Member Small voiced the opinion that two parking spaces removed because of the newly constructed First Union Building should be replaced. Upon MOTION of Council Member Small, seconded by Council Member Jessen, and unanimously carried, Council directed the City Manager to have the spaces replaced.

Council Member Small indicated that he and Council Member Harris had discussed problems regarding commercial solid waste collection and had agreed that changes in current practices were necessary. The Council Members indicated that they would bring recommendations to the Council at a future date.

The City Manager was directed to have the Police Department report malfunctioning street lights to Duke Power.

Council Member Harris asked about the status of training for the Board of Adjustment. The City Manager indicated that the training had been scheduled.

Mayor Black indicated that an area behind Creative Dyeing had not yet been completely cleaned up. The City Manager indicated that he would check into the situation.

Mayor Black indicated that he felt it would benefit the City if the police department would report new businesses to Tax Collector June Smith. The City Manager indicated that he would have the police department make such reports.

There being no further business, the meeting was adjourned.

Phillip L. Pandu ____________ City Clerk

Charles B. Black ____________ Mayor

******