

**CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL MEETING
Monday, April 11, 2011
Council Chambers
7:00 pm**

Call to Order

Mayor Bryan Hough called the meeting to order at 7:00 pm. The following were present:

Mayor Bryan Hough	Danny Jackson, City Manager
Mayor Pro Tem Carolyn Breyare	Jamie Guffey, Assistant City Manager
Councilman Jerry Bishop	Greg Beal, Senior Planner
Councilman Bennie Brookshire	James Friday, Director of Utilities
Councilman Jim Hope	Dale Oplinger, Fire Chief
Councilman David Moore	David Belk, Chief of Police
Councilman Perry Toomey	Mike Santmire, Streets and Solid Waste Director
Kemp Michael, City Attorney	Ed Smith, Recreation Director

Call to Order by Mayor Hough

Mayor Hough called the Mount Holly City Council meeting to order at 7:00 p.m.

Invocation

Reverend Angela Hollar, pastor of the Ebenezer Methodist Church gave the invocation.

Pledge of Allegiance

Boy Scout Troop 59 of the First United Methodist Church in Mount Holly led attendees in the Pledge of Allegiance.

Set Agenda

Mayor Hough advised that there is one change to the agenda. The Capital Project Ordinance needs to be moved from the Consent Agenda to New Business. With no additional changes, Councilman Toomey made a motion to approve the agenda as amended. Councilman Brookshire seconded the motion. All Council members present voted in favor. (Motion carried)

CONSENT AGENDA

1. Approval of Budget Amendments
2. Approval of a Resolution regarding the City Manager's Contract
3. Approval of the Application for Playful City USA
4. Approval of the Application for the Installation of a Bio Retention Stormwater Treatment System "Rain Garden" at Tuck Park
5. Appointment of Phillip Butts to the Tourism Development Authority (TDA)
6. Call for a Public Hearing on a Text Amendment to Section 12 of the Zoning Ordinance regarding the Appeal Process for Minimum Housing
7. Approval of an In Rem Demolition Ordinance for the Removal of a Dilapidated Structure Located at 924 West Charlotte Avenue
8. Approval of the minutes for the March 14, 2011, business meeting
9. Approval of the minutes for the March 21, 2011 budget meeting

Councilman Bishop made a motion to approve the consent agenda. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion carried)

PUBLIC HEARING

1. Public Hearing regarding changing the City of Mount Holly Charter to reflect a 4 year term for the Mayor

At this time, Mayor Pro Tem Breyare made a motion to enter into the public hearing. Councilman Toomey seconded the motion. All council members present voted in favor. (Motion carried)

With no one signed up to speak, Councilman Hope made a motion to return to regular session. Councilman Bishop seconded the motion. All Council Members present voted in favor. (Motion carried) Mayor Hough advised that this item will be place on the May agenda of consideration and approval.

2. Public Hearing Regarding a Request to Consider Rezoning a 128.7 Acre Parcel of Property from R-1 Gaston County to H-1

Mr. Hayes with Crescent Industries informed Council that there is no immediate plan for this property. He advised that it is unsuitable for residential due to the industry surrounding it and the railroad that runs through it. He advised that the reason they are asking the property be rezoned to H-1 is to have the flexibility to pursue different options for the property.

Mr. Stewart with Crescent Industries advised that he spoke at the Council work session in regard to the economic benefit for rezoning this property. At that time he did not speak to any transportation issue that could arise regarding the property. He advised that he has spoken with NCDOT concerning a turning lane into the property. He added that the water and sewer issues should not be a problem. The sewer is more complicated than water, which would only need a 10 inch main.

At this time, Councilman Moore made a motion to enter into the public hearing. Councilman Brookshire seconded the motion. All council members present voted in favor. (Motion carried)

Bryan Hartney
1409 Riverside Drive
Charlotte NC

Mr. Hartney commented that he is not a Mount Holly resident but is a neighbor and conducts a lot of business in Mount Holly. He advised that an Environmental Impact Study should be required before the rezoning is approved. He added that the uncertainty of what could go on the property could also create problems.

Tom Davis
1334 Riverside Drive
Charlotte NC

Mr. Davis commented that he represents 225 property owners in the Catawba River District. He advised that they are currently fighting Reventure Park. Mr. Davis added that this proposal could be very dangerous due to the factor that we do not know who or what is going to come into the property.

David Merryman
421 Minvet Lane
Charlotte NC

Mr. Merryman advised that he is the Catawba River Keeper and he is here tonight to make sure the river has voice regarding the rezoning issue. He advised that there are concerns the main one being the mention of light industrial and the problems it could cause for the river. in all has addressed a small amount of concerns. Light Industrial as mention several times tonight.

Ann Danzi
513 Stonewater Bay
Mount Holly, NC

Ms. Danzi commented that on the organizations of which she belongs and the need to find balance between environmental needs and economic concerns. She added that a happy medium could be reached with conditional use rezoning versus the deed restriction of which Crescent Industries is proposing.

Donnie Hicks
620 North Main Street
Belmont, NC

Mr. Hicks spoke in support of the rezoning commenting that with County and State regulations whatever goes on the property will be held to the utmost highest standards. Everything from buffers to emissions would have to have approval by the state regulators.

Chris Driggs
11801 River Haven Drive
Charlotte, NC

Mr. Driggs commented that his property is located just across the river from the proposed property. He spoke regarding the environmental impact industry could have on the area and asked the Council to help protect the area and the property.

Councilman Bishop made a motion to return to regular session. Mayor Pro Tem Breyare seconded the motion. All Council Members present voted in favor. (Motion carried)

No action was taken at this time. This item will be discussed further at the work session.

3. Public Hearing Regarding a Request for Annexation on a 128.7 Acre Parcel of Property

Mayor Hough advised that since no action was taken on the rezoning request, action cannot be taken on the annexation request tonight either.

At this time, Councilman Moore made a motion to enter into the public hearing. Mayor Pro Tem Breyare seconded the motion. All council members present voted in favor. (Motion carried)

Ross Hetherington
320 Woodlawn Ridge
Mount Holly, NC 28120

Mr. Hetherington commented that one of his concern's is to make sure the due diligence is done on this property and that it is adequately inspected. The property should also be inspected from a public safety stand point.

Donnie Hicks
620 North Main Street
Belmont, NC

Mr. Hicks echoed what he said earlier and added that it would be an economic benefit to Mount Holly and surrounding areas.

Councilman Bishop made a motion to return to regular session. Councilman Toomey seconded the motion. All Council Members present voted in favor. (Motion carried)

Mayor Hough thanked everyone for their comments and advised that this item would be discussed further at the work session meeting.

PUBLIC COMMENT – Three (3) Minute Limit

Ross Hetherington
320 Woodlawn Ridge
Mount Holly, NC 28120

Mr. Hetherington commented that at the last meeting he commented that the Fire Department was in his neighborhood driving around looking for an address. He advised that he would like to publicly abate his concern as he was informed that the Fire Department was actually looking for a report of smoke in Mecklenburg County. Did make a comment that the fd was driving around looking for smoke.

OLD BUSINESS

1. Update on Solution for the Public Works Facility Site

Councilman Hope advised that he is going to take off the committee hat and put on council hat. He advised that 3 or 4 different sites for the Public Works Facility have been discussed but feels it is time for Council to make a decision regarding a location of the new facility. Councilman Hope further commented that he feels the property that the City already owns located at the North Tank site is the best location. Councilman Bishop agreed as did Councilman Moore with a comment that the main concern right now is to get the Streets Department in a suitable facility. Councilman Toomey added that he would like to see the two Departments (Utilities and Streets) consolidated. At this time, Councilman Hope made a motion to move forward with the North Tank property located off of Highway 273 for the Public Works Facility and produce a cost effective budget for the project. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion carried)

2. Consideration and Approval of Agreement between the City of Mount Holly and CSX in regard to the Linear Park

Mayor Hough commented that Mr. Beal and Mr. Jackson did an excellent job researching and preparing the information for the meeting tonight. He advised that he pulled this item off of the Consent Agenda so Council would have full understanding of what is being approved. There was discussion regarding how the realignment of the Lee Street rail crossing came about and the costs associated with the realignment. It was the consensus of Council to have a full discussion of the Linear Park plan at the work session meeting.

3. Consideration and Approval of Agreement between the City of Mount Holly and NCDOT in regard to the Linear Park

This item will be discussed at the next work session with the Linear Park information.

NEW BUSINESS

1. Consideration and Approval of Bid for the Adrian Medora Mill Village Sewer Rehabilitation Project
Mr. Friday reported that R.H. Price, Inc. came in with the low bid for the Adrian Medora Mill Village Sewer Rehabilitation Project at \$298,200. He advised that R.H. Price has done work for the City before and is recommended for approval. There was discussion among Council regarding how it was decided upon that this is the area with the most need for sewer rehabilitation. Mayor Hough gave the back ground of the project which began approximately 15 years ago. He advised that the Mill area was scheduled to be rehabbed at the time the Streetscape was constructed but that area was bumped up since the road was already torn up. Councilman Moore made a motion to approve Capital Project Ordinance (#4112011C) and R.H. Price, Inc. as low bid for the Adrian Medora Mill Village Sewer Rehabilitation Project. Councilman Brookshire seconded the motion. All Council members voted in favor. (Motion carried)

CLOSED SESSION

At this time, Councilman Brookshire made a motion to enter into closed session pursuant to NCGS 143-318.11 (a) (5)). Councilman Bishop seconded the motion. All Council members present voted in favor. (Motion carried)

Councilman Bishop made a motion to come out of closed session. Councilman Moore seconded the motion. All Council members voted in favor. **(Motion carried)**

Mayor Hough advised that no action was taken during closed session.

REPORTS

Mayor Pro Tem Breyare commented that she feels the City needs to revisit the website design again. She feels that the City website is not up to standards.

Mr. Jackson commented that he is happy to report that in the past few weeks he received some good news from Mr. Michael that at his last visit to the doctor he got a clean bill of health.

Mayor Hough reminded Council of the ribbon cutting on Friday afternoon.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Moore made the motion to adjourn the April 11, 2011 Council meeting. Councilman Bishop seconded the motion. All members present voted in favor. **(Motion carried)**

The meeting adjourned at 10:11 p.m.