**CITY OF MOUNT HOLLY**
**MOUNT HOLLY CITY COUNCIL WORK SESSION**
**Location: Council Chambers**

**City of Mount Holly**
**Mount Holly City Council Work Session Meeting**
**Monday, March 27, 2017**
**Council Chambers**
**6:30 pm**

**Call to Order**
Mayor Hough called the meeting to order at 6:30 pm. The following were present:

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| Mayor Bryan Hough | Danny Jackson, City Manager |
| Mayor Pro Tem David Moore | Miles Braswell, Assistant City Manager |
| Councilman Jerry Bishop | David Johnson, City Engineer/ Director of Utilities |
| Councilman Jim Hope | Ryan Baker, Fire Chief |
| Councilman Perry Toomey | Mark Jusko, Recreation Supervisor |
| Councilman Jeff Meadows | |
| Councilwoman Carolyn Breyare | Don Roper, Police Chief |
| Attorney Kemp Michael | Greg Beal, Planning Director |
| | Africa Otis, Finance Officer |

**Invocation**
Councilman Jim Hope led the Council, staff and attendees in prayer.

**SET THE AGENDA**
With no changes to the agenda, Mayor Pro Tem Moore made a motion to approve the agenda as presented. Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried)

1. Public Hearing in connection with potential installment financing for a Fire Station and Public Works Facility

Mrs. Otis advised that the City is required by NCGS to hold a public hearing for public comment when entering into a financing agreement.

At this time, Councilman Bishop made a motion to enter into the public hearing in connection with potential installment financing for a Fire Station and Public Works Facility. Mayor Pro Tem Moore seconded the motion. All Council Members voted in favor. (Motion carried) With no one signed up to speak, Councilman Bishop made a motion to close the public hearing and return to open session. Mayor Pro Tem Moore seconded the motion. All Council Members voted in favor. (Motion carried)

Councilman Meadows made a motion to approve the Resolution Authorizing the Negotiation of an Installment Financing Contract and Providing for Certain Other Related Matters There To.

(Resolution #032717A) Councilman Bishop seconded the motion. All Council Members voted in favor. (Motion carried)

2. Discussion of Guaranteed Maximum Price for the New Fire Station, Public Works Facility and Garage / Storage Building

Mr. Braswell gave a brief timeline in regard to how the City got to this point thus far. Mr. Braswell advised that the GMP for the North Fire Station, the Public Works Facility, the Garage and the Storage Building is $6,605,659. There is 7.5% contingency worked into the price and the estimated completion date of January 12, 2018. Councilman Hope made a motion to approve the GMP of $6,605,659, as shown on the Executive Summary provided by Miles McClellan for the North Fire Station, the Public Works Facility, the Garage and the Storage Building. Councilman Bishop seconded the motion. All Council Members voted in favor.

At this time, David Cheatwood with First Tryon presented financing options for the construction projects. He gave 2 scenarios. The first was to finance $8.8 million and reimburse ourselves for the amount the City has already spent form the General Fund. The second scenario is to finance a little over $8 million and not reimburse the General Fund. He ran some numbers regarding the 2 scenarios. Mr. Cheatwood advised that RFP's for the installment financing are due on April 4th and therefore there will be more definite numbers at that time. It was the consensus of Council to place this item with information on each scenario on the April 10th agenda for approval.

3. Award id for the 2017 Street Repair Project

Mr. Braswell advised that the low bid for the 2017 Street Repair Project came from Red Clay Industries at $240,931.90. There is a 15% contingency included in the base bid amount. He advised that Red Clay was the contractor for the last paving project. Councilwoman Breyare made a motion to award the bid to Red Clay Industries in the amount of $240,931.90 for the 2017 Street Repair Projects. Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried)

4. Presentation of the Elevated Water Storage Tank Logo Project

Mr. Johnson advised that a few months ago Council directed him to bring back a recommendation in regard to the elevated water tank logo project. His recommendation is the Mount Holly Logo on both tanks with Mount Holly spelled out underneath on tank you can see from I85. The Huitt Street tank only has enough space for the logo on the Huitt Street Tank. Councilman Bishop made a motion to move forward with budgeting for the elevated water tank logo project. Mayor Pro Tem Moore seconded the motion. All Council Members voted in favor. (Motion carried)

As a second part of the project, Mr. Johnson suggested removing the lighting fixtures from the I85 tank if Council agrees that the lights should not be on. Council agreed to turn the lights on after the logo project is complete for a week trial and then decide if the lights should stay on or be removed.

5. Discussion of Revisions to Chapter 7 of the City of Mount Holly Code of Law Entitled "Fire Protection and Prevention" as related to a Gated Community

Chief Baker advised that the proposed revisions would regulate the gate access system and installation into gated private and commercial properties and give access to emergency responders. He advised that the Fire Department will be responsible for an annual gate inspection. Councilman Bishop made a motion to approve the revisions to Chapter 7 of the City of Mount Holly Code of Law Entitled "Fire Protection and Prevention" as related to a Gated

Community. (Resolution #032717B) Councilwoman Breyare seconded the motion. All Council Members voted in favor. (Motion carried)

6. Consideration and approval to direct staff to execute the contract with the low bidder, Eagle Wood, Inc., for the construction of the Mount Holly River Front Greenway

Mr. Beal advised that he is seeking approval from Council to work the City Attorney to execute the contract for the construction of the Mount Holly River Front Greenway. Mr. Michael announced that Eagle Wood is also a client of his firm. Council agreed to move forward with Mr. Michael's firm. Councilman Bishop made a motion to execute the contract with the low bidder, Eagle Wood, Inc., for the construction of the Mount Holly River Front Greenway. Councilman Hope seconded the motion. All Council Members voted in favor. (Motion carried)

7. Consideration and approval to direct staff to execute the contract with SEPI Engineering and Construction for Construction, Engineering and Inspection Services for the Mount Holly River Front Greenway

Mr. Beal advised that he is seeking direction regarding the contract with SEPI Engineering and Construction. Mayor Pro Tem Moore made a motion to approve the contract with SEPI Engineering and Construction for Construction, Engineering and Inspection Services for the Mount Holly River Front Greenway. Councilman Hope seconded the motion. All Council members voted in favor. (Motion carried)

8. Consideration and approval of a budget amendment for items including the construction, NCDOT inspections and the Construction, Engineering and Inspections (CEI) Services for the Mount Holly River Front Greenway

Mr. Beal advised that staff is looking for direction regarding the funds for the excess of the Greenway Project that is over the amount received from grants. Mayor Hough advised that if Council agrees to scenario 1 of the installment financing agreement the reimbursement funds that are going back to General Fund can be used to cover the $592,364 needed to complete the Greenway project. Councilman Bishop made a motion to approve a budget amendment appropriating $592,364 from the General Fund for the construction of the greenway project. Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried)

9. Consideration of the City granting an easement for the property at 107 West Central Avenue for a retail art gallery and art studios

Mr. Beal advised that Emily Andress recently purchased the property at 107 West Central Avenue for a retail art gallery. During the planning stages of renovations to the building, Ms. Andress discovered that a stairway on the inside of her building to access the upstairs portion of her business would take too much space away from her retail business. Therefore she is requesting permission from the City Council to build steps on the exterior of her building in an alleyway owned by the City. Mayor Pro Tem Moore made a motion to grant an easement for the property at 107 West Central Avenue for a retail art gallery and art studios for the purpose of building a stairway to access the 2nd floor of her property. Councilwoman Breyare seconded the motion. All Council Members voted in favor. (Motion carried)

At this time, Councilman Hope made a motion to approve scenario 1 for the Installment Financing Agreement that would allow the City to finance $8.9 million and reimburse the general fund for expenses already spent on the North Fire Station and Public Works facility projects. Councilman Bishop seconded the motion. All Council Members voted in favor. (Motion carried)

10. Adjourn

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Bishop made the motion to adjourn the March 27, 2017 Council Work Session Meeting. Mayor Pro Tem Moore seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 7:49 p.m.