

CITY OF MOUNT HOLLY
2023 CITY COUNCIL RETREAT
Friday, March 3, 2023
Mount Holly Municipal Complex
Facilitator: Reeves McGlohan

- 9:00 AM I. Call to Order—*Mayor Bryan Hough*
A. Invocation, Ground Rules, Schedule, Parking Lot Items
B. Prior Year Priorities/Minutes/Status
- 9:15 AM II. Historical Society - Old City Hall Facilities Committee Update—*Jeremy Moss / Garrie Brinkley*
A. Facility Condition Assessment Update — *Creech & Associates*
- 10:15 AM Break
- 10:30 AM III. Parks — *Brian DuPont*
A. Veterans Park — *McAdams*
a. Initial Design or Redevelopment PPP
B. River Street Park
a. Remain or Redevelopment PPP
- 11:30 AM IV. Downtown Enhancements — *Brian DuPont*
A. Market Lights, Building Tops, Parking, Pedestrian Improvements, Wayfinding and Signage
- 12:00 PM V. Lunch
A. Connector Road Naming Session — *Jonathan Wilson*
- 1:00 PM VI. Solid Waste Study—*Tony Walker*
A. Background and Consultant Update - *Raftelis*
B. Fee Implications for FY 23-24
- 2:00 PM Break
- 2:15 PM VII. Glendale Property—*Mark Jusko*
A. Next Steps and Budget Considerations
- 3:00 PM VIII. Finance — *Michelle Wood*
A. County Reappraisal Projections
I. Budget Implications
II. Revenue Neutral
- 4:00 PM IX. Projects Prioritization for FY 23-24 Budget Consideration
- 4:30 PM X. Wrap-up and Adjourn



CITY of MOUNT HOLLY

Bryan Hough, Mayor
Phyllis Harris, Mayor Pro Tem
Ivory Craig, Councilman
Jeff Meadows, Councilman
David Moore, Councilman
Christina Pawlish, Councilwoman
Lauren Shoemaker, Councilwoman
Miles Braswell, City Manager

400 East Central Ave. Post Office Box 406 Mount Holly, NC 28120 704-827-3931 704-822-2933 fax www.mtholly.us

February 24, 2023

To: Mayor and City Council

Meeting: 2023 City Council Retreat

Subject: One Year Update - 2022 City Council Retreat Priorities

Mayor and Council,

In similar fashion to last year's Council Retreat, this document provides you with an update from the 2022 City Council Retreat. Below is the outline of last year's Retreat items with the approved minutes during the March 14, 2022 Council meeting, and an update *italicized* from Staff listing activities to date.

Please give credit to our amazing Staff for accomplishing these goals throughout the year. We are fortunate to have a great group of leaders, all working together to accomplish these goals, and enjoying each other in the process!

This document is for your information only, as I do not plan to review it during the 2023 Retreat. If you have questions, however, please feel free to contact me.

Sincerely,

Miles Braswell, City Manager

2022 Retreat / Priorities / Update

I. WWTP Decommissioning – Property Considerations—*Dave Johnson/McAdams*

- a. Minutes: Mr. Johnson advised that Charlotte Water has started construction therefore it is time to start the conversations in regard to decommissioning the Waste Water Treatment Plant. He advised that Charlotte Water estimated completion date for the pump station is November 2023 with a project completion date in 2024. Mr. Johnson suggested that Council start thinking about what they would like to see on the property once the decommissioning phase is complete. He suggested budgeting in the upcoming year the funding of a consultant to assist in the process. There was a short discussion regarding the rate structure that Council put into effect a few years ago. At this time, Mr. Johnson introduced Nick Lowe with McAdams to present options for repurposing after the decommission stage. Mr. Lowe presented 2 options. Option 1 was the expansion of Tuck Park to include additional ball fields, tennis courts, kayak launch and storage as well as other amenities. Option 2 was a mixed-use development that would include housing

units, retail space, a restaurant and other resident amenities. Council discussed the options and the need for a new gym. It was discussed that the revenue from the residential space could help fund a new gym facility. Council agreed that they want to move forward with option 2. They also agreed to set policy that ABC revenue be set aside for Recreation. These funds will not be earmarked for particular projects but set aside to use for recreation projects. It was also discussed that Mayor Hough and Mr. Braswell need to meet with A and E management team and discuss the property and the potential of selling their adjoining property to the City.

At this time Council took a 15-minute break.

- b. Update: *The Charlotte Water Pump Station project is now well underway with the two force mains under the Catawba River being in place at this time. Now work is focusing on the actual pump station construction. The most recent schedule update shows the project being complete in the summer/fall of 2024 and anticipating turning the pump station on at the end of July 2024. Once the pump station is operational staff will begin the decommissioning process of the current WWTP.*

In this year's budget there is funding to begin the design process for the decommissioning. However, staff has decided to pause this process while the City is seeking potential funding opportunities for the decommissioning.

II. Finance—Michelle Wood

a. Minutes: Revenue Projections

- Housing Statistics

Ms. Wood reported on the financial status of the City. She advised that the fund balance as of June 30, 2021 was \$17,396,516. Out of that, \$6,507,724 is restricted or assigned. She advised that the estimated unassigned fund balance ending June 30, 2022 is \$7,447,774.

Update: *Finance conservatively predicted an unassigned fund balance ending June 30, 2022 to be \$7,447,774. The actual unassigned fund balance ending June 30, 2022 was \$11,172,652.*

Ms. Wood then reported that the housing growth is estimated an increase of 1.75%. However, she based the projections on the past 5-year growth trend and comes to approximately 4%. The Mayor and Council were very pleased with the approach to growth projections and the information provided from the Finance Department.

Update: *Finance still feels confident in the 4% growth trend and revenue received to date seem to be meeting that projection.*

- Staffing priorities for FY 22-23 Budget

Ms. Wood reported that management staff was asked to submit requests for additional staffing. In the general fund were requests for 19 new employees. After review of the requests, 10 of the positions were considered priority. Mrs. Shoemaker advised that she would like to see a fulltime Economic Development Coordinator included in the upcoming budget. Council agreed that Economic Development and Planning need to be split as the city has gotten too busy for that position to fall to 1 person.

- b. Update: *All 10 positions were budgeted for FY 2023 including a full time Economic Development position.*

III. Lunch - Working Lunch Item - South Gateway Property Development Plan by Regional Developers – Charles Saleh / Wes Bawab

- a. Minutes: Mr. Charles Saleh came before the Council with his team to present his development plan for his property located in the South Gateway. He presented his plan with building designs and advised that the facility will be an acute medical care campus. He advised that there are hopes the project will be complete before the hospital opens. He further advised that he will need help from the city in regard to moving and upgrading the road. The plans show the retention pond going through the existing road. Mr. Saleh agreed that he would give the land to make the road improvements.
- b. Update: *The first medical office building has been submitted to the Planning Department for their review and comments over the past month. The connector road is in design and Saleh's architect has been kept in the loop regarding the final alignment.*

IV. Bond Project—Jonathan Wilson/Michelle Wood

- a. Minutes: Prioritize and Funding considerations for FY 22-23
Mr. Wilson advised that the next step to moving forward with Veteran's Park is finalizing the design and complete the property acquisition. Council discussed the next steps moving forward. They decided to continue to move forward with the property acquisition and hold off on the design of Veterans Park until the additional property is acquired. It was also the consensus not to pursue the Fites Creek Pedestrian Crossing at this time. Council also decided to move forward with the design of the Dutchman's Creek Pedestrian Crossing. Councilman Meadows asked about the current debt and how it could impact future borrowing for upcoming projects. Discussion ensued regarding funding and asking our state representatives for excess money to help fund this list projects. Councilwoman Shoemaker suggested that proposing project's as environmental could aide in the funding. Council also directed staff to look into a public/private partnership for the development of the Veteran's Park property.
- b. Update: *The City has hired KCA to perform the design of the Dutchmans Creek Pedestrian Bridge. This design work is currently underway. The anticipated completion of this work is expected in August 2023.*

Property acquisition for the Veterans Park expansion is now complete. Assistant City Manager is providing alternate options for this project at the 2023 City Council Retreat.

V. Historical Society—Brian DuPont

- a. Minutes: Discussion of Municipal Complex vacant space
Mr. DuPont presented the idea and information in regard to relocating the Historical Society to the vacant space on the ground floor at the Municipal Complex. He advised that the City would be responsible for moving the historical pieces to the new location and paying for the upfit. Mrs. Anders advised that the Historical Society has worked with a historical consultant in the past and staff could probably contact them to help with the design. Council gave staff direction to move forward with the relocation plans for the Historical Society. The future of the old city hall will be discussed at a later time.
- b. Update: *At the direction of City Council, staff pivoted the architectural services to conduct a facility assessment of 131 South Main Street. The City Council also appointed an Old City Hall Facilities Committee to develop recommendations with Creech & Associates on said study. More information will be presented at the 2023 Council Retreat.*

VI. Ransom Hunter Project at Glendale Park—Mark Jusko

a. Minutes: Limbing Trees, Sidewalk, monument sign at foundation

Mr. Jusko gave the historical significance of the property and Ransom Hunter. Mr. Hunter was the first freed slave to own property in Gaston County with the property being located in Mount Holly. Mr. Jusko presented option to improve the property and identify the historical value. Council agreed to limb up the property and add sidewalks and make the property usable. They also directed staff to form an advisory committee to provide other options for the property after the improvements have been made. Mr. Craig suggested reaching out to the owner of the Honey Hunters for possible funding opportunities. There was also some discussion in regard to the old well that is located on the property and the need to identify the location.

b. Update: *In April of 2022, the City of Mount Holly contracted with an outside company to clean up underbrush, dead trees, and limb up the existing trees at the City-owned property on Glendale/Hawthorne. Beginning in August 2022, a Mayoral appointed committee (Glendale Property Advisory Committee) began meeting to discuss priorities for the property. The Committee met five times, and presented their recommendations to the City Council at the January 9, 2023 meeting. The Committee recommended that the City contract with an archeological/survey firm to examine the historical significance of the site. The Committee also recommended hiring a design firm to develop the property with the following amenities: walkway, art installments or sculptures, playground area, shelter, and parking area. Staff will present an update on the priorities from the January 9th meeting at the 2023 City Council Retreat.*

VII. Public Parking – Miles Braswell

a. Minutes: Mr. Braswell advised that this issue was brought to him by Mayor Pro Tem Harris as a discussion item. Mayor Pro Tem Harris advised that the older population has been calling her in regard to the cones being put in public parking spaces in front of a business to reserve the space for food trucks. They are asking for clarification because a few years ago New Life Church was denied permission to block spaces. Council advised that it is okay to block the spaces.

b. Update: *Discussion was final during the Retreat.*

VIII. At this time Mary Blomquist announced the 2022 Mount Holly Summer Nights lineup.

IX. Wrap-Up

a. Minutes: Mr. Braswell thanked Staff and Council. He commented that Council gave good feedback and staff is ready to move forward.

Councilman Moore added that the City needs to look into selling plots at the Pineview Cemetery. Ms. Shoemaker commended staff on the information and presentations.

Mayor Hough commented that staff spend numerous hours preparing for the Retreat and Mr. Braswell and his staff are to be commended for the information and preparedness of the topics. Great job.

X. Adjourn

a. Minutes: With no additional items of discussion, Councilman Moore made a motion to adjourn the 2022 Council Retreat. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. Motion carried. The meeting adjourned at 1:30 p.m. Miles-thanked council and staff.

Parking Lot Items to be discussed at future meetings:

Mayor Hough and Mr. Braswell talk with A & E management in regard to purchasing property.

Update: *Staff continued discussions with A&E and provided a map of the proposed acquisition area.*

Recreation and school board partnerships

Update: *Staff shares new developments with Gaston County Schools so they can plan accordingly.*

Rowing Club as part of the mixed-use option

Update: *Staff notes this option when the time comes.*

Stand-alone Economic Development Coordinator

Update: *Economic Development Director job position was funded for FY 23-24. The position was posted and multiple interviews have occurred, with no candidate offered the position. Staff is exploring to contract with an economic development firm to assist with recruitment of industry and business.*

Bond-Public/Private Partnerships

Update: *Topic being discussed during the 2023 Council Retreat.*

Sidewalk from Riverfront to Tuck Park

Sidewalks along Tuckaseegee Road

Update: *Staff presented an update to the City Council on June 13, 2022. The project is funded through the State and NCDOT is currently conducting an express design of this project.*

Strategy for State Funds

Update: *The City has contracted with Hager Strategic Solutions to assist with making such requests.*

Cemetery as revenue for projects

Update: *In the March 4, 2022 Weekly Update staff provided the following information - At last week's Council Retreat a question was raised about the potential revenue from the Cemetery owned by the City at Legion Road and West Catawba Avenue. Staff reviewed the minutes from the 2021 Council Retreat, in which this item was presented. City Council approved Staff to utilize the undeveloped portion of Pineview Cemetery as a laydown yard/storage facility. Since that time, the Utilities Department and City Engineer have designed a laydown yard/storage facility, gathering input from multiple departments and bid the project. Currently, Staff is working through technical issues regarding the scope of work but we are planning to begin construction this spring and have the facility operational by the end of the fiscal year.*

Synthetic TIF at Tuck Park or other areas

Update: *Topic could be further explored after 2023 Council Retreat.*

To Mayor and Council

Subject: Facilities Condition Report for 131 S Main St, Historical Museum

Presented by

Gerrie Brinkley Committee Chair

Michael Supino - Creech & Associates

Jeremy Moss – City Staff

This presentation is to provide an update of all work that has been completed thus far by the Committee and Creech & Associates. It is a preliminary report only as we are still in the discovery phase. The final report will be presented to City Council at a later date.

Facility Assessment of
131 S Main Street
AKA - Mount Holly Historical
Society and Museum



March 3, 2023

Anticipated Time Allocation

Jeremy Moss – 5 minutes

Garrie Brinkley – 5 minutes

Michael Supino – 50 minutes



Brief Synopsis

- Mount Holly Historical Society occupies the first floor which was remodeled many years ago
- The basement and second floor have falling into disrepair and have been abandoned
- City Council seeks occupancy for these two vacant floors
- Committee members are from City Council, the MHHS Board, Citizens and City Staff.
- Committee selected an architect firm to give a comprehensive facilities conditions assessment. Architect also to provide an analysis that will determine the investment required to preserve the structure for current and future tenants on all floors.
- Complete FCA and analysis expected 4/26/2023
- A preliminary report will be given today



Committee Members

Thank you!



Councilman: Ivory Craig
Councilman: Jeff Meadows
Bobby Black
Melanie Black
Rodney Williams
Garrie Brinkley, Chair
Richard Browne, MHHS Board representative
Mary Blomquist
Elizabeth Bell – City staff
Jeremy Moss – City Staff
Brian DuPont – Assistant City Manager
Miles Braswell – City Manager

Please Welcome

Garrie Brinkley – Chair of the Committee, Historian and Member of MHHS. Garrie will provide an update on the work of the Committee.



Committee Update

- 10/13 First Committee meeting, RFQ presented, Facilities tour, 5 goals were created
 1. Communication
 2. Activate top and bottom floors to the extent possible
 3. Keep MHHS whole to the extent possible
 4. Assess 131 South Main Street
 5. Repair 131 South Main Street after assessment to the extent possible



Committee Update

- 10/27 Six Architecture firms were vetted - Creech & Associates chosen
- 11/14 Committee presented architecture firm to the City Council
- Committee works to narrow scope of work
- 1/26 Met with Creech and Associates to discuss scope and next steps
- Proposal was signed and submitted to Creech & Associates on 1/26



Please Welcome

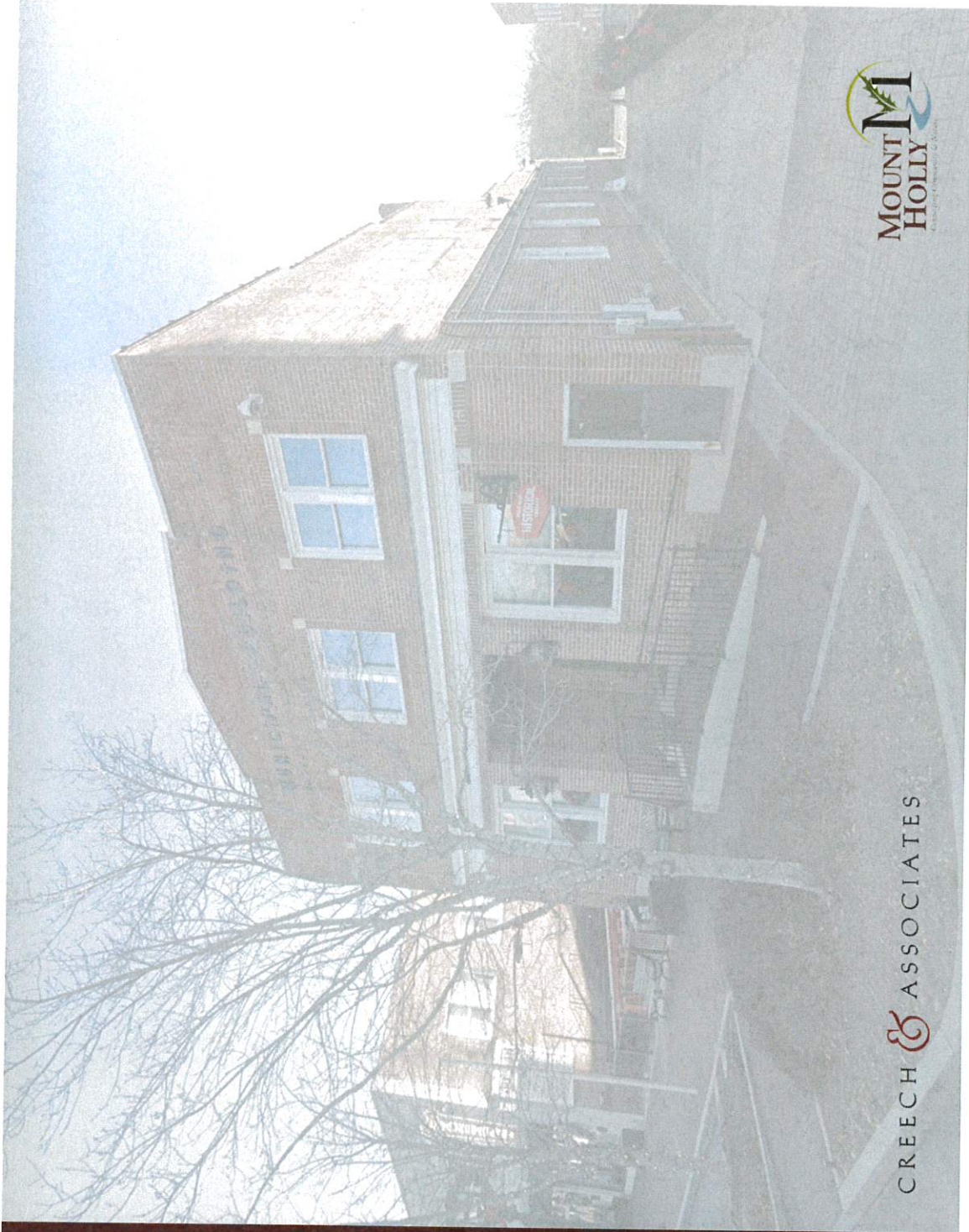
Michael Supino – Project Manager
with Creech & Associates. Michael
will provide a preliminary assessment.



CITY OF MOUNT HOLLY
NORTH CAROLINA
FACILITY CONDITION
ASSESSMENT

03-03-2023

PRELIMINARY
FINDINGS



CREECH & ASSOCIATES

BUILDING ASSESSMENT SCHEDULE

PROJECT START

BUILDING ASSESSMENT

PRELIMINARY REPORT

CLIENT UPDATE

ANALYZE DATA

RENOVATION SCENARIOS

COST ESTIMATE

FINAL REPORT

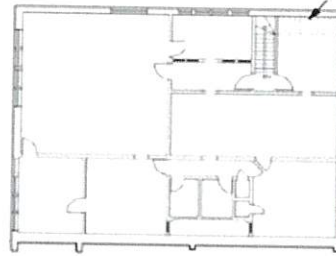


BUILDING OVERVIEW

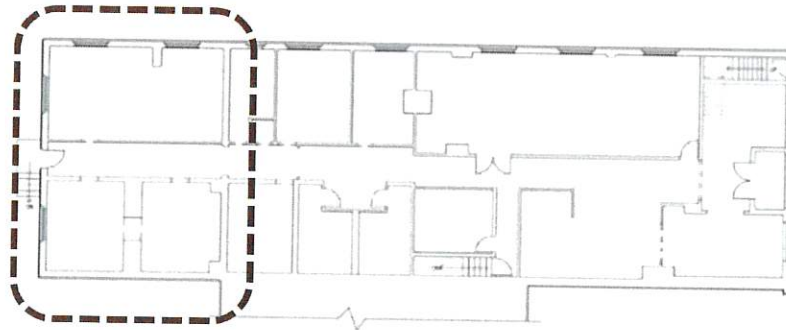
ADDRESS: 131 S. MAIN ST
YEAR BUILT : 1920
STORIES: 2 + BASEMENT
SF: 11,525



LOW
ROOF

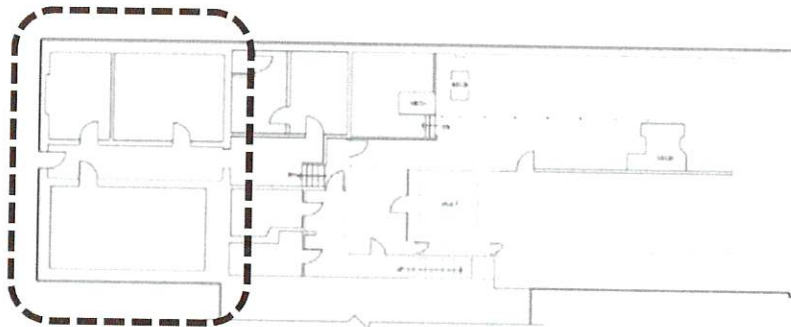


SECOND FLOOR
2,160 SF



FIRST FLOOR
4,915 SF

ADDITION



BASEMENT PLAN
4,450 SF

Building Façade

- Multiple types of brick on façade – good condition
 - Need to replace damaged bricks and repoint majority of mortar joints (1/8" – 1/4" of face has eroded)
- No waterproofing because of age – brick acts as water barrier for building
 - Several holes & unsealed penetrations observed – need repair to complete envelope
- Clean staining off brick
 - North side & parapet issue
- Repair to exterior components (corrugated panels, awnings, wood details, etc.) needed
- Paint needed on wood and metal exterior components
- Flashing on exterior components will need to be replaced



Windows

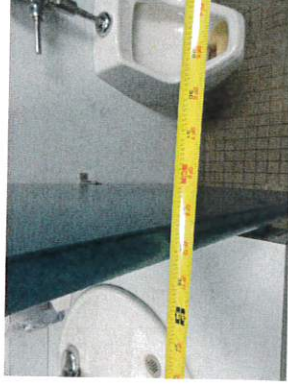
- Majority of windows are aluminum replacement windows
 - Very good condition (minimal paint touchup needed)
 - Two basement windows need replacement
- Water damage noted on second floor – unclear if from previous windows – consider testing to see if any active leaks
- Sealants between window and flashing need to be replaced



Roof

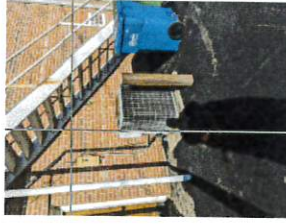
- EPDM roofing w/ retrofit fluid applied coating
 - EPDM at end of useful lifespan – recommend replacement
- Roof consists of wood planks with felt paper under $\frac{3}{4}$ " EPS insulation board under EPDM under secondary coating
- Several materials used for parapet flashings (clay, metal, etc.)
 - Recommend replacement of parapet flashing/caps during roof replacement





ADA

- Need to identify ADA parking spaces adjacent to building
- No accessible entry points
 - Front entry ramp does not comply with slope requirements
 - No "flat" landing at bottom of ramp
 - Handrail does not comply with ADA (extensions, grip, coverage)
- Planter at top of ramp is obstructing ADA clearances
- Cross slope on upper landing exceeds ADA requirements
- Restrooms are not ADA compliant
 - Toilet stalls and lavatories
- Upper & basement entries not ADA compliant
- Significant upgrades need to make these spaces ADA compliant



Significant MEP Items

- All electrical equipment is at or past its useful life
- Second floor needs complete electrical system replacement
- Add exit signs and emergency battery backups per code
- Add exterior emergency egress lighting per code
- Add ducted outside air to all air handlers – verification on existing systems to ensure they can handle this
- Replace basement air handler and associated condenser – not working
- Code violation on first floor – above ceiling used as plenum, not allowed with wood structure
- Water heater needs to be brought up to code
 - Install drain pan, thermos static mixing valve, and expansion tank
 - Add drain for safety valve and route to suitable location
- Restrooms need several ADA upgrades to be meet code



Structural Summary

- Generally in good condition with no major deficiencies
- Several columns supports for girders need to be replaced
- Typical masonry wall repairs would be recommended for foundation longevity
 - Brick replacement
 - Point up mortar and any non-structural cracking
- Constructed in two phases
 - Original building with potential loading dock converted into additional SF on basement and first floor
- Structural system changes in this location (height and type)
- Rear exterior stair would most likely require replacement to serve as egress stairway (depending on occupancy type)

Sample ID	Location	Material Description	Analytical Results	Category	Estimated Quantity
2-1,2	Second Floor	9" x 9" beige tile and black mastic	Floor Tile - 5% Chrysotile Mastic - None Detected	Cat I	1,000 Square Feet
3-1,2	Second Floor	9" x 9" brown tile and black mastic	Floor Tile - 5% Chrysotile Mastic - None Detected	Cat I	1,000 Square Feet
06-1,2	Second Floor	9" x 9" green tile and black mastic	Floor Tile - 4% Chrysotile Mastic - None Detected	Cat I	300 Square Feet
11-1,2	Roof	Silver Paint	3% Chrysotile	Cat I	400 Linear Feet
28-1,2	Basement	Green Stair Tread	3% Chrysotile	Cat I	25 Square Feet
30-1,2	Basement	TSI Elbow	3% Amosite	RACM	121 Elbows
34-1,2	Basement	9" x 9" black tile and black mastic	Floor Tile - 4% Chrysotile Mastic - None Detected	Cat I	20 Square Feet
35-1,2	Basement	9" x 9" green tile and black mastic	Floor Tile - 3% Chrysotile Mastic - None Detected	Cat I	4,000 Square Feet
36-1,2 Assumed	Basement	9" x 9" green tile and black mastic	Floor Tile - 3% Chrysotile Mastic - 3% Chrysotile	Cat I	500 Square Feet
Assumed	Basement	Air-O-Cell	Assumed Positive	RACM	130 Linear Feet
Assumed	Basement	TSI Black Tar	Assumed Positive	CAT II	60 Linear Feet

Asbestos Summary

- Flooring in basement & second floor
- Roofing paint on parapet
- Stair treads (green)
- Mastic
- Misc. sealants and accessories
- First floor wall compound contains trace amounts of asbestos (<1%)
 - Not regulated by EPA but renovation work would be governed by OSHA and require similar abatement and monitoring techniques
 - Recommend no selective demo in this area without control and air monitoring

Sample ID Number	Location	Color	Substrate	Component	% Lead By Weight
L-1	Second Floor	Peach	Plaster	Wall	0.58%
L-3	Second Floor	Green	Wood	Door	0.53%
L-5	Second Floor	Green	Wood	Door Frame	0.51%
L-7	Second Floor	White	Wood	Window	10.0%

Lead Paint Summary

- Lead containing paint locations
 - Exterior Wall - Green Paint;
 - Exterior Wall - Gray and Peach Paint;
 - Roof Vent - Red Paint;
 - Exterior Windows - White Paint;
 - Interior Walls - White Paint
 - Interior Doors - Green Paint.



MEP FACILITY CONDITION ASSESSMENT *DRAFT* REPORT

SUBMITTED TO City of Mount Holly, NC

February 21, 2023



**CITY OF MOUNT HOLLY, NC
MEP FACILITY CONDITION ASSESSMENT
TABLE OF CONTENTS**

1. Executive Summary
2. Infrastructure Assessment and Findings
3. FCA Equipment Baseline Metrics
4. Capital Renewal Baseline and Recommendations
 - A. 5 year Capital Renewal Baseline
 - B. 5 year Capital Renewal Plan
5. Equipment Database

EXECUTIVE SUMMARY

The City of Mount Holly, NC engaged AME Consulting Engineers to perform an assessment of the built infrastructure of their facilities in conjunction with the strategic facility master planning process. The purpose of this assessment is to identify and document existing engineering infrastructure conditions and capacities; document immediate capital renewal needs; identify recommended upgrades; and determine the additional infrastructure required to support a strategic facilities plan going forward. The degree of recommendations is dependent upon the age, condition, and capacity of existing infrastructure; current and intended occupancy; business continuity model for the occupancy; and the timeline of the strategic facilities plan. This executive summary attempts to capture the essence of that assessment.

Our assessment team spent one day documenting the major components of the main building systems (chilled water, hot water, air handling units, normal power, emergency power, plumbing, fire alarm system, etc.). This information was input into a database and analyzed. The result of this analysis is a set of Facility Conditions Assessment (FCA) metrics that are useful to describe the overall condition of the built infrastructure. There are two main metrics we use to determine the condition of a facility, the average age of plant (AAP) and Facility Condition Index (FCI). The AAP is determined by averaging the ages of all the major pieces of equipment for the main building systems. We would like to see this number around 15 years or less. AAP numbers above 25 years typically indicate a chronic lack of infrastructure investment or an intention to divest the asset (building). The second piece of information we look at is the Facility Condition Index (FCI). This is determined by comparing the repair cost of a piece of equipment to its replacement cost. To get this index for an entire facility, calculate a weighted average for all the FCIs of all the major pieces of equipment. The typical average FCI for a building is between 0.55 and 0.65 where 0 is new or like new and 1 indicates the repair cost exceeds the replacement cost of the asset.

The facility assessed in the City of Mount Holly is at 131 S. Main St. and was originally built in 1925. Refer to the building narrative for details on types of electrical, mechanical and plumbing systems. Like many facilities, renewal of older infrastructure assets has not kept pace resulting in some facilities with aging infrastructure. The overall average age of plant for this facility is approximately 28 years, with an FCI of 0.87 indicating this facility has an aged MEP infrastructure and that some of the equipment is past its useful life and could suggest an increased risk of unscheduled system downtime, as well as increased duration of outages as parts are difficult to find and pipes, valves and wiring deteriorate. The value of the deferred equipment and systems is nearly \$121K. Over the next five years, a baseline infrastructure renewal budget of approximately \$963K would be needed to address the backlog of deferred equipment and the anticipated renewal requirements over that same period. Below are some of

the more significant findings and recommendations identified in our assessment of the City of Mount Holly:

131 North Main Street

- All Electrical Equipment is at or past its useful life.
- 2nd Floor – entire electrical system needs to be replaced.
- Add exit signs and emergency battery packs to meet code.
- Add exterior emergency egress lighting to meet code.
- Add ducted outside air to all air handlers. Calculations will need to be made to ensure existing units can support the added outside air load.
- Replace basement Air Handler and associated condenser that is no longer working.
- All ductwork is not insulated and needs to be evaluated for holes.
- 1st Floor – part of the ceiling is being used as a plenum which is a code violation due to the structure above the ceiling being wood.
- The water heater needs to be brought up to code. A drain pan, Thermostatic mixing valve, and an expansion tank are required.
- The water heater does not have a drain for the safety valve. A drain needs to be provided or the valve discharge needs to be directed to a suitable location.
- All bathrooms need to be brought up to current ADA codes.

**City of Mount Holly, NC
Facility Conditions Assessment
131 S. Main St.**

INFRASTRUCTURE ASSESSMENT AND FINDINGS

The building at 131 S. Main St. was built in 1925. No major additions appear to have been completed since.

ELECTRICAL SUMMARY

POWER

- Power is delivered to the site from Duke Energy via a combination of underground and overhead cabling to a utility pole mounted transformer.



Service Transformer

- The pole mounted transformer feeds, via underground feeder, an exterior wireway (208/120V) that feeds two meters.



Wireway and Meters

- The first meter feeds a 100A disconnect that feeds a panel that feeds the street lighting and a shore power panel at the front of the building. These panels are exterior to the building.

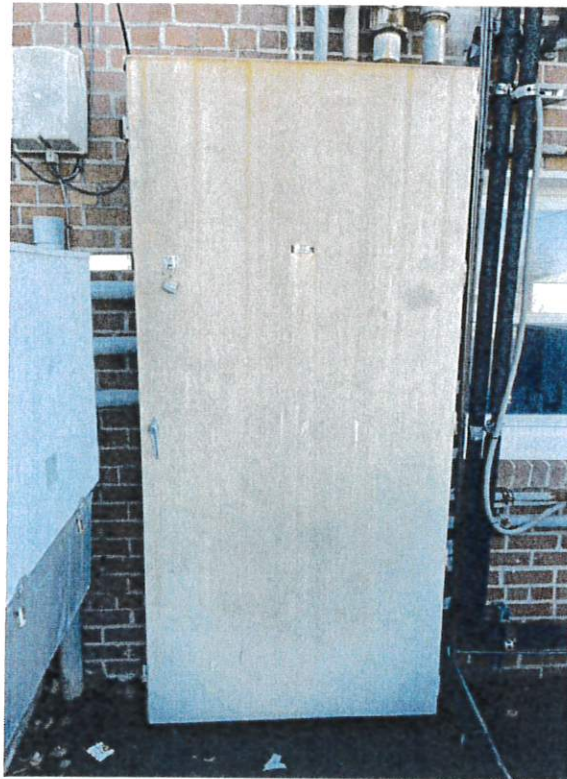


Street Lighting Panel at Rear of Building



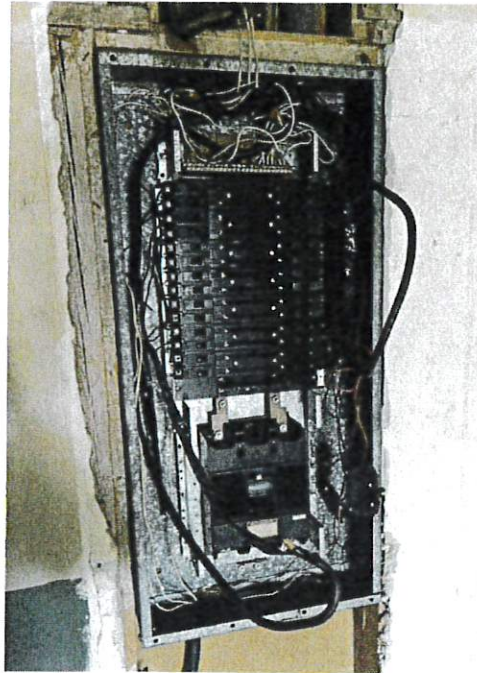
Street Lighting/Shore Panel at Front of Building

- The second meter feeds a 600A (208/120V) Main Panelboard on the rear exterior of the building. The main panelboard has a main circuit breaker and feeds all the loads in the building. Most of the electrical equipment installed in this building was installed in 1990(?), except for the 2nd floor, and is at its useful life expectancy. There is no surge protection device or digital metering on the main service.



Main Distribution Panel

- Power is distributed from the main distribution panel to panelboards on each floor. The power distribution equipment and wiring on the first floor and in the basement appear to have been upgraded to meet current codes. There is still some old power wiring installed on these floors but has been abandoned and is no longer active. The power distribution equipment and wiring on the 2nd floor is very old and does not meet current codes. All of this should be removed and replaced if this space will be utilized.



2nd Floor Panel

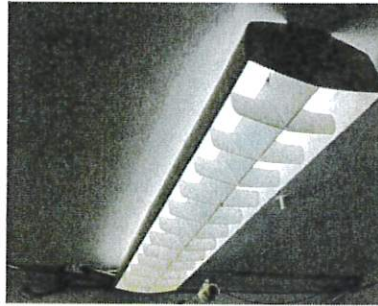
- The maximum power load seen by the building service over the past year is ???kW. The normal power system feeds approximately 11,200 SF. For this size building, the average electrical use is typically between 5-6W/SF. This building's electrical usage is ???W/SF.

EMERGENCY POWER

- There is no emergency power for this building provided from a generator. The only emergency power is 90-minute batteries in the Exit Lights and 'Bug-Eyed' emergency lighting fixtures.

LIGHTING

- The lighting in the building is a mixture of incandescent A bulbs, fluorescent downlights, fluorescent troffers and fluorescent industrial fixtures. All of the fluorescent fixtures in the building are either T8 or T12 lamps. None of these fixtures meet today's energy standards. There are currently no plans to upgrade to LED. There is not a lighting control system. Typical controls are manual, with occupancy sensors as required and some manual dimmers.



Typical Lighting

- The building has standardized on LED exit signs and 'bug-eyed' emergency egress fixtures.
- The exterior building lighting are wall mounted lights. The wall mounted lights are utilizing LED screw in bulbs. The site lighting is controlled through photocells. There does not appear to be any emergency egress lighting outside at the exterior exits as required by code.



Exterior Lighting

Summary of lighting per floor:

- Basement – Mixture of Incandescent Fixtures and older T12 Fluorescent Fixtures. The lighting levels are not adequate. Exit Signs and emergency egress lighting spacing and locations do not meet current code.
- 1st Floor – Mixture of Fluorescent Downlights and T8 Fluorescent Fixtures. The lighting levels appear to be adequate. Exit Signs and emergency egress lighting spacing and locations appear to meet current code. A few locations may need to be added.
- 2nd Floor – Mixture of Incandescent Fixtures and older T12 Fluorescent Fixtures. The lighting levels are not adequate. No exit signs or emergency egress lighting is installed.

COMMUNICATIONS

- Not exactly sure how communications are delivered or distributed in the building. Will need to do more research to expand this section.

PUBLIC ADDRESS

- There is a public address system installed in this facility. It is installed in the Meeting Room on the 1st Floor. It is used only for this room. There are also two speakers installed in the ceiling of the hallway outside the meeting room. These do not appear to work with the system in the Meeting Room but need to verify.

SECURITY SYSTEM

- There is a security system installed on the first floor. It consists of a keypad, motion detectors and door contacts.



FIRE ALARM

- There is not a fire alarm system installed in this building. But there are smoke duct detectors installed on the HVAC units. Not sure how they annunciate the building if smoke is detected.

NOTES

- Infrared scanning of the power equipment is not performed annually.
- An Arc Flash study has not been performed for the entire facility.
- This building does not have a lightning protection system.

MECHANICAL SUMMARY

OVERVIEW

- The HVAC system serving the basement level for this building is a DX split system heat pump.
- The HVAC systems serving the main level (street level) for this portion of the building are two DX split system heat pumps.
- The second level of this building is unconditioned.

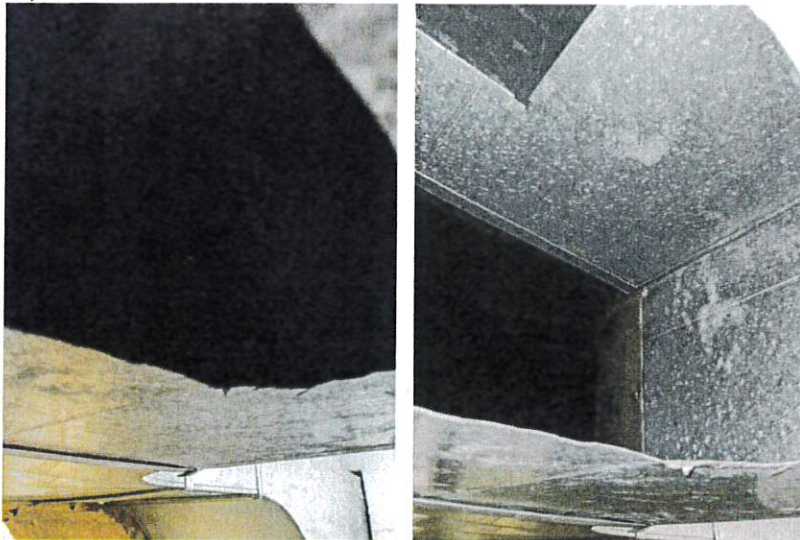
AIR HANDLERS

- Air Handler #1 is located in the basement and serves a portion of the main level of the building and part of the basement. It is manufactured by Carrier, provides 6,000 CFM of conditioned air, and was built in 2011. The unit is controlled by a wall mounted 7-day programmable thermostat. Associated condensing unit is manufactured by Carrier and was built in 2011 and is located on grade at the rear of the building. There are no known issues with this unit, and it has approximately 3 years of useful life remaining.



Air Handler #1 / Condensing Unit #1

- A portion of the ductwork serving Air Handler #1 is routed exposed in the basement and is not insulated. There are holes in the ductwork. The duct will have to be patched or replaced.



Exposed ductwork in basement with hole and no insulation.

- Air Handler #2 is located in the basement and serves a portion of the main level of the building. It is manufactured by Carrier, provides 3,000 CFM of conditioned air, and was built in 2011. The unit is controlled by a wall mounted 7-day programmable thermostat. Associated condensing unit is manufactured by Carrier and was built in 2011 and is located on grade at the rear of the building. There are no known issues with this unit, and it has approximately 3 years of useful life remaining.



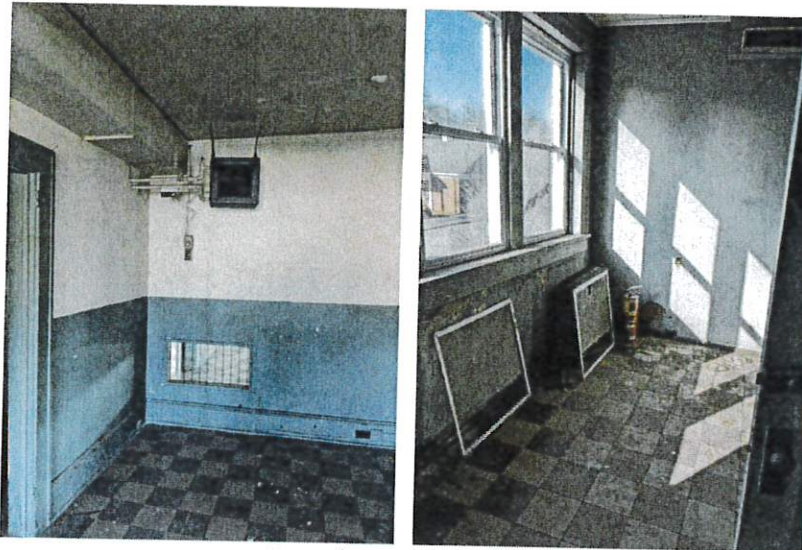
Air Handler #2 / Condensing Unit #2

- Air Handler #3 is located in the basement and serves a portion of the basement. It is manufactured by Carrier, provides 2,000 CFM of conditioned air, and was built in 2000. The unit was controlled by a wall mounted thermostat. Associated condensing unit is manufactured by Carrier and was built in 2000 and is located on grade at the rear of the building. The split system is not operable and is past its useful life.



Air Handler #3 / Condensing Unit #3

- The second level of the building is unconditioned and has abandoned heaters and radiators that were severed by the abandoned boiler in the basements. There is also abandoned exposed ductwork that appears to have been served by a removed air handler.



Second Level Abandoned Heater and Radiator



Second Level Exposed Abandoned Ductwork

NOTES

- The main level HVAC equipment, Air Handler #1 and Air Handler #2 are well maintained. The equipment is near the end of its useful life of 20 years and should be scheduled for replacement.
- The ductwork serves by Air Handler #1 and Air Handler #2 should be evaluated for leaks and insulation added.
- No outside air is provided to any of the air handling systems.
- On the main level it was observed that part of the drop ceiling is being used as a return plenum. This is a code violation due to the structure above the ceiling being wooden.

PLUMBING

- The Hot Water for the building is provided by one (1) electric water heater located in the basement. The water heater is manufactured by A.O. Smith in 2021 and has a capacity of 40 gallons, with two non-simultaneous 4.5 Kw heating elements. It is equipped with a water filter. At the time of the visit the water heater had a small leak. The owner was made aware and had advised AME that a repair was already requested.



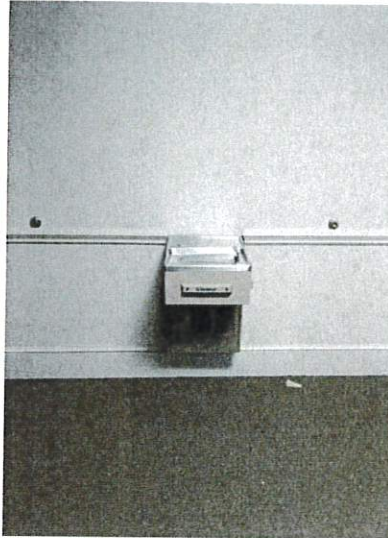
Water Heater

- The plumbing fixtures for the main level of the building are in working order, some of the toilets have yellow staining. The men's and women's restrooms do not meet current ADA requirements.



Main Level Men's and Women's Toilets

- The main level has one drinking fountain.



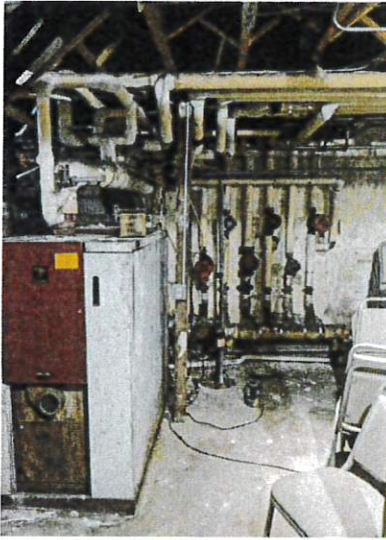
Drinking Fountain

- The plumbing fixtures in the basement level of the building are not operational. The men's and women's restrooms do not meet current ADA requirements.



Basement Level Men's and Women's Toilets

- There is an abandoned boiler and associated piping in the basement. The boiler was used to provide heating to the building.



Basement Level Abandoned Boiler and Associated Piping

- There are abandoned pumps with associated piping in the basement.



Basement Level Abandoned Pumps and Associated Piping

- The plumbing fixtures on the second level of the building are not operational. The men's and women's restrooms do not meet current ADA requirements.



Second Level Men's and Women's Toilets

NOTES

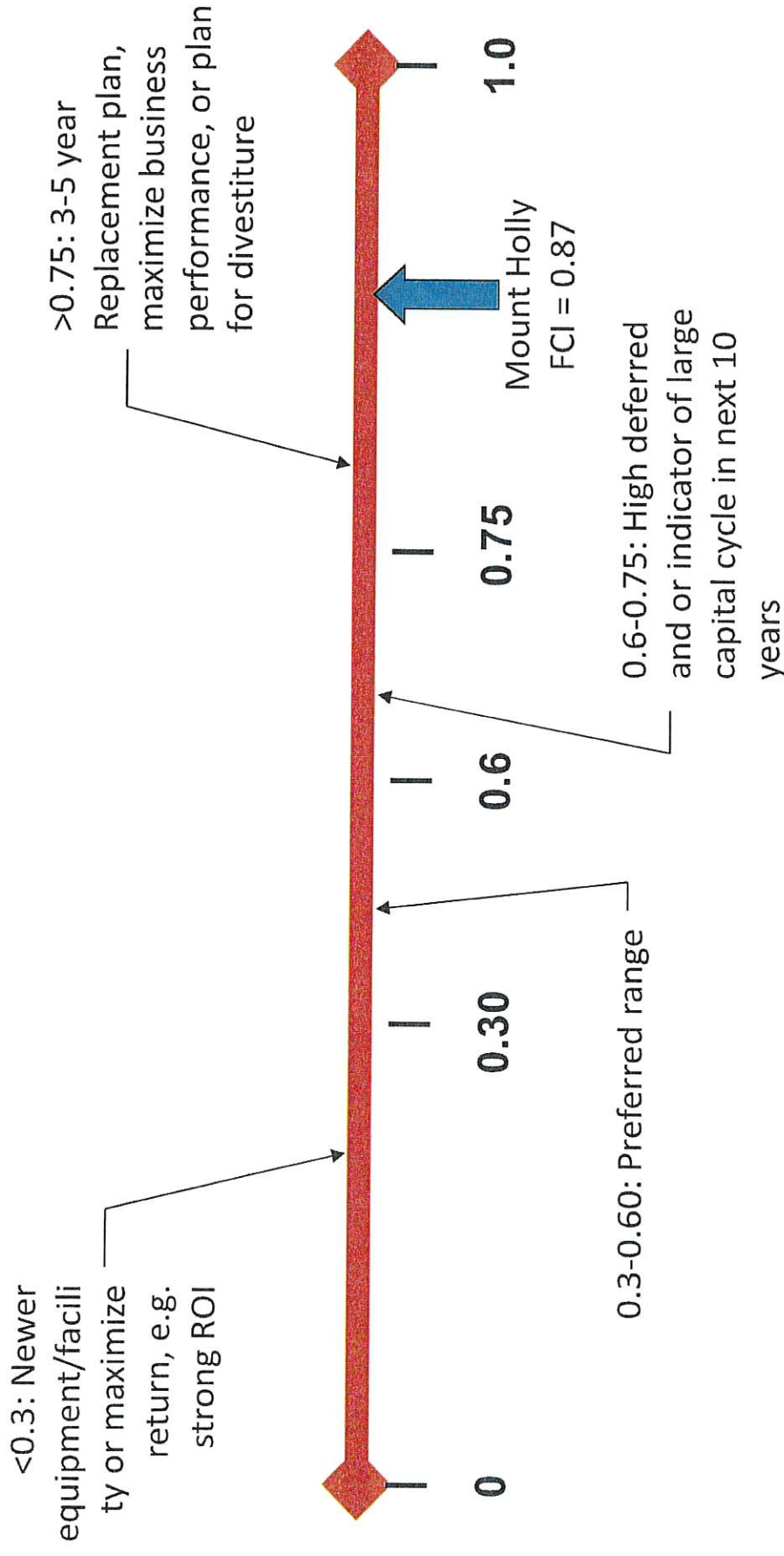
- The main level restrooms and drinking fountain need to be brought up to current ADA standards.
- The basement level restrooms need to be repaired and brought up to current ADA standards.
- The second level restrooms need to be repaired and brought up to current ADA standards.
- The water heater needs to be brought up to code. A drain pan, Thermostatic mixing valve, and an expansion tank are required.
- The water heater does not have a drain for the safety valve. A drain needs to be provided or the valve discharge needs to be directed to a suitable location.
- It is recommended the abandoned boiler and associated piping be removed in their entirety.
- It is recommended the abandoned pumps and associated piping be removed in their entirety.
- Please note that some of the insulation may contain asbestos. Proper testing needs to be conducted and any asbestos abated prior to removal of any of the systems.

FIRE PROTECTION

- The building is not sprinkled.

FCA Total Equipment Baseline Metrics			
Total Number of Equipment	14		
Total Replacement Value	\$322.2K		
Total Value of Deferred (2019 and Prior)	\$121K		
Total Next 5 Years (Including deferred)	\$321K		
MEP Systems AAP	21.3		
MEP Systems FCI	0.87		
FCA Electrical Equipment Baseline Metrics			
Total Number of Equipment	7		
Total Replacement Value	\$112K		
Total Value of Deferred (2019 and Prior)	\$112K		
Total Next 5 Years (Including deferred)	\$112K		
Electrical Systems AAP	38		
Electrical Systems FCI	1		
FCA Mechanical Equipment Baseline Metrics			
Total Number of Equipment	6		
Total Replacement Value	\$209K		
Total Value of Deferred (2019 and Prior)	\$9K		
Total Next 5 Years (Including deferred)	\$209K		
Mechanical Systems AAP	12.5		
Mechanical Systems FCI	0.81		
FCA Plumbing Equipment Baseline Metrics			
Total Number of Equipment	1		
Total Replacement Value	\$1.2K		
Total Value of Deferred (2019 and Prior)	\$0		
Total Next 5 Years (Including deferred)	\$0K		
Plumbing Systems AAP	2		
Plumbing Systems FCI	0.13		

Facility Condition Index (FCI) Continuum



National Average = .55-.65 (IFMA)

City of Mount Holly, NC															
2/21/2023															
5 YEAR CAPITAL RENEWAL ASSET DATA LIST															
Current Year: 2023															
Asset System	Home Tag	Building	Floor	Equipment Type	Manufacturer	Model	Serial Number	Capacity Units	Year Installed	Fiscal Year	Electric Service	Replacement Cost	Condition	FCI	Comments
Deferred Assets	Electrical	MDP	Outside - Back	Distribution Panel	Square D	HCW	12337628HAG	600 AMPS	1990	2020	208V	\$ 40,000.00	3		1.0 NEMA 3R - SERVICE ENTRANCE RATED - 7 SPACES
	Electrical	P2	1st Floor	Panelboard	Square D	NOOB	442L228CU	200 AMPS	1990	2020	208V	\$ 14,000.00	3		1.0 10 SPACES
	Electrical	P2A	1st Floor	Panelboard	Square D	NOOB	442L228CU	200 AMPS	1990	2020	208V	\$ 8,000.00	3		1.0 3 SPACES
	Electrical	P3	Basement	Panelboard	Square D	NOOB	442L400CU	125 AMPS	1990	2020	208V	\$ 8,000.00	3		1.0 FULL
	Electrical	P1A	Basement	Panelboard	Square D	NOOB	442L400CU	300 AMPS	1990	2020	208V	\$ 20,000.00	3		1.0 16 SPACES
	Electrical	2nd Floor PNL	Basement	Panelboard	Square D	NOOB	442L225CU	100 AMPS	1990	2020	208V	\$ 8,000.00	3		1.0 20 SPACES
	Mechanical	AHU-3	Basement	Ar Handler	Carrier	FX43AM560	009X00389	2000 CFM	2000	2020	208V	\$ 14,000.00	5		1.0 FULL
	Mechanical	CU-3	Outside	Condensing Unit	Carrier	38VCC080520	2408E00047	2000 CFM	2000	2020	208V	\$ 4,500.00	5		1.0 Unit is not operable
	2026 Assets	Mechanical	AHU-1	1st Floor	Ar Handler	Carrier	40RUQA16AUA0A0A0	2811U26804	6000 CFM	2011	2026	480V	\$ 50,000.00	5	
Mechanical		AHU-2	Outside	Condensing Unit	Carrier	38AUQA16AUA0A0A0	2011U19822	6000 CFM	2011	2026	480V	\$ 50,000.00	3		0.8
Mechanical		AHU-2	Basement	Ar Handler	Carrier	40RUQA16AUA0A0A0	2211U22243	3000 CFM	2011	2026	208V	\$ 50,000.00	3		0.8
Mechanical		CU-2	Outside	Condensing Unit	Carrier	38AUQA16AUA0A0A0	2311G50059	3000 CFM	2011	2026	208V	\$ 50,000.00	3		0.8



City of Mount Holly, NC																
2/21/2023																
ASSET DATA LIST																
Current Year: 2023																
Asset System	Home Tag	Building	Floor	Equipment Type	Manufacturer	Model	Serial Number	Capacity	Capacity	Year Installed	Fiscal Year	Electric Service	Replacement Cost	Condition	FCI	Comments
Electrical	MGP	131 S. Main Street	Outside - Back	Distribution Panel	Square D	HCW	12378250A0	600 AMPS		1990	2020	208V	\$ 40,000.00	3		1.0 NEMA 3R - SERVICE ENTRANCE RATED - 7 SPACES
Electrical	P2A	131 S. Main Street	1st Floor	Panelboard	Square D	NOOB	442L225CU	200 AMPS		1990	2020	208V	\$ 14,000.00	3		1.0 10 SPACES
Electrical	P3	131 S. Main Street	Basement	Panelboard	Square D	NOOB	442L100CU	60 AMPS		1990	2020	208V	\$ 8,000.00	3		1.0 3 SPACES
Electrical	P1	131 S. Main Street	Basement	Panelboard	Square D	NOOB	442L100CU	325 AMPS		1990	2020	208V	\$ 8,000.00	3		1.0 FULL
Electrical	2nd Floor PNL	131 S. Main Street	Basement	Panelboard	Square D	NOOB	442L100CU	325 AMPS		1990	2020	208V	\$ 8,000.00	3		1.0 3 SPACES
Electrical		131 S. Main Street	Basement	Panelboard	Square D	NOOB	442L225CU	225 AMPS		1990	2020	208V	\$ 14,000.00	3		1.0 20 SPACES
Mechanical	AHU-1	131 S. Main Street	1st Floor	Air Handler	Carrier	48RUC016A26A0A0A0	2611U22243	225 CFM		1990	1990	208V	\$ 14,000.00	5		1.0 FULL
Mechanical	CU-1	131 S. Main Street	Outside	Condensing Unit	Carrier	48RUC016A26A0A0A0	2611U22243	225 CFM		1990	1990	208V	\$ 14,000.00	5		1.0 FULL
Mechanical	AHU-2	131 S. Main Street	Basement	Air Handler	Carrier	48RUC016A26A0A0A0	2611U22243	225 CFM		2011	2020	208V	\$ 50,000.00	3		0.8
Mechanical	CU-2	131 S. Main Street	Outside	Condensing Unit	Carrier	48RUC016A26A0A0A0	2611U22243	225 CFM		2011	2020	208V	\$ 50,000.00	3		0.8
Mechanical	CU-3	131 S. Main Street	Basement	Air Handler	Carrier	48RUC016A26A0A0A0	2611U22243	225 CFM		2000	2020	208V	\$ 5,000.00	5		1.0 Unit is not operable
Mechanical	CU-4	131 S. Main Street	Outside	Condensing Unit	Carrier	48RUC016A26A0A0A0	2611U22243	225 CFM		2000	2020	208V	\$ 4,500.00	5		1.0 Unit is not operable
Plumbing	WH-1	131 S. Main Street	Basement	Domestic Water Heater	A.O. Smith	EA-10R4SDV 110	214512773983	4500 WATTS		2021	2020	208V	\$ 1,200.00	1		0.1



Condition:
 1 = New or like New
 2 = Good, Greater than 50% life left
 3 = Fair, Less than 50% life left
 4 = Poor
 5 = Failed or Failure Soon

Next Steps

- Facility Assessment taking place 2/13 – 3/27
- Cost estimating 4/11 – 4/27
- Present final report to Committee
- Present final report to Historical Society
- Present final report to City Council



Memo

To: Mayor and City Council

From: Brian DuPont

Date: 2/24/2023

Re: Veterans Park

Since the bond referendum did not pass, staff was directed to work with McAdams on consideration of an alternative development plan with multifamily or mixed use development and some park amenities. McAdams will present concept plans and provide background on the due diligence process for understanding the capacity for a public private partnership by the City.

Veteran's Park

City Council Retreat
March 3, 2023



Background

- January 23, 2023 Worksession – Presented Timeline for Various Benchmarks
- Concepts by McAdams
 - Initial or Redevelopment Public Private Partnership (PPP)



Initial Park Concept

- Phase 1: Part of Bond Referendum that didn't pass
- Elements included: amphitheater, splash pad, restroom building, walking trails, open lawn, shelters and gateway monument
- Phase 1 approximate cost: \$7.8 million (2021)
- McAdams to review based on land acquisition as well as scope/scale of elements based on cost



Redevelopment PPP Concept

- Includes a multi-family component in conjunction with previously planned park elements from Initial Concept.
- McAdams has reviewed to provide concepts for consideration.



McAdams - Initial Park Concept

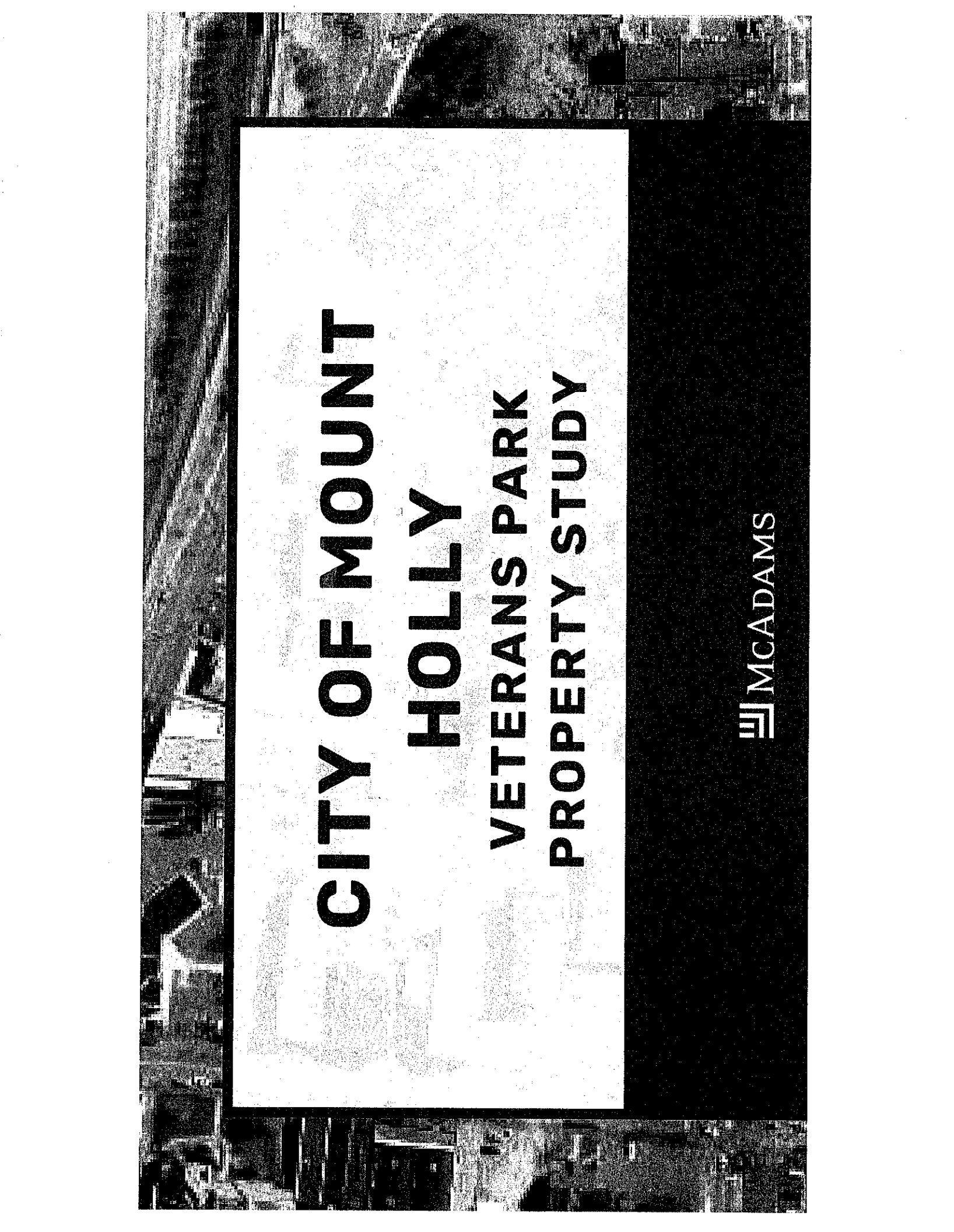
- McAdams concepts will be sent before the Council Retreat



McAdams - Redevelopment PPP Concept

- McAdams concepts will be sent before the Council Retreat



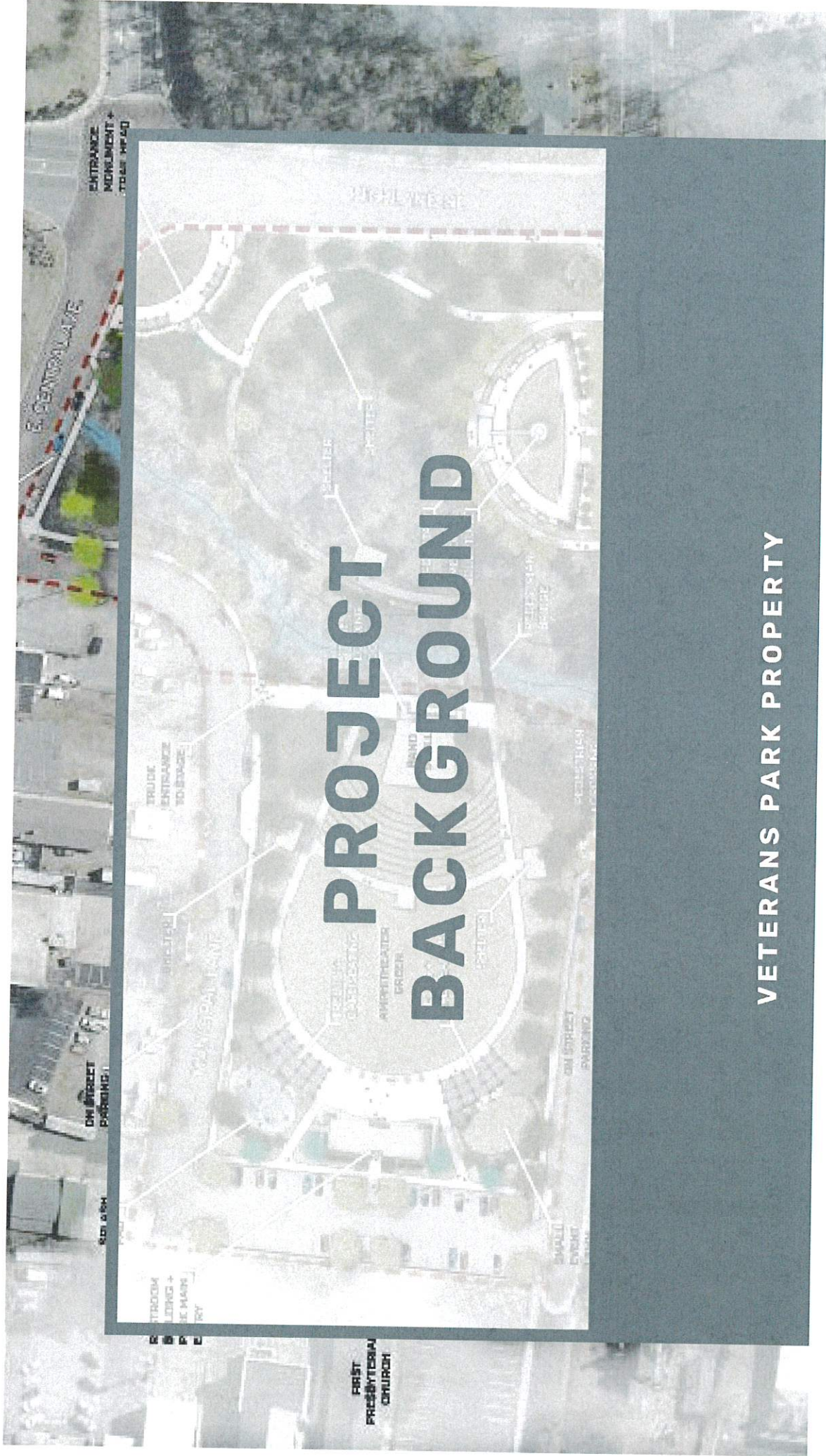


CITY OF MOUNT HOLLY VETERANS PARK PROPERTY STUDY

 **MCADAMS**



- 1 PROJECT BACKGROUND
- 2 PROPERTY INFORMATION +
EXISTING CONDITIONS
- 3 PROPERTY REDEVELOPMENT
EXPLORATION
- 4 REDEVELOPMENT OPTIONS TO
CONSIDER
- 5 Q+A AND DISCUSSION



PROJECT BACKGROUND

VETERANS PARK PROPERTY

FIRST
PRESBYTERIAN
CHURCH



PROJECT BACKGROUND

- Original design work was completed in 2019

- Original design work was completed in 2019

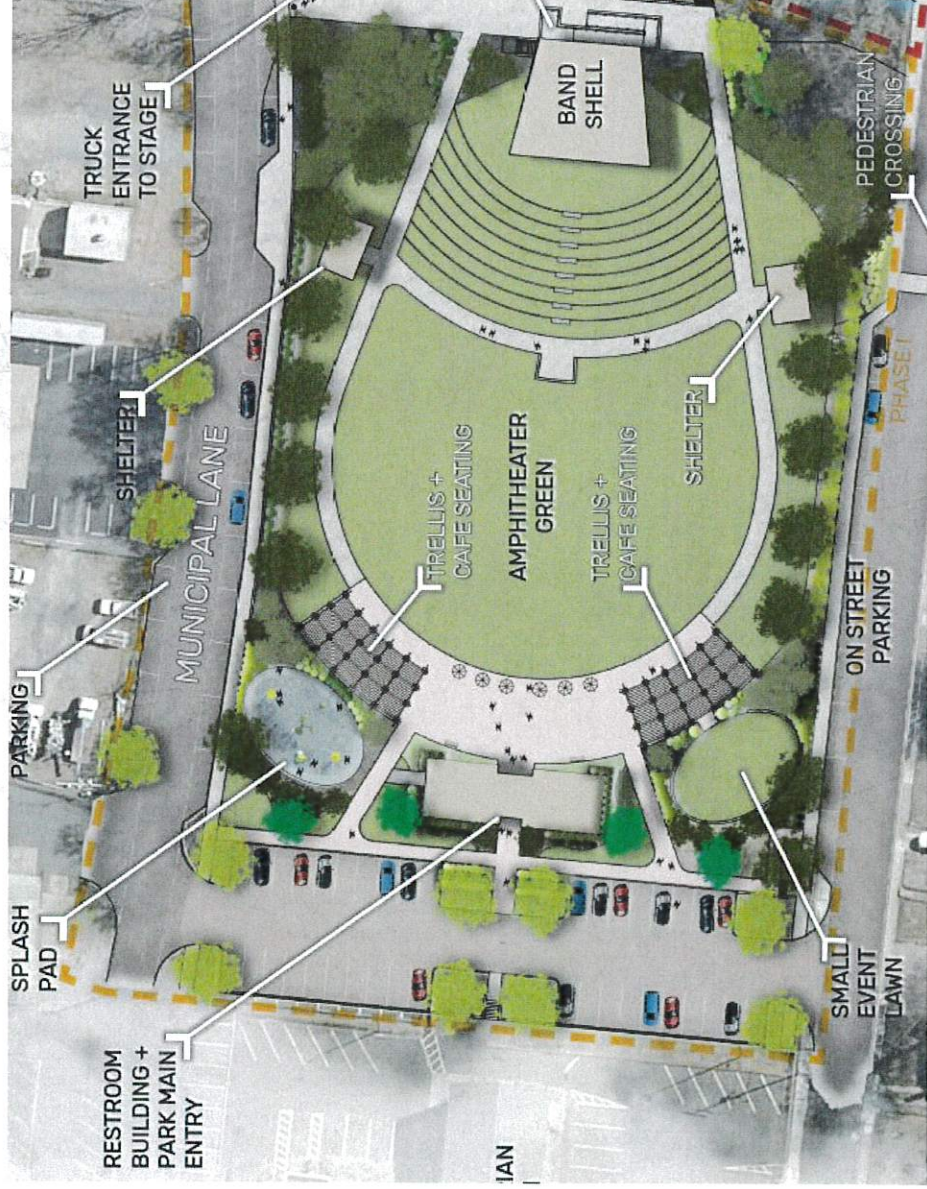


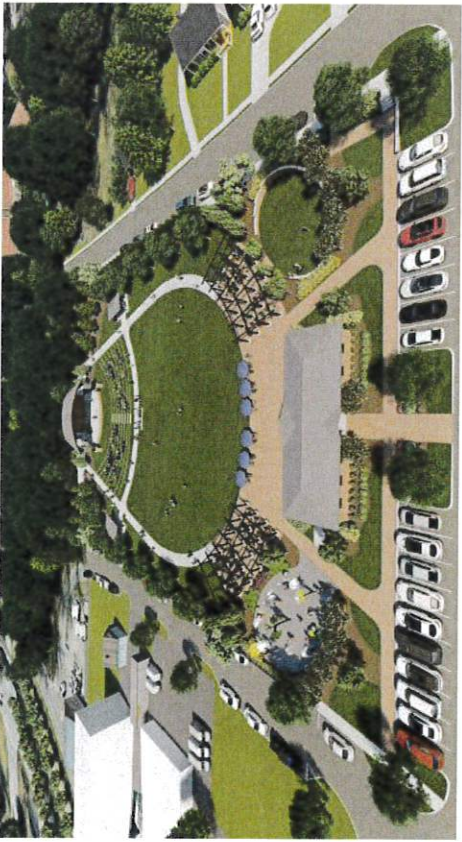
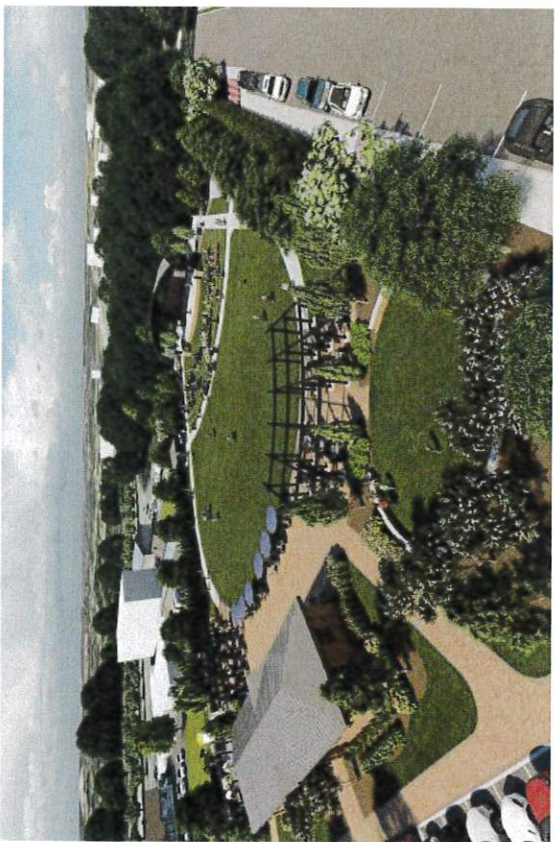


PROJECT BACKGROUND

VETERANS PARK PLAN ENLARGEMENT

- Amphitheater Green + Band Shell





PROJECT BACKGROUND

VETERANS PARK PLAN- ENLARGEMENT

- Veterans Memorial site



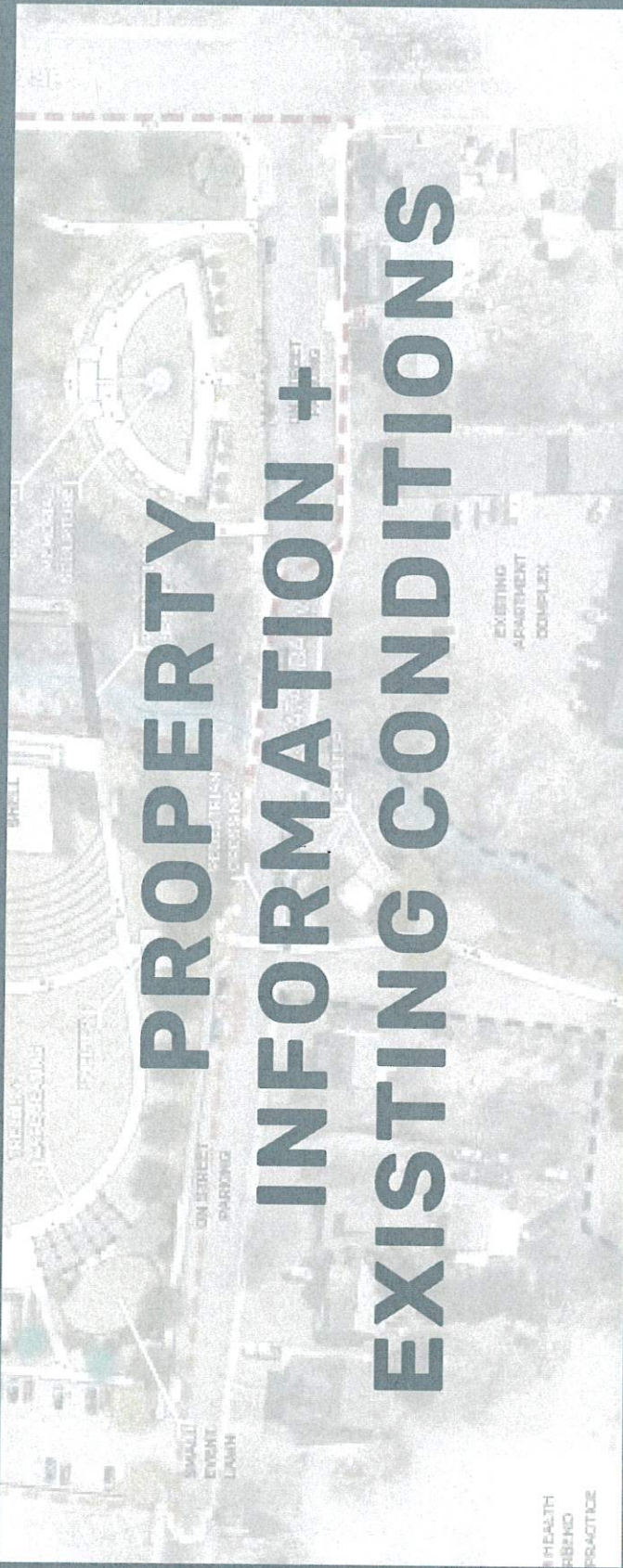
FIRST
PRESBYTERIAN
CHURCH

TRIMM-
GREENING
AMPHITHEATER
GROUN

WEST
LOADING
DOCK

SHELTER

SMITHS



PROPERTY + INFORMATION + EXISTING CONDITIONS

VETERANS PARK PROPERTY



PROPERTY INFORMATION + EXISTING CONDITIONS



EXISTING AERIAL



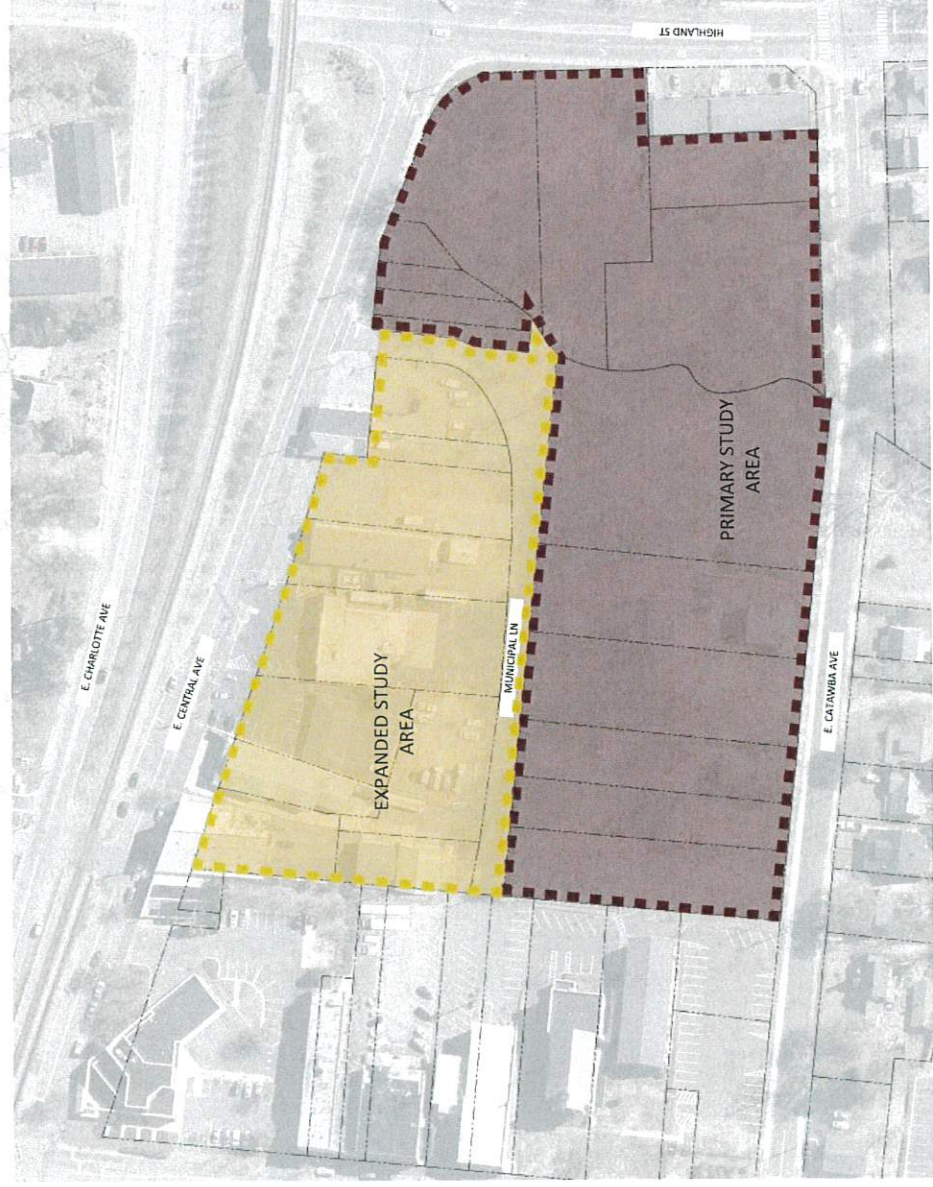
PROPERTY INFORMATION + EXISTING CONDITIONS

EXISTING AERIAL WITH STUDY BOUNDARY





PROPERTY INFORMATION + EXISTING CONDITIONS

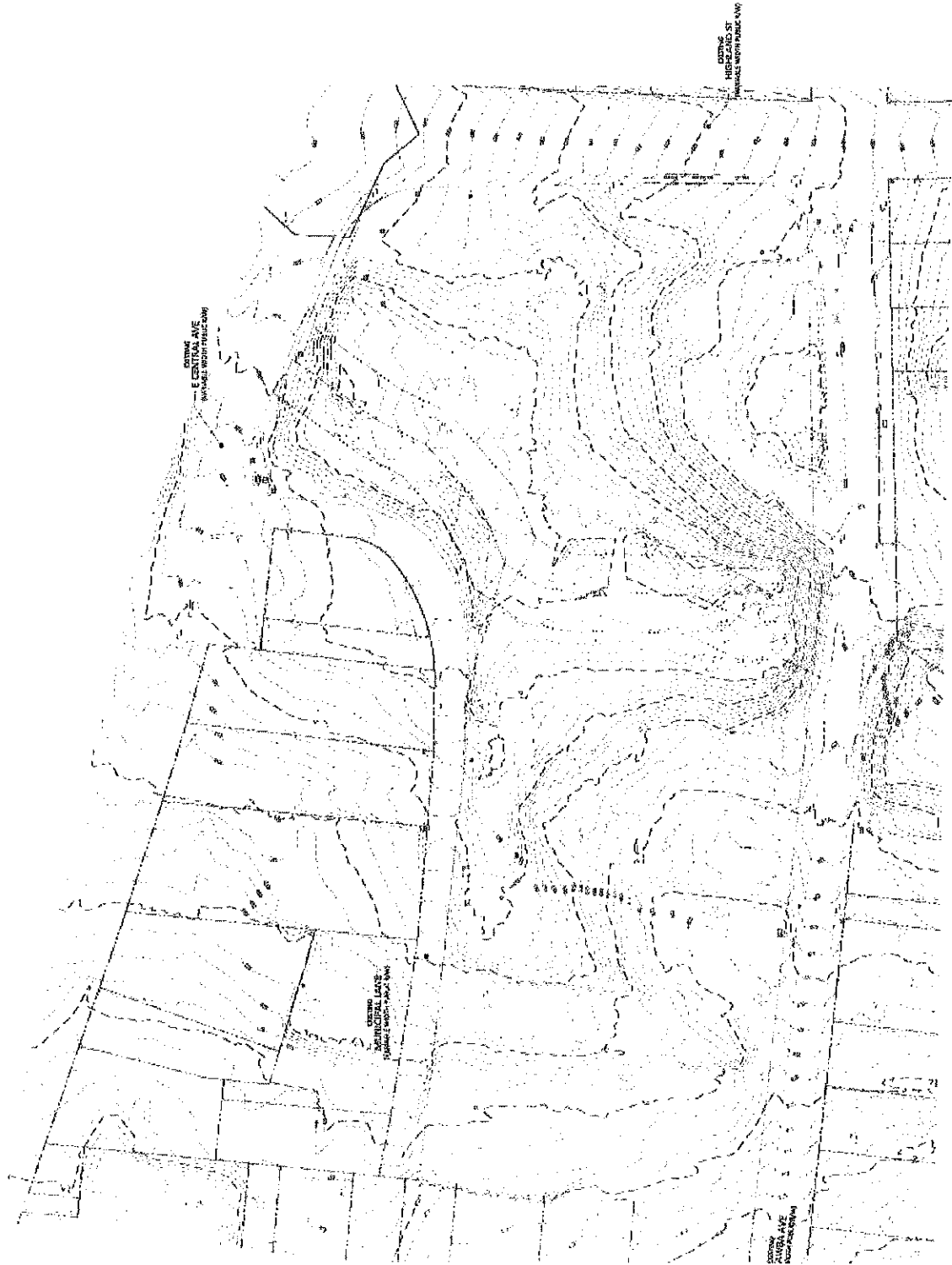


EXISTING AERIAL WITH STUDY BOUNDARY
(EXTENDED)

EXISTING SITE SURVEY FOR VETERANS PARK



EXISTING SITE SURVEY



[illegible]

CASE STUDY: MOORESVILLE, NC



Mill One Mixed Use Development



Downtown Mooresville, NC



Liberty Park

SITE REDEVELOPMENT DIAGRAMS



Mixed Use / Veterans Park Concept Diagram 1

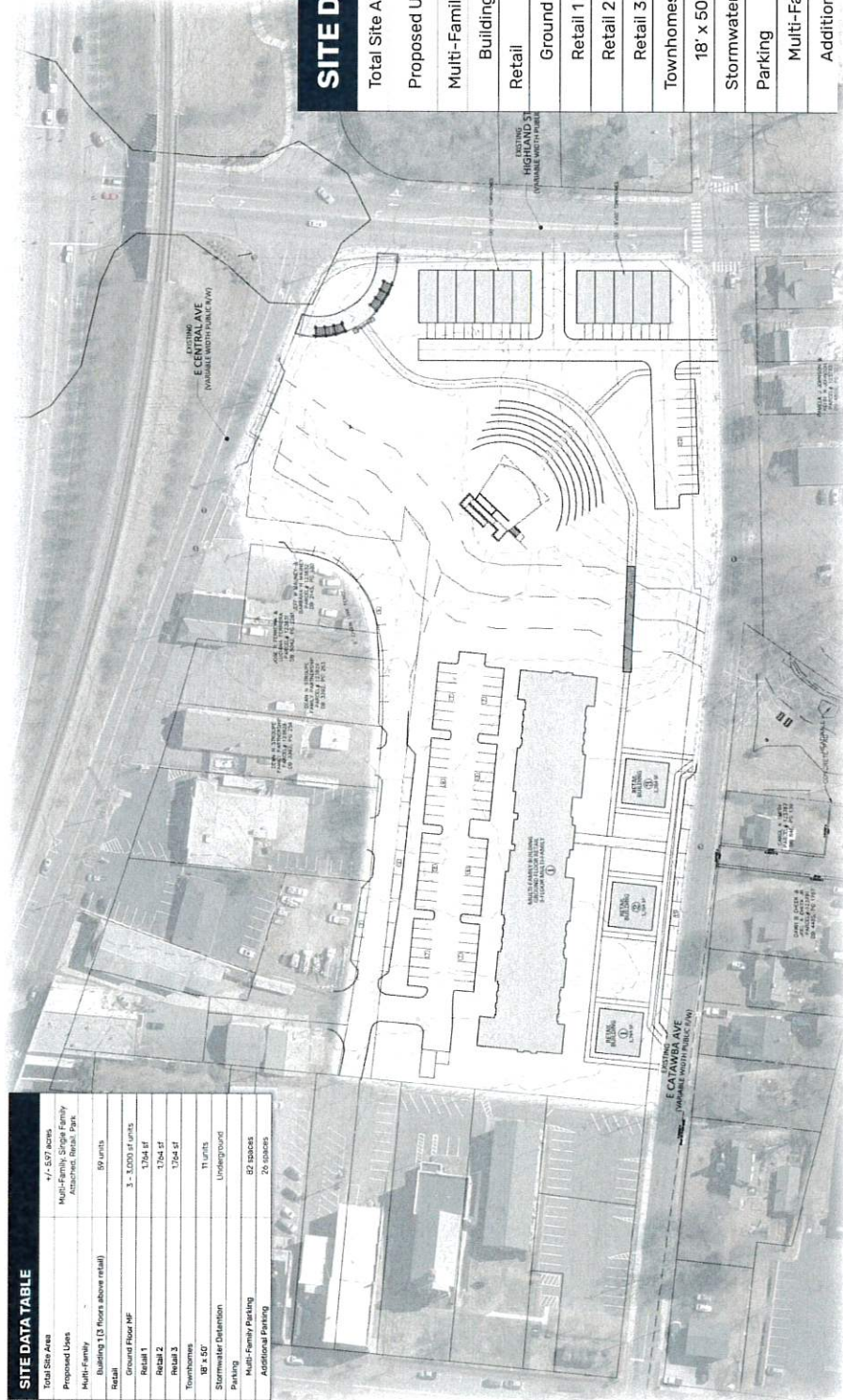


Mixed Use / Veterans Park Concept Diagram 2



SITE REDEVELOPMENT DIAGRAM 1A

MULTI FAMILY DEVELOPMENT ON TOWN OWNED PARECELS



SITE DATA TABLE

Total Site Area	4/- 5.97 acres
Proposed Uses	Multi-Family, Single Family Attached, Retail, Park
Multi-Family	59 units
Building 1 (3 floors above retail)	
Retail	
Ground Floor MF	3 - 3,000 sf units
Retail 1	1,764 sf
Retail 2	1,764 sf
Retail 3	1,764 sf
Townhomes	11 units
Stormwater Detention	Underground
Parking	82 spaces
Additional Parking	26 spaces

SITE DATA TABLE

Total Site Area	4/- 5.97 acres
Proposed Uses	Multi-Family, Single Family Attached, Retail, Park
Multi-Family	
Building 1 (3 floors above retail)	59 units
Retail	
Ground Floor MF	3 - 3,000 sf units
Retail 1	1,764 sf
Retail 2	1,764 sf
Retail 3	1,764 sf
Townhomes	
18' x 50'	11 units
Stormwater Detention	Underground
Parking	
Multi-Family Parking	82 spaces
Additional Parking	26 spaces



SITE DATA TABLE

Total Site Area	1.57 acres
Proposed Uses	Multi-Family, Park
Multi-Family	118 units
Stormwater Detention	Underground
Parking	875 spaces
Multi-Family Parking	50 spaces
Additional Parking	

SITE DATA

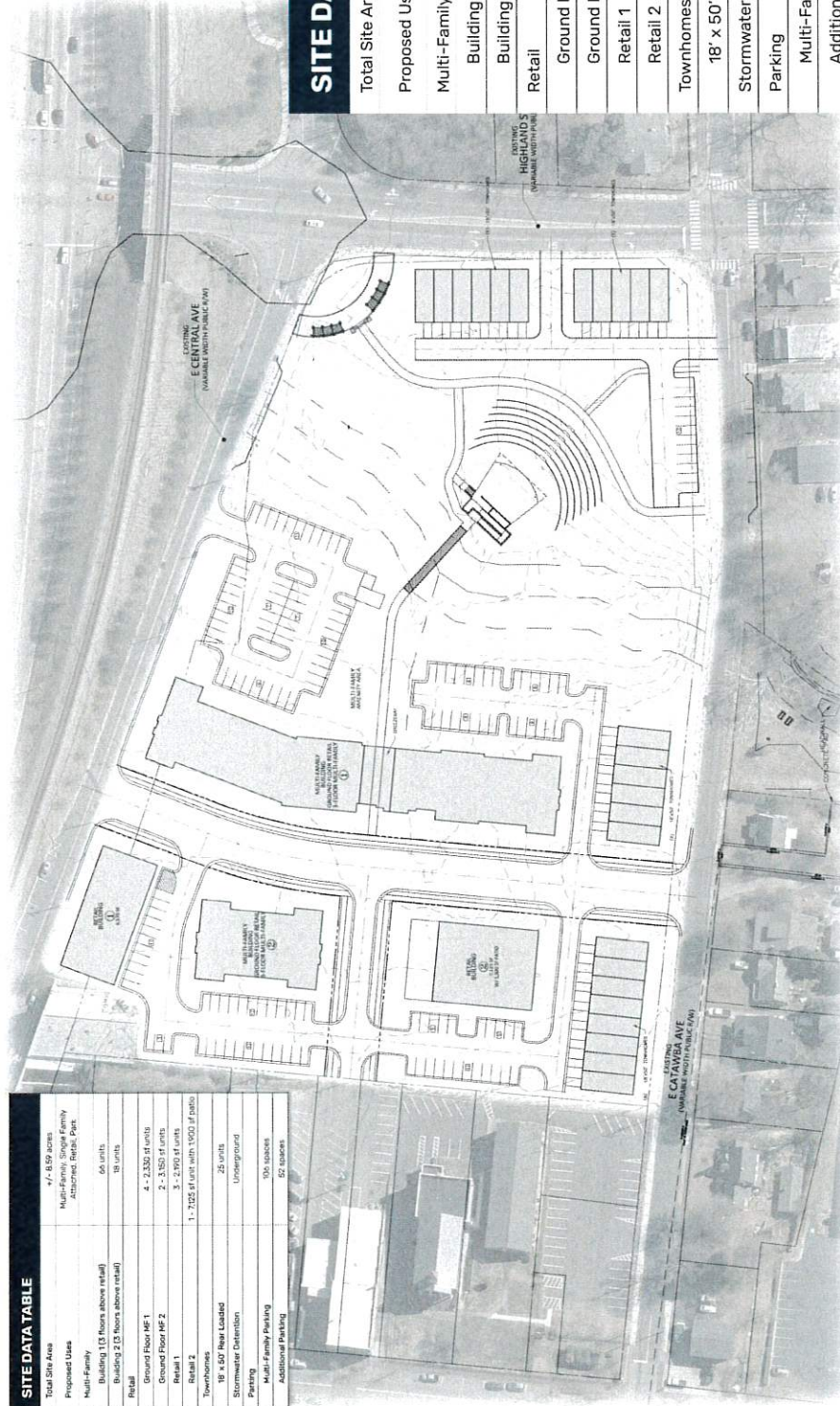
Total Site Area	1.57 acres
Proposed Uses	Multi-Family
Multi-Family	118 units
Stormwater Detention	Underground
Parking	875 spaces
Multi-Family Parking	50 spaces
Additional Parking	

Total Site Area	+/- 597 acres
Proposed Uses	Multi-Family, Park
Multi-Family	
750 sf min unit	118 units
Stormwater Detention	Underground
Parking	
Multi-Family Parking	178 spaces
Additional Parking	50 spaces

Total Site Area	+/- 597 acres
Proposed Uses	Multi-Family, Park
Multi-Family	
750 sf min unit	118 units
Stormwater Detention	Underground
Parking	
Multi-Family Parking	178 spaces
Additional Parking	50 spaces

SITE REDEVELOPMENT DIAGRAM 2

MIXED USE EXPANDED STUDY BOUNDARY

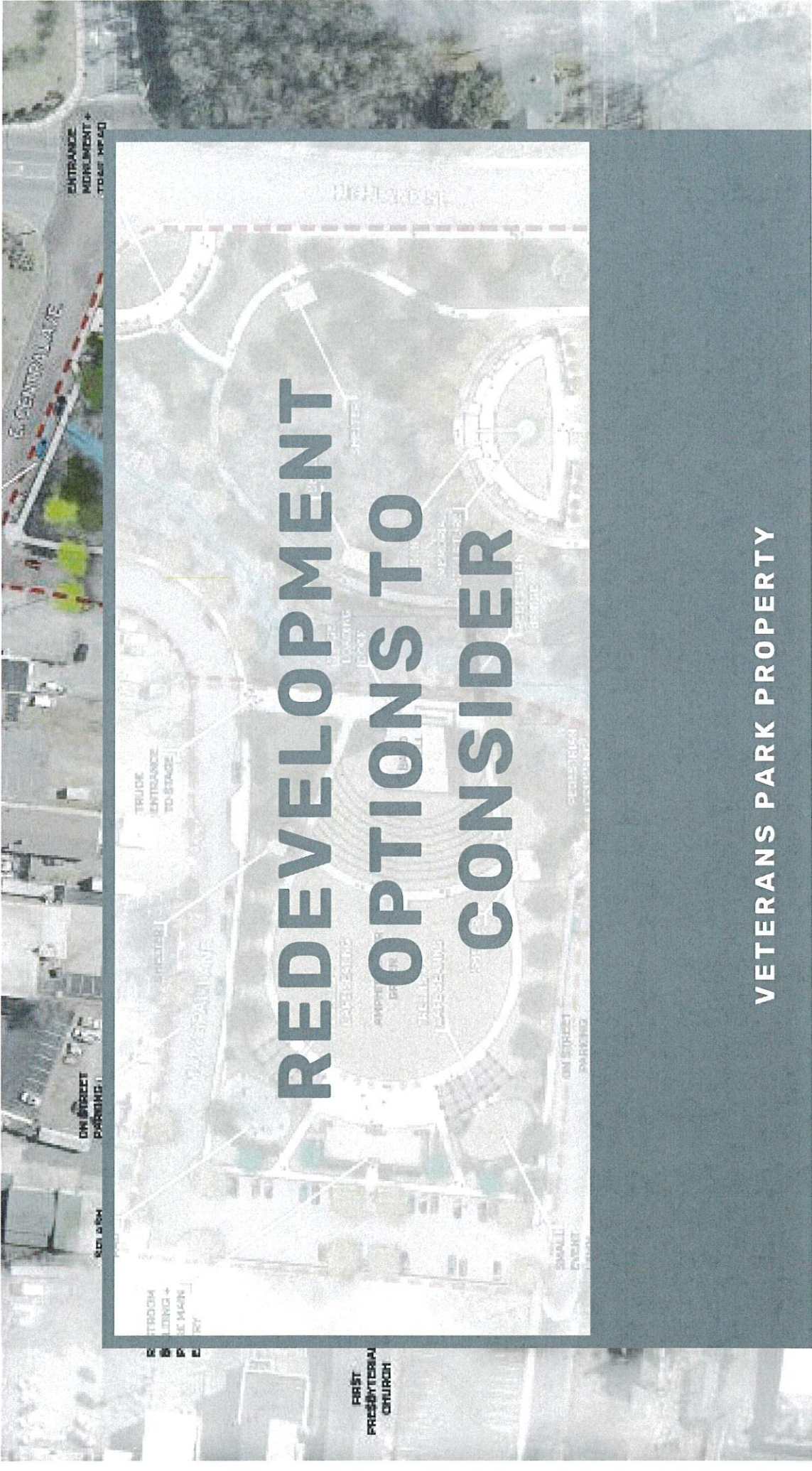


SITE DATA TABLE

Total Site Area	+/- 8.59 acres
Proposed Uses	Multi-Family, Single Family Attached, Retail, Park
Multi-Family	
Building 1 (3 floors above retail)	66 units
Building 2 (3 floors above retail)	18 units
Retail	
Ground Floor MF 1	4 - 2,330 sf units
Ground Floor MF 2	2 - 3,150 sf units
Retail 1	3 - 2,190 sf units
Retail 2	1 - 7,125 sf unit with 1,900 sf patio
Townhomes	
18' x 50' Rear Loaded	25 units
Stormwater Detention	Underground
Parking	
Multi-Family Parking	106 spaces
Additional Parking	52 spaces

SITE DATA TABLE

Total Site Area	+/- 8.59 acres
Proposed Uses	Multi-Family, Single Family Attached, Retail, Park
Multi-Family	
Building 1 (3 floors above retail)	66 units
Building 2 (3 floors above retail)	18 units
Retail	
Ground Floor MF 1	4 - 2,330 sf units
Ground Floor MF 2	2 - 3,150 sf units
Retail 1	3 - 2,190 sf units
Retail 2	1 - 7,125 sf unit with 1,900 sf patio
Townhomes	
18' x 50' Rear Loaded	25 units
Stormwater Detention	Underground
Parking	
Multi-Family Parking	106 spaces
Additional Parking	52 spaces



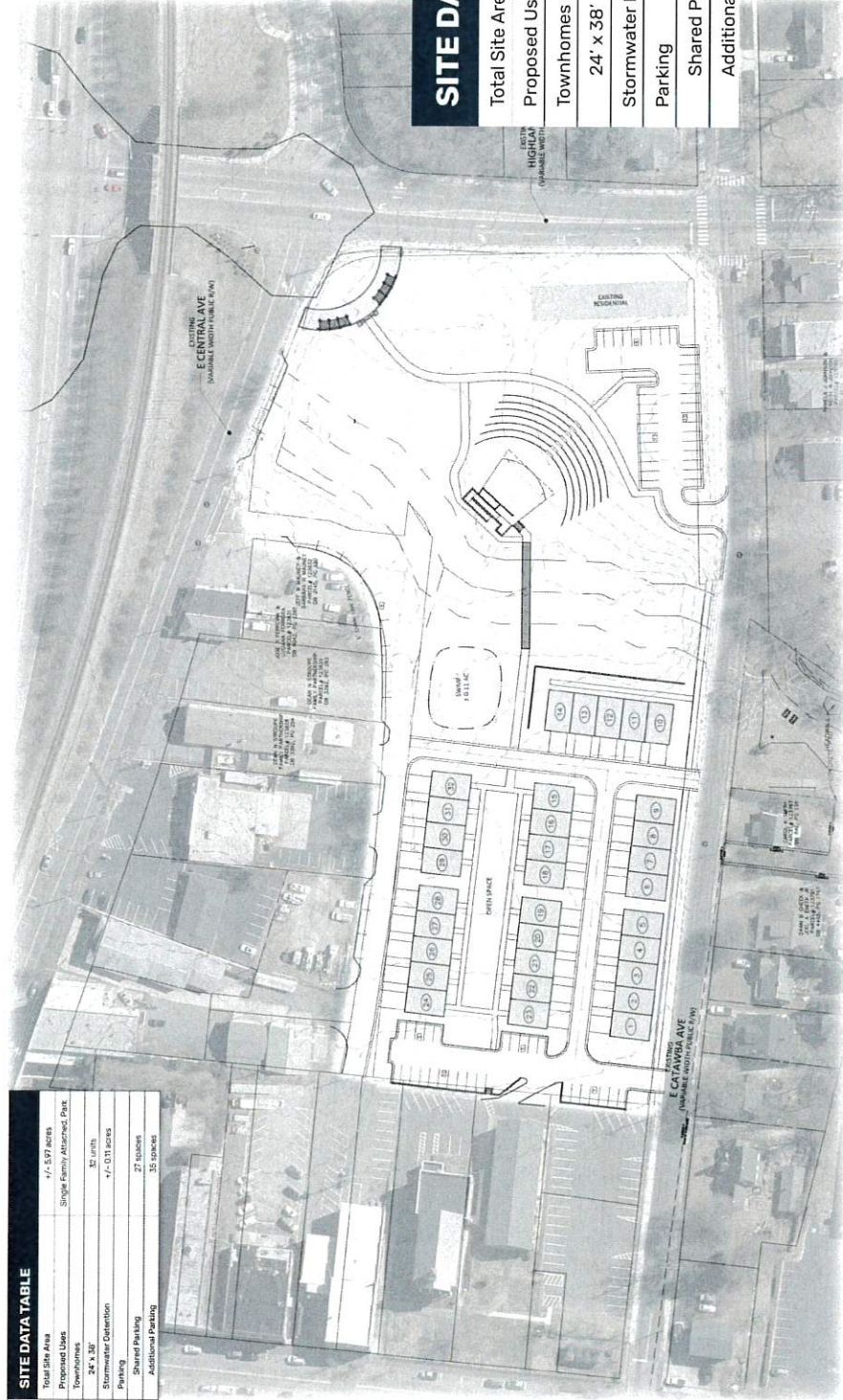
REDEVELOPMENT OPTIONS TO CONSIDER

VETERANS PARK PROPERTY



REVISED REDEVELOPMENT OPTIONS TO CONSIDER

OPTION A—TOWN HOMES ON TOWN OWNED PARCELS

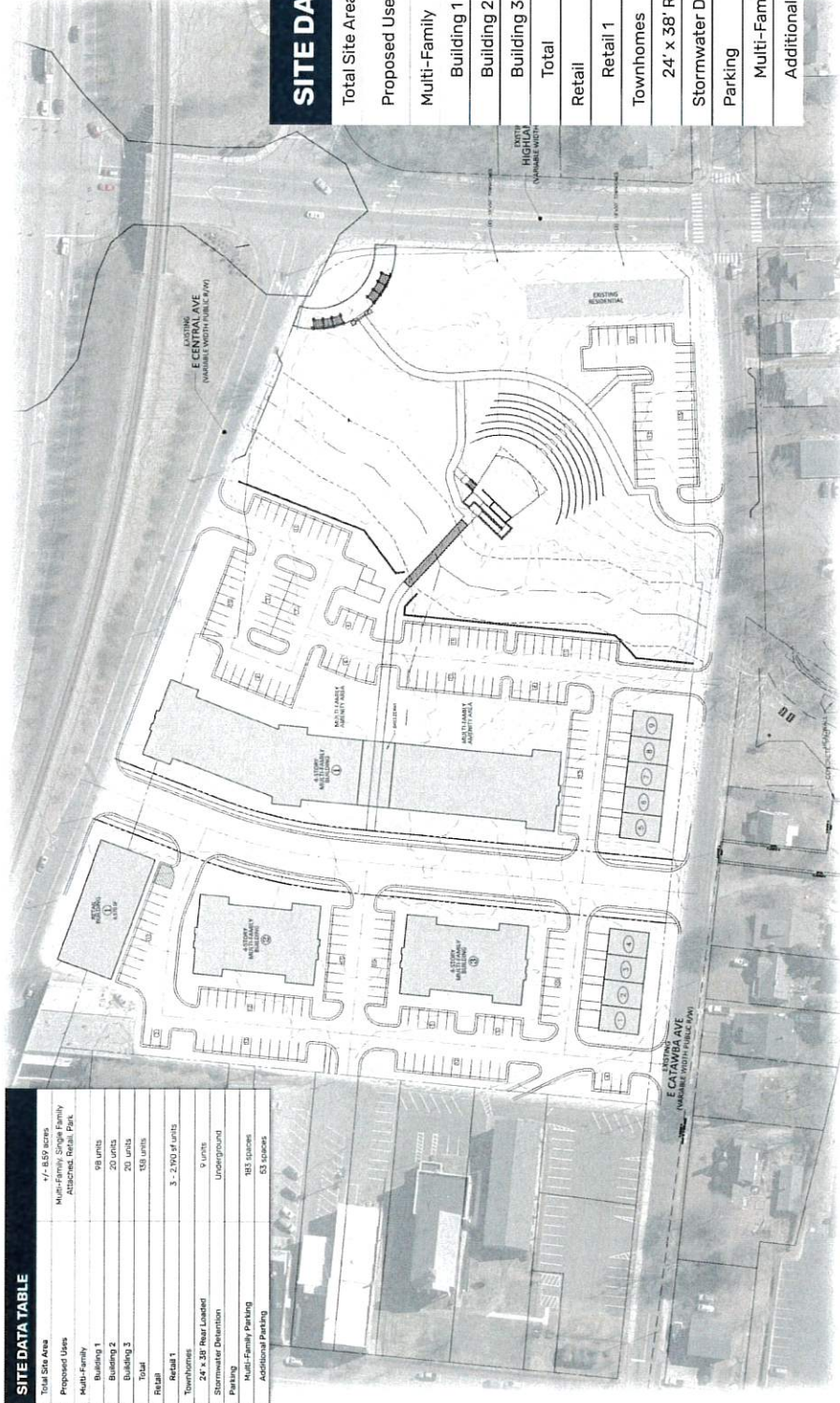


SITE DATA TABLE	
Total Site Area	+/- 5.97 acres
Proposed Uses	Single Family Attached, Park
Townhomes	
24' x 38'	32 units
Stormwater Detention	+/- 0.11 acres
Parking	
Shared Parking	27 spaces
Additional Parking	35 spaces



REVISED REDEVELOPMENT OPTIONS TO CONSIDER

OPTION B—MODIFIED MIXED USE ON EXPANDED STUDY AREA



SITE DATA TABLE

Total Site Area	+/- 8.59 acres
Proposed Uses	Multi-Family, Single Family Attached, Retail, Park
Multi-Family	
Building 1	98 units
Building 2	20 units
Building 3	20 units
Total	138 units
Retail	
Retail 1	3 - 2,190 sf units
Townhomes	
24' x 38' Rear Loaded	9 units
Stormwater Detention	Underground
Parking	
Multi-Family Parking	183 spaces
Additional Parking	53 spaces

SITE DATA TABLE

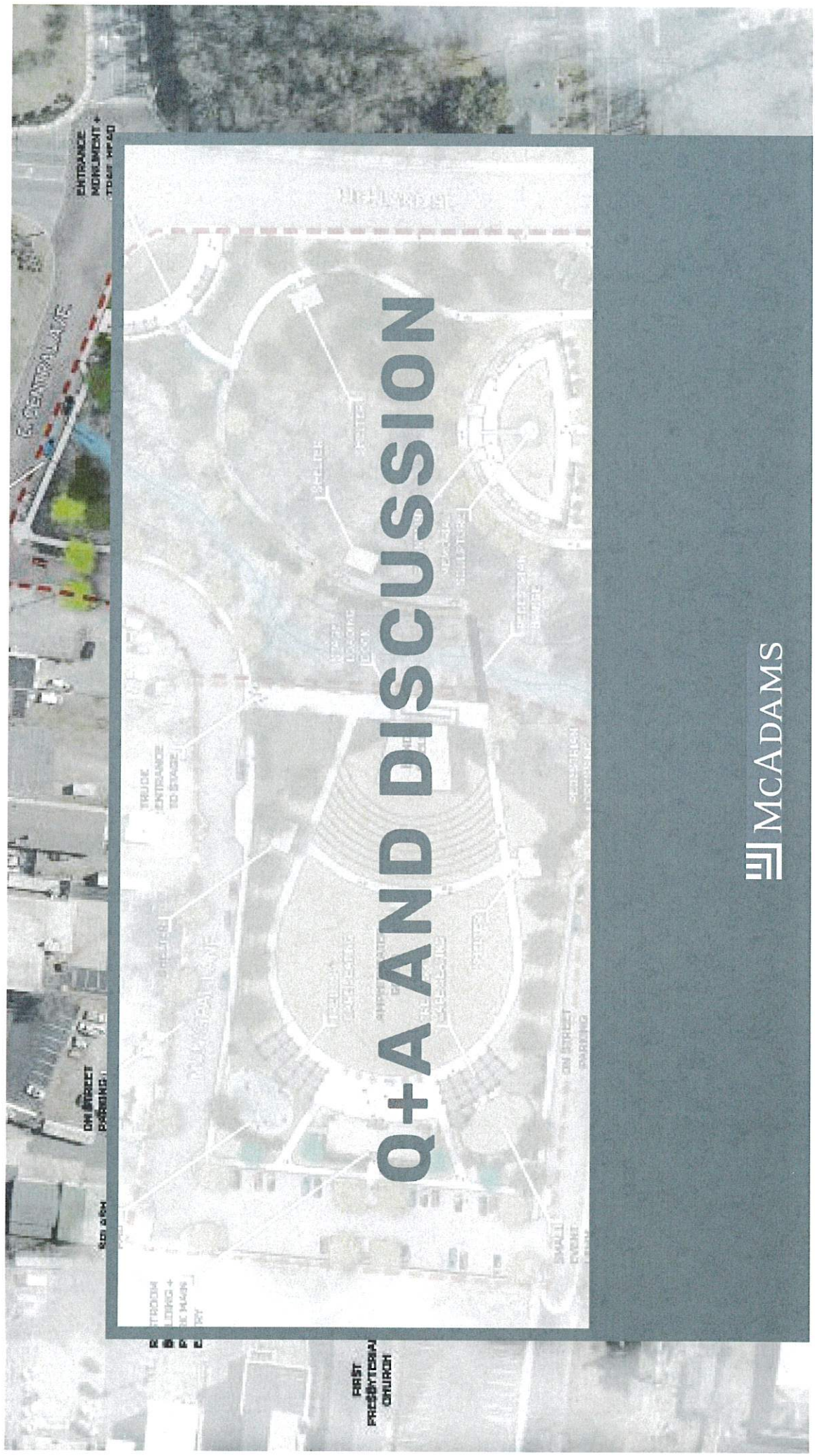
Total Site Area	+/- 8.59 acres
Proposed Uses	Multi-Family, Single Family Attached, Retail, Park
Multi-Family	
Building 1	98 units
Building 2	20 units
Building 3	20 units
Total	138 units
Retail	
Retail 1	3 - 2,190 sf units
Townhomes	
24' x 38' Rear Loaded	9 units
Stormwater Detention	Underground
Parking	
Multi-Family Parking	183 spaces
Additional Parking	53 spaces



MCADAMS **REVISED REDEVELOPMENT OPTIONS TO CONSIDER**

MCADAMS **REVISED REDEVELOPMENT OPTIONS TO CONSIDER**





Q+A AND DISCUSSION

 MCADAMS

FIRST
PRESBYTERIAN
CHURCH

Memo

To: Mayor and City Council

From: Brian DuPont

Date: 2/24/2023

Re: River Street Park

Staff will provide a presentation on a redevelopment option for a portion of the River Street Park area including feedback from a public input session held on February 16th. Staff is seeking direction on keeping the park as is or redevelopment through a public private partnership.

River Street Park

City Council Retreat
March 3, 2023



Benchmarks

- Appraisal
- Stakeholder Input
 - Adjacent Property Owners
- Park Amenity Inventory
- Public-Private Partnership
 - Public Process - RFP



Appraisal

- Consideration of Parcels as part of 7.59-acre area
- Fee Simple Value: \$770,000



Stakeholder Input

- 109 Property Owners were notified
- Public Meeting held on February 16th at Municipal Complex
 - 24 on Sign In Sheet, but 30+ participants
- Preference Exercise (Dots)
 - Recreational Amenities
 - Non-recreational Amenities



Stakeholder Input

- Preference Exercise (Dots) - Top 3 of Each
 - Recreational Amenities
 1. Greenway (12)
 2. Playground (11)
 3. Kayak Launch (8)
 - Non-recreational Amenities
 4. 3 Story Mixed Use with Green space (14)
 5. 3 Story Mixed Use with ground floor retail (5)
 6. 4 Story Mixed Use with ground floor retail (4)
 7. Townhomes (4)



Stakeholder Input



Park Amenity Inventory

- Current (14.49-acres)

- Benches
- Picnic Shelters (3)
- Restrooms
- Basketball Court
- Sand Volleyball
- 9-hole disc golf
- Playground
- Kayak launch
- Fishing Decks
- Parking
- Ball Field
- Greenway (2.53-miles)

- Remaining * (10.51-acres)

- Benches
- Picnic Shelters
- Sand Volleyball
- 9-hole disc golf (rearranged)
- Playground
- Kayak launch
- Fishing Decks
- Greenway (3.18-miles)

*Consultant to assist in layout of future of amenities



Park Amenity Inventory - Usage

2022	River Street Park	Tuckasee Park
Shelters	17 rentals	66 rentals
Spring Ballfields(March to May)	3 days per week*	5 days per week
Fall Ballfields (August to October)	2 days per week*	5 days per week

*Practice overflow only. Not for games.





Potential Tax Revenue

- Initial Development Investment: \$60 million
- Discounted 20% for Property Tax Value: \$48 million
- \$48 million X 0.485 / 100 = \$232,800 annual property tax revenue
 - Not including other revenues from project
- Dutchmans Creek Bridge Estimated Expense: \$4.8 million(2021)
 - 20-yr return of property tax revenue only

Redevelopment Process

- Prepare site for redevelopment
 - City initiated rezoning
- Request for Proposals
 - Similar to Olde Mecklenburg Brewery site
 - Incorporate feedback from stakeholders and City Council
- Drafting of RFP could begin at Council's direction



Community Input
River Street Park Public Meeting

	First	Last	Phone	Email	Address	Comments Per FAQ Sheet
1	Carrie	Gramling	704-299-3122	carriegramling@yahoo.com	723 Elm Street	Would like to get my home rezoned; love the progress of the neighborhood; as far as the land use of the park we do not want section 8 leasing with the new development
2	Haley	Gresham			218 North Lee Street	We would love upgrades to the park, dog park, bigger playground and more walk paths. I don't think residential or commercial property will be beneficial to the city or residents. Our roads and community is not suited for this type of structure. We are excited for OMB and maybe the city could build a safe passage across the railroad tracks to the park for families visiting the brewery! Love the idea but bad placement.
3	Deb	Davis			421 Dutch Avenue	Will our taxes not get any higher? Will everyone be able to afford the apartments? Have elderly neighbors and don't need any type of people coming in the neighborhood. Make improvements to the park with other equipments. Add some benches on greenway.
4	Elizabeth	Mauter			624 Herms Avenue	The park and greenway need upgrades but it supports the current low traffic area we live. Currently the roads need work and adding anything or upgrading should consider the quiet family friendly area we have.
5	Lauren	Ratcliffe			626 Herms Avenue	Love the upgrades to the park and ideas to upgrade the park - dog park, kayak steps/platform, swings; Love the pedestrian bridge over the creek for greenway expansion. The park is a treasure in our neighborhood and for the city. It should be preserved. Development including higher density multifamily housing and retail is out of place for the space and there is not infrastructure to support it. Our neighborhood streets are riddled with potholes and this idea would make for way too much traffic/parking woes.

Community Input
River Street Park Public Meeting

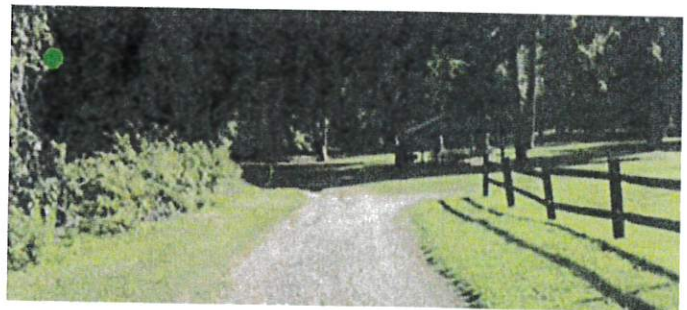
	First	Last	Phone	Email	Address	Comments Per FAQ Sheet
6	Evan	Miller	704-965-4458		929 Magnolia Avenue, Charlotte, NC 28203	Own 212 and 214 River Street. I think the park, in its current entirety, is a crown jewel and should be preserved as is. Rarely does a municipality revel in the decision to sacrifice "green space" for development after the fact. "Quality of Life" dictates preservation of all of the park, as is. From an investment perspective, I believe the larger the park, the more attractive the area and the higher the quality of development around it. "More is more" in this case. I am happy to elaborate at any time. I am a new owner and my home on River is currently unoccupied(hope to rehab in 2023). I have very little "equity" in this area and would absolutely yield to those that have lived and owned here for years.
7	Shirley	Usery	704-860-9374		500 Dutchman Avenue	Would like to know how close the greenway will be to the adjoining property of 500 Dutchman
8	Marcella	Barnette			2965 Shady Lane, Charlotte, NC 28208	Own 321 N. Alexander Street; traffic-streets; low income; family friendly; water front be affected; How will this affect the rest of the neighborhood and streets; street lights on all streets in neighborhood; handicap accessible
9	David	Roberts			322 North Alexander Street	I prefer single family homes. This matches the type of house in this area.
10	John	Ghencian			7124 Toxaway Lane, Charlotte, Nc	Owner of Dutch Avenue river front area; Agree with multifamily, mixed use/retail; no townhomes or low income housing
11	Thomas	Starnes			630 Herms Avenue	Our community slogan is "Connecting Community and Nature" I am not in support of selling park land for development. Especially a park that is as popular as River St. Also, the street infrastructure in the River St neighborhood is not conducive to high density traffic.
12	Gloria	Smith			814 Trailing Rock Drive, Charlotte, NC	Properties on River if this areas to be developed affordable housing should be there. You are pricing the families out of their homes. No is my answer why lose a park.

Community Input
River Street Park Public Meeting

	First	Last	Phone	Email	Address	Comments Per FAQ Sheet
13	Gary	McManus			314 Dutchman Avenue	I have lived at this address in Mt. Holly for 70 years. I'm very sad to see MH encouraging breweries, overcrowded streets, schools, crime just like towns of Pineville, Huntersville and many others who used to be like MH. We can stop this - but I guess, as always, money talks. Cutting down our park to bring in more people and more places to drink is not a very wise decision.
14	Richie & Allison	Lollis			212 N. Alexander Street	A mixed use development of the available space would be a good improvement to the neighborhood. It would also be good if this connected to the Carolina Thread Trail expansion plans and upcoming Old Meck. Brewery. A small park/playground/or greenspace with or next to the mixed use development could be beneficial to have in the neighborhood. Potential concerns: would sidewalks in the neighborhood be improved/repaired/or expanded? Would there be added stop signs/road signs to prevent speeding/heavy neighborhood traffic? Potential speed bumps. Speeding seems to be an issue already.

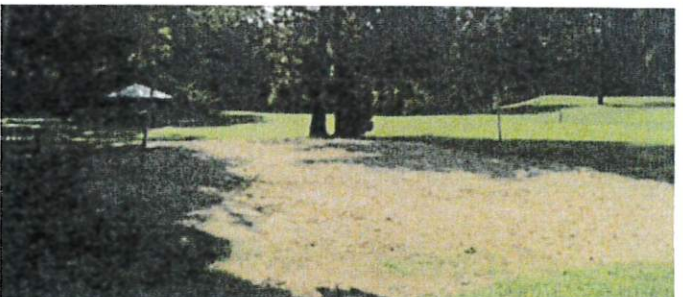
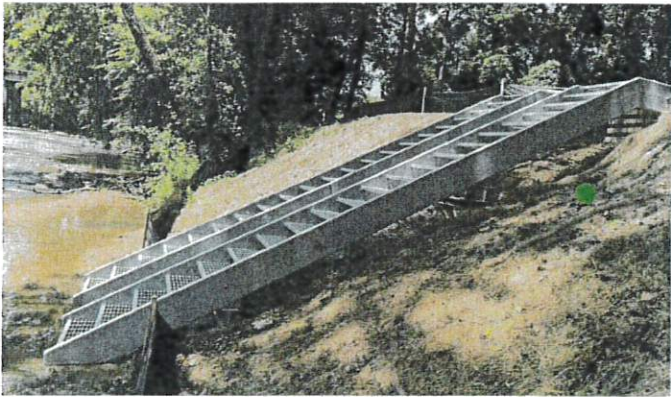
1:30 PM

RIVER STREET PARK AMENITIES



5:30 PM

RIVER STREET PARK AMENITIES



1:30 PM

RIVER STREET PARK POTENTIAL LAND USES



5:45 pm

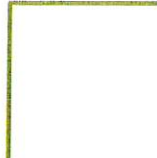
RIVER STREET PARK POTENTIAL LAND USES



Memo

To: Mayor and City Council
From: Brian DuPont
Date: 2/24/2023
Re: Downtown Enhancements

A presentation on the potential enhancements in the downtown area will be presented to the City Council. Topics will include market lights, lighting of rooftop buildings, pedestrian improvements and wayfinding/signage.



Downtown Enhancements



City Council Retreat
March 3, 2023



Objective



- Market lights on North Main Street and lights along Building Tops
 - Review areas for consideration and costs associated
- Parking
- Pedestrian improvements
- Wayfinding & Signage



Market Lights - North Main Street

- Location - Comparable to South Main Street
- NCDOT review
 - Determine process through Division 12
 - May require construction plan drawings
- There is a process that the City can request to take over maintenance of North Main Street
 - Requires a Resolution by the City Council and approval by the NC Board of Transportation



Market Lights - North Main Street



Market Lights - North Main Street

Construction Plans for NCDOT	\$10,000*
Fabricate Ground Sleeves & Poles	\$8,600
Install Light Pole Sleeves	\$4,900
Fittings & Stainless Steel Cable	\$1,400
Lights & Bulbs	\$4,000
SUBTOTAL:	\$28,900
Contingency (15%)	\$4,335
TOTAL:	\$33,235

*Not if City requested maintenance

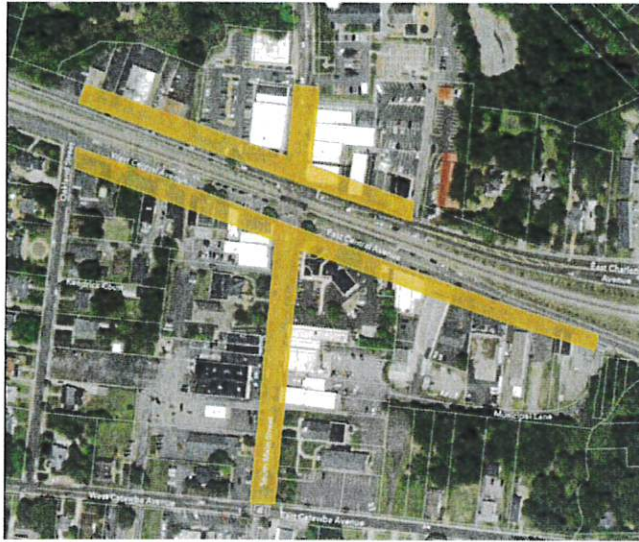
TOTAL w/o DOT: \$21,735



Lights - Building Tops



Lights - Building Tops



Lights - Building Tops

- Locations - Review with the assistance of a consultant
 - Each building is unique and different
 - Determine power sources and options
 - Phasing Considerations - North/South Main and then Central/27
- Easements - determination after consultant reviews buildings
- Cost



Lights - Building Tops

Consultant Review Buildings	\$5,000
Easement Acquisitions	TBD
Metering/Connection Upgrades	TBD
Lights and Cables	\$2.50 to \$9.85/LF
Installation*	\$3.20 to \$6.15/LF
SUBTOTAL (5,000 LF):	\$33,500 to \$85,000
Contingency (15%)	\$5,025 to \$12,750
TOTAL**:	\$38,525 to \$97,750

Annual Maintenance*	\$8,000
Replacement Costs (every 3-4 years)	\$38,525 to \$97,750

* Installation and maintenance of lights by Contractor

** Does not include cost for metering or connection upgrades to buildings. These costs would be determined after review by consultant of buildings.



Overall Timeline

● Market Lights

- FY 23-24: Design/Review by NCDOT (as needed)
- FY 23-24: Budget Installation
- 1-2 years for implementation

● Building Tops

- FY 23-24: Evaluation of buildings
- Easement Acquisition
- 2-3 years for implementation



Parking

- Consideration of options
 - Lease
 - Easement
 - Purchase
- Long Term
 - Parking Capacity analysis based on land uses, building occupancy, vacant land, and destinations
 - Education of parking locations



Pedestrian Improvements

- Crosswalks along Main Street
 - Part of resurfacing project to evaluate all existing and potential new crosswalks
 - Existing: Focus on enhancing crosswalks along Main Street across Central/Hwy 27 and others as needed
 - New: Look for opportunities to improve ADA accessibility and crosswalks along South Main Street to Hwy 273
 - Suggest No Stamping in areas that are prone to heavy traffic and maintenance (Hwy 27)



Wayfinding & Signage

- Evaluation of existing wayfinding system by the Planning Department
 - Almost 10 years old - need to accommodate upgrades and new destinations
 - Consideration of Public Parking signage
- Kiosk
 - GBA-East & BOOMA request
 - Could be incorporated into review by wayfinding consultant to advise on location and need



Memo

To: Mayor and City Council
From: Jonathan Wilson
Date: 2/22/2023
Re: Connector Road Naming Session

Attached, you will find information relating to the South Gateway Connector Road. This project will provide a vehicular and pedestrian connection between Caldwell Drive and YMCA Drive. It will aid in the development of the "South Gateway" and allow development on Caldwell Drive access to the traffic light at the intersection of YMCA Drive and Highway 273.

City Staff is seeking direction from City Council regarding naming of the road.



Update on South Gateway Connector Road

City Council Retreat
Jonathan Wilson
Utilities Director
March 3, 2023

Background

Purpose:

- Establish a vehicular connection between Caldwell Drive and YMCA Drive.
- Hired Land Design in December of 2021 to design the road.



Background

Construction Design and Permitting:

- ✓ Roadway Design
- ✓ Drainage Design and Stormwater Management
- ✓ Erosion Control
- ✓ Design Guidelines
- ✓ Technical Specifications
- ✓ Opinion of Probable Construction Cost



Where We Currently Are

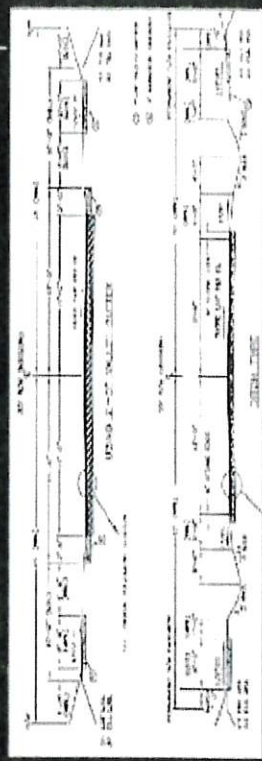
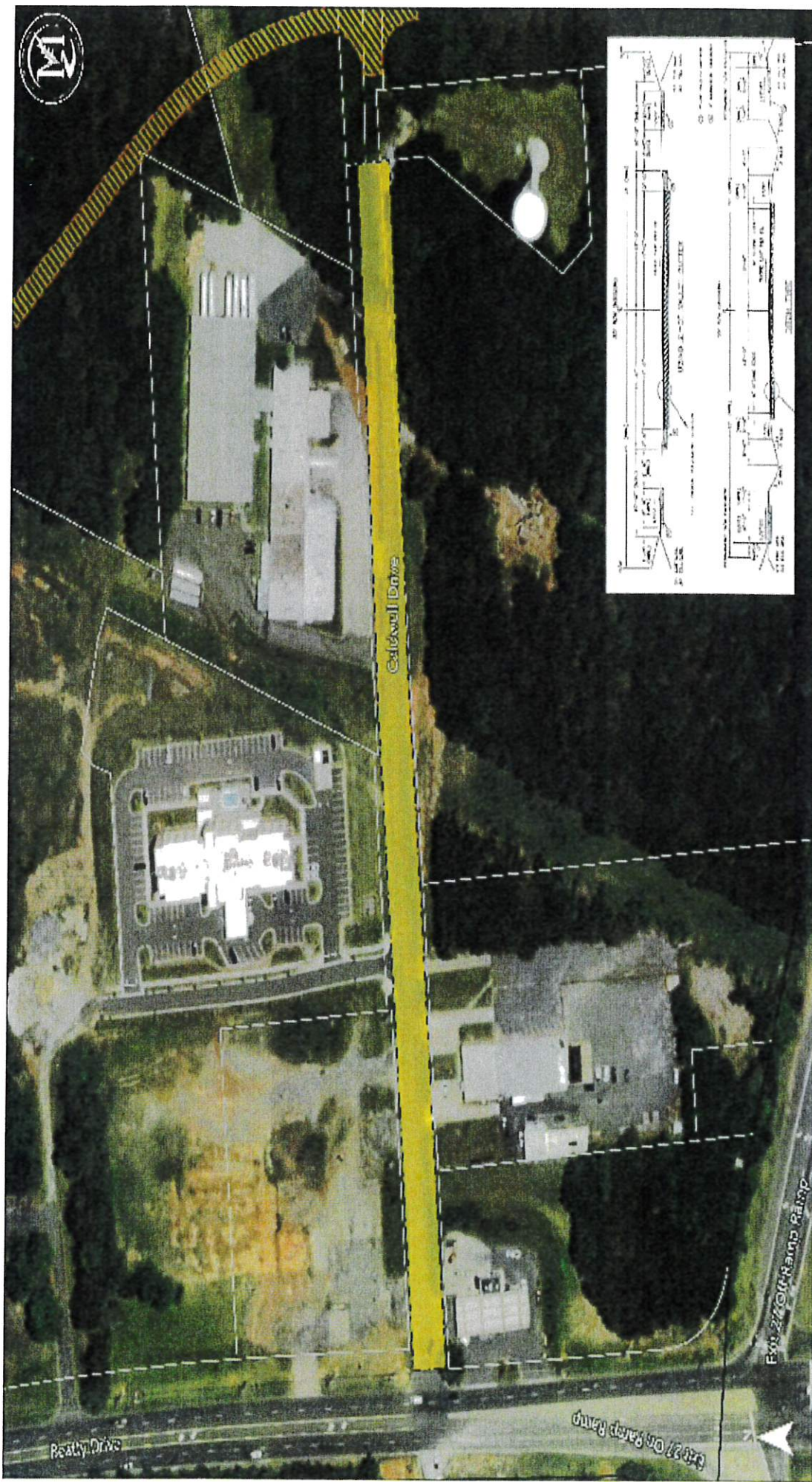
- Coordination with Duke Energy began on January 13, 2023. Duke Energy is reviewing the plans for clearances and respond to Land Design.
- Coordination with Colonial Pipeline Company began on January 30, 2023. Colonial must perform an Accommodation Survey which will include:
 - Profile of the area of the proposed road. This is an on-site activity to determine the depth of pipelines.
 - Analysis of internal inspection data
 - Load and stress analysis to determine suitability of existing pipelines
 - Close internal survey to determine suitability of existing pipe coatings
 - Soil compaction survey (if required)
 - Fee: \$4,000 per encroachment (We will need 2 due to there being 2 pipelines)



Where We Currently Are

- Wetlands and Environmental Planning Group (WEPG) is assisting design with environmental services
- GPI Geospatial, Inc. (GPI) has submitted easement exhibits on February 1, 2023 and these have been sent to the City Attorney's office to begin acquiring easements
- Added water line loop design into the project
 - Water line would create a loop in the distribution system and provide better water quality for the development in the south gateway





Next Steps

- Finalize Construction Plans
 - Obtain easements from property owners
 - Obtain easements from Duke Energy, Colonial Pipeline
- Bid Project (Spring 2023)
- Begin Construction (Spring/Summer 2023)
-



Name for Road?

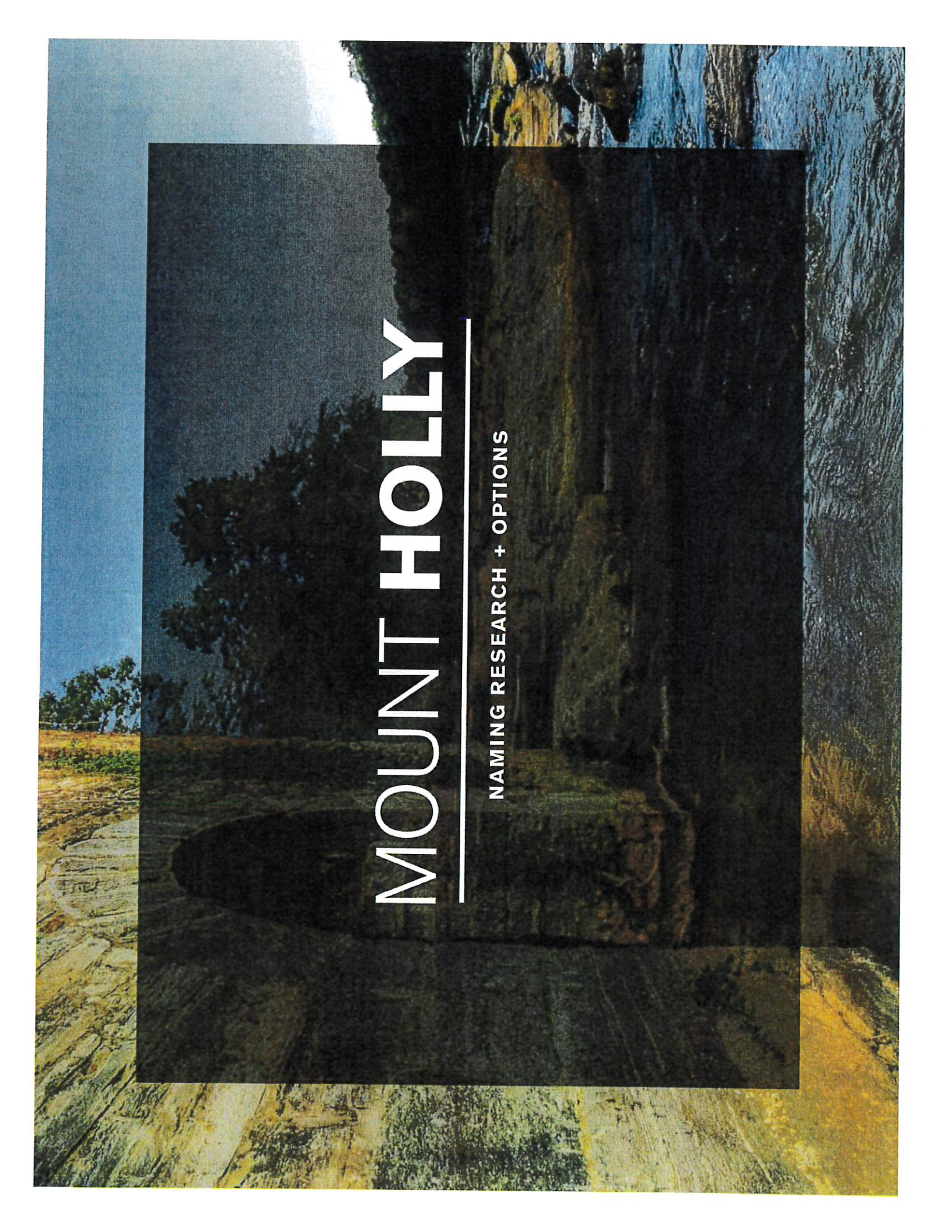
- Dave Johnson Blvd.
- Other Options?
- Rename/Rebrand the South Gateway to a more regional attraction
 - Examples: Blakeney, Ayrsey, Arboretum, River District, etc.
 - Options: (from an exercise in 2017)
 - Riverhaal: river + verhall (yarn in dutch)
 - Pinekirk: nod to the surrounding forestry and Kuykendall
 - Rivervale: a valley by the river
 - Millanden: Mill + Landen (land in dutch)
 - Ambrosana: an infinitely relaxing space, ties back to Ambrose
 - Kirkdale: in memory of the founding dutchman
 - Trouvaille: a French word defining a chance encounter with something wonderful





Questions?





MOUNT HOLLY

NAMING RESEARCH + OPTIONS

INITIAL INSPIRATION POINTS

GYPSUM ITALIANATE IMMERSIVE ENCOUNTER
PEDESTRIAN NATURE
ACTIVE WOVEN GROWTH
DUTCH EXPLORE DISCOVER OPEN
ENDEAVOR LOCAL COMMUNITY KUYKENDALL CAREFREE
TEXTILES OUTDOOR MINGLE HAPPY
OPPORTUNITY
THREAD MAIN STREET
TEXTILES ANSON COUNTY ADVENTURE HOLLAND

AREA RESEARCH FINDINGS

AMBROSE AND RHYNE COSTNER

The original owners of the Mount Holly Cotton Mill. Ambrose comes from the Greek word meaning "immortal."

TEXTILES / SPINNING

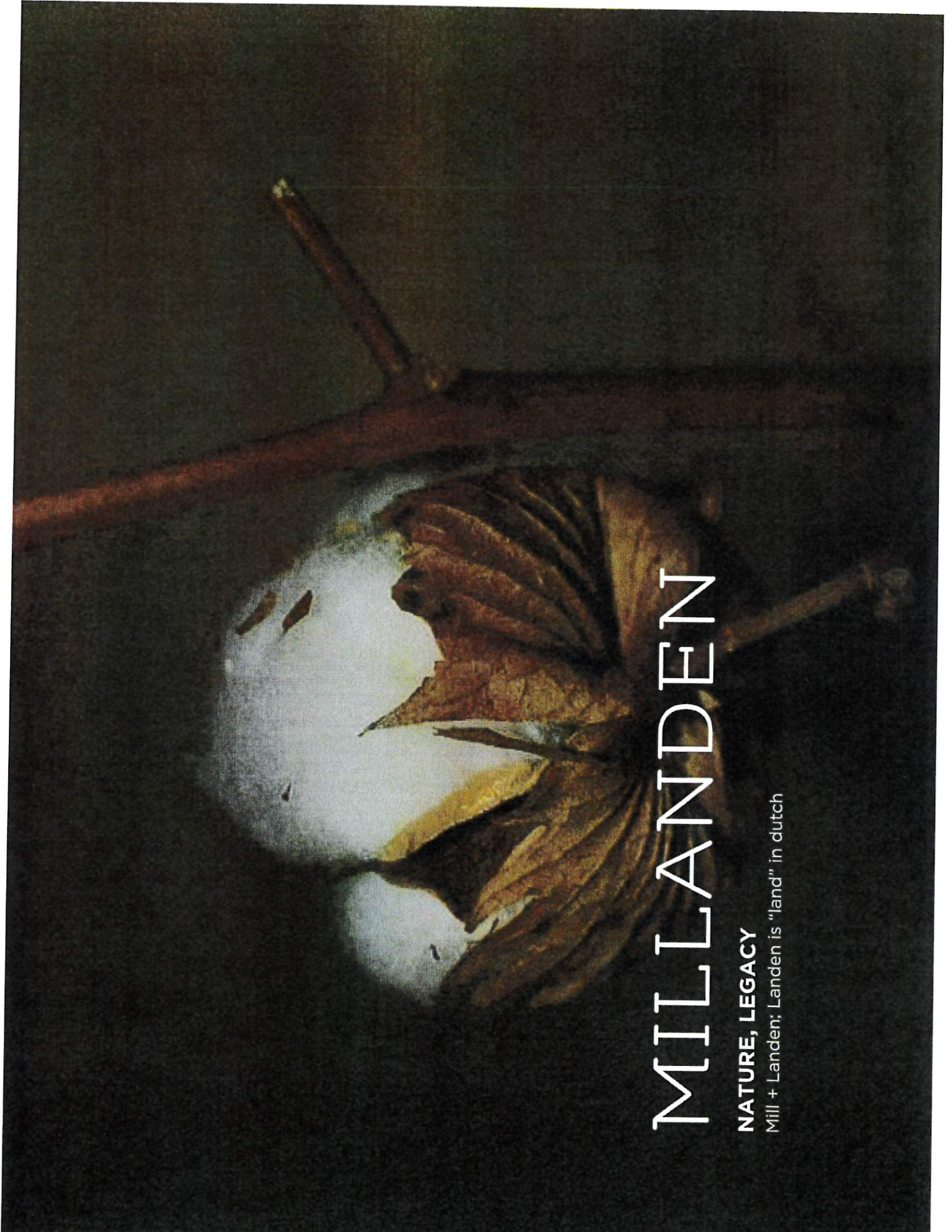
The Mount Holly Cotton Mill remains the oldest surviving mill today. The name of Mount Holly derives from the famed yarn spun there. The mill's success led early residents to petition for incorporation. Even today, there is still a significant textile presence in the area.

WOODLAWN

Name of the first post office at Mount Holly, 1983.

THE DUTCHMAN OF DUTCHMAN'S CREEK

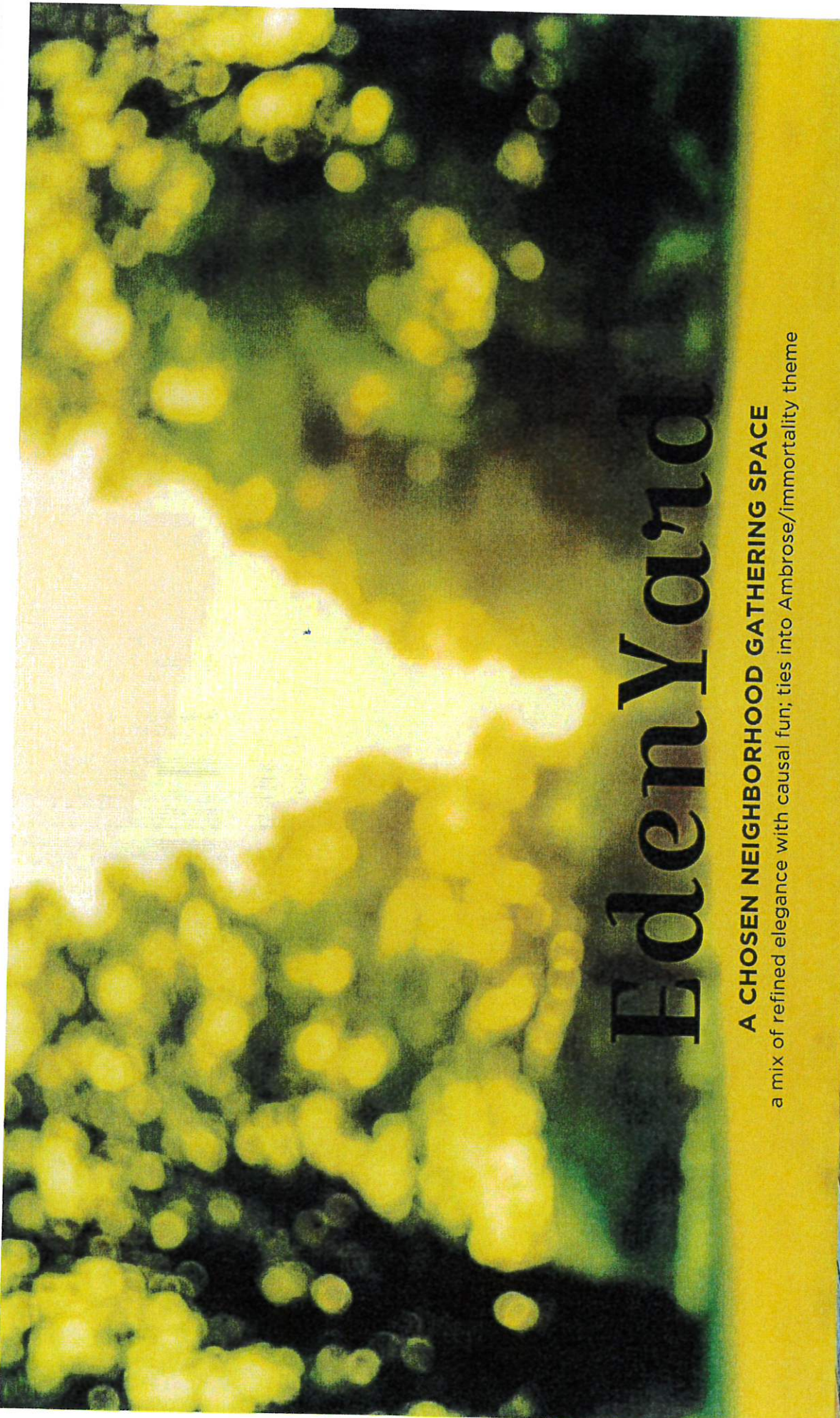
James Kuykendall (KUHHR - kehn - dah!) of Holland was granted the original land grant in Mount Holly.



MILLANDEN

NATURE, LEGACY

Mill + Landen; Landen is "land" in dutch

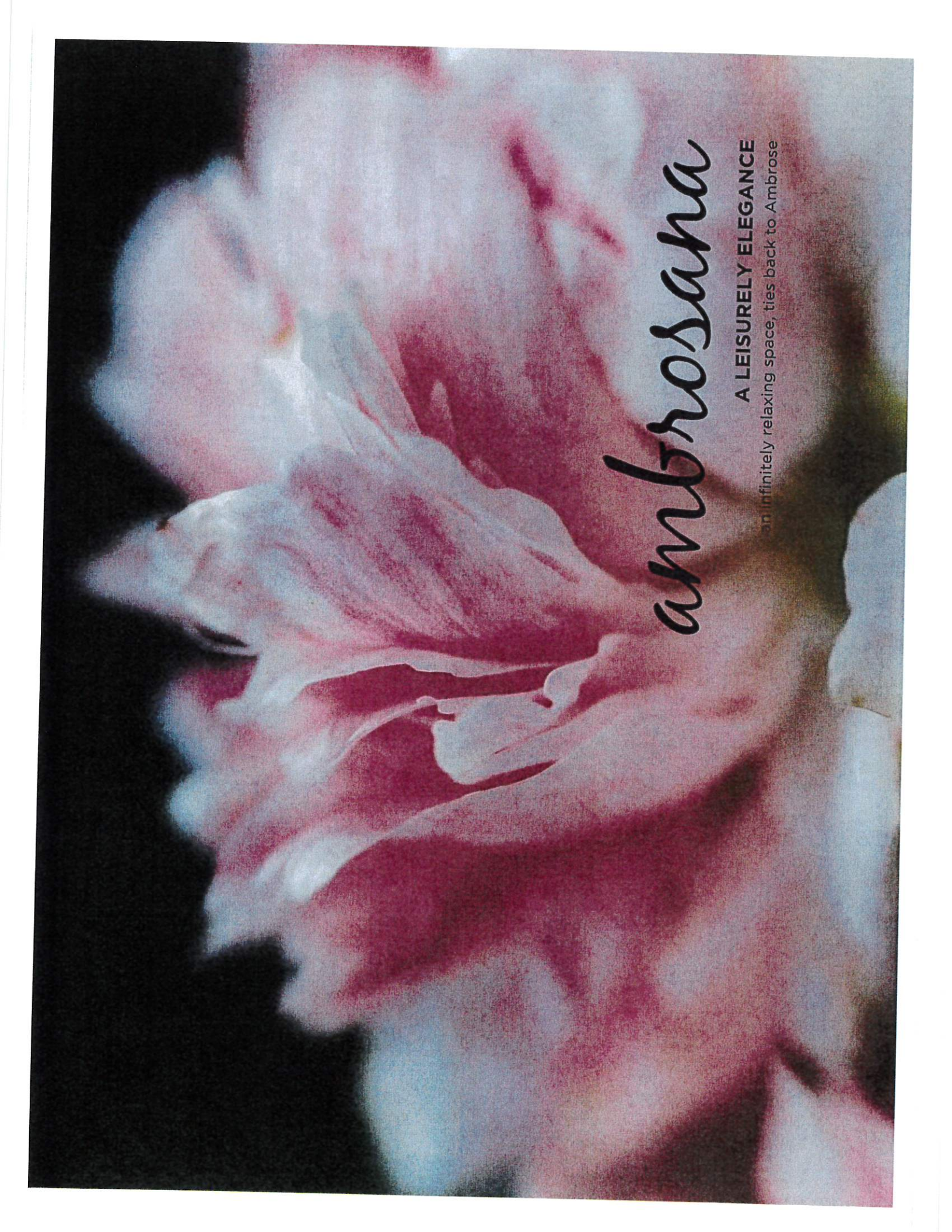


EdenYard

A CHOSEN NEIGHBORHOOD GATHERING SPACE

a mix of refined elegance with causal fun; ties into Ambrose/immortality theme





ambrosiana

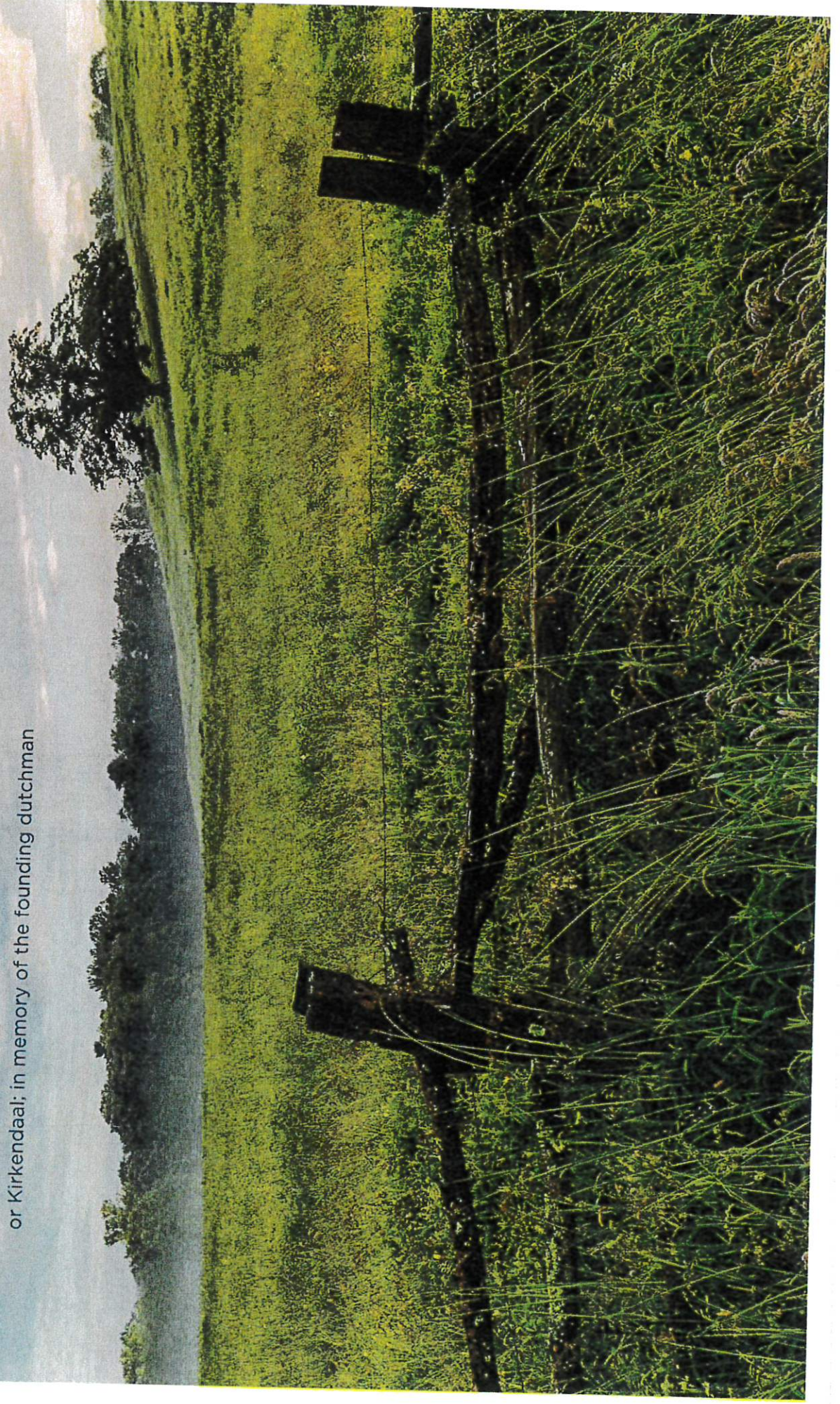
A LEISURELY ELEGANCE

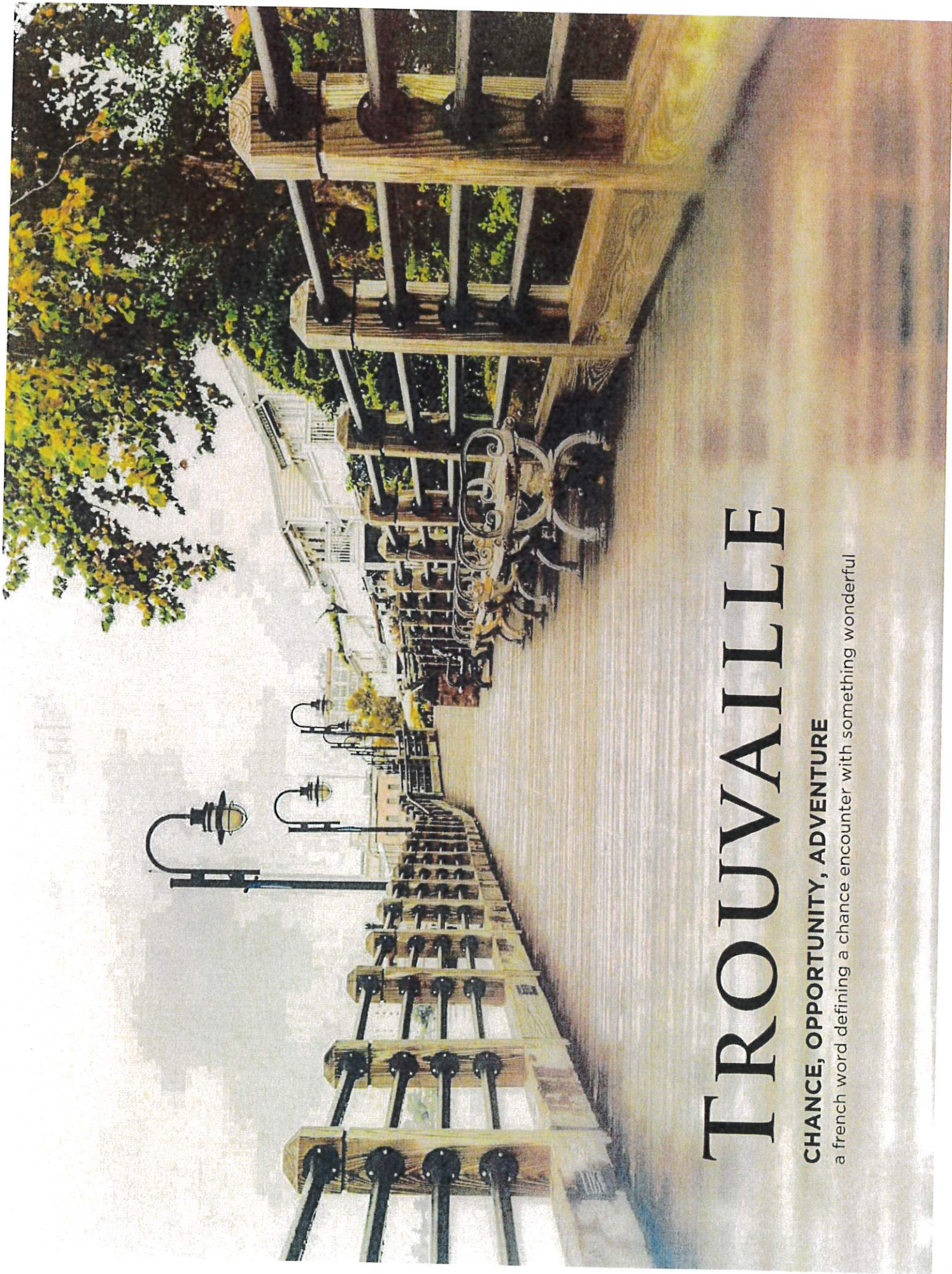
an infinitely relaxing space, ties back to Ambrose

KIRKDALE

A NOD TO HISTORY

or Kirkendaal; in memory of the founding dutchman





TROUVAILLE

CHANCE, OPPORTUNITY, ADVENTURE

a french word defining a chance encounter with something wonderful

ADDITIONAL NAMING OPTIONS

GEOGRAPHIC	TEXTILES / HISTORY	PLAY / ADVENTURE / OPPORTUNITY
RIVERHAAL river + verhaal: yarn in dutch	CAMBRIA cambrie; cotton	PROSPECT POINTE on the eve of opportunity
PINEKIRK nod to the surrounding forestry and Kuykendall	GAREN Yarn in dutch	AMBLETON a causal traveler
RIVERVALE a valley by the river	MILLSTEAD mill + place / home	GAMBOLETTE play on gambol meaning to skip or leap joyfully
BOSHAVEN forest + harbor in dutch	HUTCHISON harkens the name of the mill incorporators	HALCYON'S GATE happy, joyful, carefree
VALEHAVEN a wonderful place to be		TRAVERSARE a play on traverse; to be an explorer embarking on a new outdoor opportunity
		AVENVELD a play on veld which is a dutch word for field and adventure; by way of adventure