

CITY OF MOUNT HOLLY
2018 CITY COUNCIL RETREAT
Monday, February 19th
Mount Holly Municipal Complex

- 9:00a.m. Call to Order—*Mayor Bryan Hough***
Invocation, Ground Rules, Schedule, Parking Lot Items
Review/Status of Prior Year Priorities
- 9:15a.m. Finance—*Africa Otis and Amy Hollingsworth***
- Cash Flow
 - Capital Recovery Balance
 - Fund Balance
 - Debt Update
- 9:45a.m. Parks and Recreation – *Mark Jusko***
- ABC Funds as it relates to Parks and Recreation Budget
 - Plan to expand the number of ball fields for sports, city owned, church partnerships, Abbey, etc.
- Greenway and Northern Trail Update—*Brian DuPont, Jonathan Wilson and Mark Jusko***
- Explore options to drive greenway south and east to Whitewater Center
 - Greenway Maintenance Plan
- 11:15a.m. Economic Development – *Greg Beal***
- Business Incentive Grant Program (Impact Schedule)
 - Parking strategy for downtown, way finding, public private partnerships, private and church partnerships for economic development, etc; parking map available as an app?
- 12:15p.m. Lunch**
Social Media Responses – *Danny Jackson*
- 1:00p.m. Projects—*Miles Braswell and Danny Jackson***
- Loading Dock Transformation project with deck and pergoia (Cost estimates and funding)
 - N. Main Street Parking Lot and design/construction
 - Historical Society-2nd Floor upfit costs
 - Stowe Insurance Building purchase
 - Century Plaza Apt Screening
- 2:00p.m. Real Estate Plan Update —*Danny Jackson and Miles Braswell***
- Explore RFP approach to bring city property back in play versus selling land
 - Explore using Massey Building as an artist incubator
 - Park Plan (Expansion of Veteran Park, Downtown Park)

3:00p.m. Maintenance Agreement with NCDOT—*Danny Jackson and Miles Braswell*

3:30p.m. Utilities —*Dave Johnson and Danny Jackson*

- Stanley Water Update/2012 Water and Sewer Rate agreement—Danny/Dave
- Update regarding Charlotte Water Agreement for wastewater treatment

4:45p.m. Wrap-Up

5:00p.m. Adjourn for the Day

2017

Council

Priorities

CITY OF MOUNT HOLLY
2017 CITY COUNCIL RETREAT
Friday, February 3rd
Mount Holly Municipal Complex

Mayor Hough called the meeting at 9:00 a.m.

Finance

System Development Fee Schedule of yearly breakdown since 2007
Continue with First Tryon

Economic Development

End contract with Buxton
Staff establish a protocol working with Jennifer Stanton and bring it back to Council
More aggressive to get the development in.
Change the plan for the gateway.
Get catalyst project.
Upfit water plant for distillery with business incentives.
Continue support of Economic Develop Grant Funds (does not have to be sitting in a fund).

ETJ

Wait until Springs property is developed and then revisit the issue.

Real Estate

Determine uses for top 4 proposed disposal properties.
Discussion of Massey Building—leasing is an option
End contract with Robbie McClure.
Meet Jennifer in a work session meeting.
Proposal for acquire properties for downtown park area

Capacity Fee

Staff determine fee and bring back
Move forward with Ordinance as proposed

Wastewater

Move forward with Plan B
Meet with John Torbett
Attorney needs to take time on contract

Round Table

Video Recording-Bring back how much and capability

Transit-Railroad owns it and it will be a viable options.. MPO and transportation planners keep an eye on it.

Recreation-A and E a couple of years down the road. Parking map put 100x100 feet for a lease agreement. Get with John Boyer and talk about connecting to the greenway. David Moore will follow up

Key to City Policy-Salisbury policy on the February consent agenda.

Multiple vehicle ordinance-city employees need to be looking for code enforcement instead of waiting for s complaint. Pro active instead of reactive.

Fencing ordinance—Work with Greg on fencing ordinance. look at work session

Citizens Academy—No

Bands downtown during summer months-yes and rain options.

Lights on trees in front of Visileos and landscaping-Ask Billy for some type of easement to allow us to maintain the trees and shrubs in front of building.

Park Events-look into events once we get a dog show, use the park for more events.

Special Use Permits-Look over at Special Use Ordinance and bring back to a work session.

Council together as at team-do municipal training as a team instead of a one on one basis. Future training can look at doing it together.

ABC money is going into Fund Balance. Should be a line item and designating for a special purpose.

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilwoman Breyare made the motion to adjourn the 2017 Council Retreat. Mayor Pro Tem Moore seconded the motion. All Council members present voted in favor. (Motion carried)

The retreat adjourned at 2:10 p.m.

Memo

To: Mayor and City Council
From: Danny J. Jackson, City Manager
Date: 2/13/2018
Re: 2018 City Council Retreat

Monday, February 19, 2018

Subject: Finance

Ms. Africa Otis (Finance Officer) and Ms. Amy Hollingsworth (Deputy Finance Officer) will provide information relating to Cash Flow, Capital Recovery Balance, Fund Balance and Debt.

Long Term Debt

Installment Purchases

Municipal Complex Construction

Originated April 30, 2007 - \$6,035,000

Quarterly Payments of \$118,214.09

Interest Rate 3%

Due May 1, 2027

Amount Outstanding on June 30, 2017:

Principal: \$ 4,169,259

Interest 677,522

TOTAL \$ 4,846,781

Public Works Construction

Originated May 10, 2017- \$5,862,500

Quarterly Payments of \$617,422.50

Interest Rate 2.53%

Due May 1, 2032

Amount Outstanding on June 30, 2017:

North Fire Station

Originated May 10, 2017- \$2,787,500

Interest Rate 2.53%

Due May 1, 2032

Amount Outstanding on June 30, 2017:

Principal: \$ 8,650,000

Interest 1,812,334

TOTAL \$ 10,462,334

Huitt Street Water Tank and Booster Pump Station

Originated February 6, 2009 - \$3,000,000

Quarterly Payments of \$37,500

Interest Rate 4.34%

Due Feb. 6, 2029

Amount Outstanding on June 30, 2017:

Principal: \$ 1,762,500

Interest 464,246

TOTAL \$ 2,226,746

Long Term Debt

General Obligation Bonds

General Fund

Outstanding
June 30, 2017:

\$1,400,000 2010 General Obligation Recreation Bonds issued August 1, 2010, Series 2010, due in annual payments of \$50,000 February 1, 2011, \$75,000 February 1, 2012 - 2025, inclusive, and \$100,000 February 1, 2026 - 2028; interest at 2.00% - 4.00%

\$ 900,000

\$1,938,000 2017 General Obligation Refunding Bonds issued March 15, 2017 due in annual payments of ranging from \$87,500 - \$245,000 through May 1, 2026; interest at 1.95%

1,938,000

Total General Obligation bonds outstanding June 30, 2017:

Principal:	2,838,000	
Interest	392,787	
TOTAL		<u>\$ 3,230,787</u>

Other Financing

Stanley Sewer Line (due to town of Stanley)

Originated 1998
Avg Yearly Payment of \$20,000
Interest Rate 3%
Due 2018

Amount Outstanding June 30, 2017:

Principal:	\$	20,000
Interest		600
TOTAL	\$	<u>20,600</u>

Legal Debt Margin

At June 30, 2017, the City had a legal debt margin of \$83,865,000

The State of North Carolina limits the amount of General Obligation debt that a unit of government can issue to 8% of the total assessed value of taxable property located within that government's boundaries.

For Mount Holly, the calculation is as follows:

Total assessed value	\$	1,266,308,491
times 8% limit	X	0.08
		101,304,679
Minus issued debt		
GO Bonds	-	2,838,000
GO Loans	-	14,601,759
Calculated Legal Debt Margin	\$	83,864,920

With our curent tax rate and value, 1 penny equals \$126,631

Current Debt Payments Per Year - Principal & Interest

These debt payments are derived from property tax dollars.

General Fund	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	Total
Park Bonds	108,875	106,250	103,625	100,013	98,000	95,188	92,375	89,563	111,750	108,000	104,000	-	-	-	-	1,118,438
Street Refunding Series 2017	287,620	274,014	266,314	257,673	249,110	240,625	231,218	221,909	88,696	118,214	118,214	-	-	-	-	2,117,178
Municipal Complex - 50%	118,214	118,214	118,214	118,214	118,214	118,214	118,214	118,214	118,214	118,214	118,214	-	-	-	-	1,182,141
Municipal PW 50%	220,261	225,691	225,668	226,044	226,306	225,955	226,002	225,955	226,255	225,948	226,077	225,980	225,806	225,006	225,566	3,383,450
Municipal Fire	280,855	277,611	272,425	267,338	262,052	255,865	251,679	246,492	241,306	236,119	230,933	225,746	220,560	215,373	210,187	3,695,085
Total for the Year	\$ 1,015,822	\$ 1,001,779	\$ 986,246	\$ 969,882	\$ 953,882	\$ 936,846	\$ 919,488	\$ 902,113	\$ 786,220	\$ 688,281	\$ 580,960	\$ 451,726	\$ 446,365	\$ 441,579	\$ 435,753	\$ 11,496,641

These debt payments are derived from utility fees.

Utility Fund	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	Total
Hunt Street Water Tank	224,904	218,319	211,734	203,149	194,364	191,979	183,384	178,809	177,224	165,659	158,543	114,969	-	-	-	2,281,331
Municipal Complex - 50%	118,214	118,214	118,214	118,214	118,214	118,214	118,214	118,214	118,214	118,214	118,214	-	-	-	-	1,182,141
Municipal PW 50%	220,261	225,691	225,668	226,044	226,306	225,955	226,002	225,955	226,255	225,948	226,077	225,980	225,806	225,006	225,566	3,383,450
Stanley Interconnect	20,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,600
Total for the Year	\$ 583,979	\$ 562,224	\$ 555,617	\$ 549,408	\$ 543,885	\$ 536,148	\$ 529,611	\$ 522,959	\$ 521,693	\$ 509,801	\$ 384,670	\$ 340,949	\$ 225,806	\$ 226,006	\$ 225,566	\$ 6,817,521

Anticipated Future Capital Projects

<u>Project</u>	<u>Amount Financed</u>	<u>Percent</u>	<u>Years</u>	<u>Annual Payment</u>
Glendale Park	\$ 1,000,000	3%	10	\$ 117,230
North Water Tank	3,000,000	3%	20	201,700
Waste Treatment	14,000,000	3%	30	714,270
Total	<u>\$ 18,000,000</u>			<u>\$ 1,033,200</u>

All of these amounts are estimated and are for illustrative purposes only!

Current and Anticipated Future Debt

Payments Per Year - Principal & Interest

These debt payments are derived from property tax dollars.

General Fund

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	Total
Park Bonds	108,875	106,250	103,625	100,813	98,000	95,188	92,375	89,563	111,750	108,000	104,000	-	-	-	-	1,118,438
Street Refunding Series 2017	287,620	274,014	266,314	257,673	249,110	240,625	231,218	221,909	88,696	118,214	-	-	-	-	-	2,117,178
Municipal Complex - 50%	118,214	118,214	118,214	118,214	118,214	118,214	118,214	118,214	118,214	118,214	-	-	-	-	-	1,182,141
Municipal PW 50%	220,261	225,691	225,668	226,044	226,306	225,955	226,002	225,935	226,255	225,948	226,027	225,980	225,806	226,006	225,566	3,383,450
Municipal Fire	280,853	277,611	272,425	267,238	262,052	258,865	251,679	246,682	241,306	236,119	230,933	225,746	220,560	215,373	210,187	3,695,435
Glendale Park	117,230	117,230	117,230	117,230	117,230	117,230	117,230	117,230	117,230	-	-	-	-	-	-	1,055,070
Total for the Year	\$ 1,133,052	\$ 1,119,009	\$ 1,103,476	\$ 1,087,212	\$ 1,070,912	\$ 1,054,076	\$ 1,036,718	\$ 1,019,343	\$ 983,450	\$ 688,281	\$ 560,960	\$ 451,726	\$ 446,365	\$ 441,379	\$ 435,753	\$ 12,551,711

These debt payments are derived from utility fees.

Utility Fund

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	Total
Halt Street Water Tank	224,904	218,319	211,734	205,149	198,564	191,979	185,394	178,809	177,224	165,639	158,643	114,969	-	-	-	2,291,331
Municipal Complex - 50%	118,214	118,214	118,214	118,214	118,214	118,214	118,214	118,214	118,214	118,214	-	-	-	-	-	1,182,141
Municipal PW 50%	220,261	225,691	225,668	226,044	226,306	225,955	226,002	225,935	226,255	225,948	226,027	225,980	225,806	226,006	225,566	3,383,450
Stanley Interconnect	20,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,600
North Water Tank	-	201,700	201,700	201,700	201,700	201,700	201,700	201,700	201,700	201,700	201,700	201,700	201,700	-	-	2,420,400
Waste Treatment Plant	714,270	714,270	714,270	714,270	714,270	714,270	714,270	714,270	714,270	714,270	714,270	714,270	714,270	714,270	-	9,285,510
Total for the Year	\$ 1,298,249	\$ 1,478,194	\$ 1,471,587	\$ 1,465,378	\$ 1,459,055	\$ 1,452,118	\$ 1,445,581	\$ 1,438,929	\$ 1,437,663	\$ 1,425,771	\$ 1,390,648	\$ 1,256,919	\$ 1,141,776	\$ 226,006	\$ 225,566	\$ 18,523,431

Long Term Debt

General Fund

<u>Year</u>	<u>Current Debt</u> <u>Payments</u>	<u>Anticipated Future Debt</u> <u>Payments</u>	<u>Difference</u>
2017-2018	\$ 1,015,822.16	\$ 1,133,052.16	\$ 117,230.00
2018-2019	\$ 1,001,779.39	\$ 1,119,009.39	\$ 117,230.00
2019-2020	\$ 986,245.69	\$ 1,103,475.69	\$ 117,230.00
2020-2021	\$ 969,981.79	\$ 1,087,211.79	\$ 117,230.00
2021-2022	\$ 953,682.04	\$ 1,070,912.04	\$ 117,230.00
2022-2023	\$ 936,846.44	\$ 1,054,076.44	\$ 117,230.00
2023-2024	\$ 919,487.64	\$ 1,036,717.64	\$ 117,230.00
2024-2025	\$ 902,112.99	\$ 1,019,342.99	\$ 117,230.00
2025-2026	\$ 786,220.49	\$ 903,450.49	\$ 117,230.00
2026-2027	\$ 688,280.99	\$ 688,280.99	\$ -
2027-2028	\$ 560,959.65	\$ 560,959.65	\$ -
2028-2029	\$ 451,725.70	\$ 451,725.70	\$ -
2029-2030	\$ 446,365.35	\$ 446,365.35	\$ -
2030-2031	\$ 441,378.50	\$ 441,378.50	\$ -
2031-2032	\$ 435,752.50	\$ 435,752.50	\$ -

Utility Fund

<u>Year</u>	<u>Current Debt</u> <u>Payments</u>	<u>Anticipated Future Debt</u> <u>Payments</u>	<u>Difference</u>
2017-2018	\$ 583,979.13	\$ 1,298,249.13	\$ 714,270.00
2018-2019	\$ 562,224.27	\$ 1,478,194.27	\$ 915,970.00
2019-2020	\$ 555,616.57	\$ 1,471,586.57	\$ 915,970.00
2020-2021	\$ 549,407.67	\$ 1,465,377.67	\$ 915,970.00
2021-2022	\$ 543,084.92	\$ 1,459,054.92	\$ 915,970.00
2022-2023	\$ 536,148.32	\$ 1,452,118.32	\$ 915,970.00
2023-2024	\$ 529,610.52	\$ 1,445,580.52	\$ 915,970.00
2024-2025	\$ 522,958.87	\$ 1,438,928.87	\$ 915,970.00
2025-2026	\$ 521,693.38	\$ 1,437,663.38	\$ 915,970.00
2026-2027	\$ 509,801.37	\$ 1,425,771.37	\$ 915,970.00
2027-2028	\$ 384,669.97	\$ 1,300,639.97	\$ 915,970.00
2028-2029	\$ 340,949.08	\$ 1,256,919.08	\$ 915,970.00
2029-2030	\$ 225,805.85	\$ 1,141,775.85	\$ 915,970.00
2030-2031	\$ 226,005.50	\$ 226,005.50	\$ -
2031-2032	\$ 225,566.00	\$ 225,566.00	\$ -

Fund Balance & Net Position

As of June 30, 2017

General Fund - Fund Balance

Nonmajor Funds

Capital Project Funds

Major Funds

Non - Spendable Fund Balance:

Inventories

66,937

Restricted Fund Balance:

Stabilization By State statute

876,855

Streets-Powell Bill

1,191,209

Public Safety - E911

488,132

Capital Assets - Unspent Debt Proceeds

4,675,796

Committed Fund Balance:

ABC Funds

268,347

Caromont

395,000

Capital Reserve

1,891,089

Assigned:

Annual Debt Payment

501,113

Unassigned/ Available for Appropriation

6,576,648

Total Fund Balance

\$ 10,364,241

\$ 4,675,796

\$ 2,276,399

Enterprise Fund - Net Position

Major Funds

Capital Project Funds

Non - Spendable:

Inventories

77,305

Restricted:

Capital Assets - Unspent Debt Proceeds

2,458,675

Annual Debt Payment

220,261

Unrestricted/ Available for Appropriation

10,798,871

Total Net Position

\$ 10,501,305

\$ 2,458,675.00

Cash Balance at 12/31/2017

City Central Operating Funds

Park Sterling - Central Operating	\$	3,742,801
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Construction in Progress (CIP)

BB&T - Governmental Finance Fund	\$	3,442,827
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Idle Funds

NCCMT - Main	\$	19,923,980
NCCMT - Powell Bill	\$	377,276
NCCMT - Capital Reserve	\$	1,372,104
NCCMT - State Drug Forfeiture	\$	89,940
BB&T - Federal Forfeiture	\$	89,700
NCCMT - E911	\$	446,769

Tourism Development Authority (TDA)

BB&T - Operating	\$	177,251
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Memo

To: Mayor and City Council
From: Danny J. Jackson, City Manager
Date: 2/13/2018
Re: 2018 City Council Retreat

Monday, February 19, 2018

Subject: Parks and Recreation

Mr. Mark Jusko (Parks and Recreation Superintendant) will provide information regarding ABC funds relating to the departmental budget. Mr. Jusko will also entertain a discussion with the City Council regarding ball fields.

Mr. Brian DuPont (Planner), Jonathan Wilson (Planner) and Mr. Mark Jusko, will provide information regarding the Northern Greenway, Dutchman's Creek Greenway and the Tuckasee Park Greenway, respectively.

MEMO

To: Mayor and City Council

From: Mark Jusko

Date: February 19, 2018

Re: ABC funds as it relates to Parks & Recreation Budget

Mayor and Council:

As you may recall; approximately \$50,000 of ABC funds was spent last spring on the purchase of one scoreboard and the installation of the all three scoreboards at Tuckaseege Park, summer concert series, and the purchase of a trailer to transport the stage for special events.

Staff then took a step in being more proactive regarding the establishment of a policy to facilitate the use of future ABC proceeds. The policy was originally discussed with the Recreation Commission last fall. The Commission spoke of using the funds for upkeep of our current Parks & Recreation facilities, Special Events, and a capital purchase.

Staff then proposed that:

- 15% of the current year ABC funds be added to the maintenance & repair line item
- 35% of the current year ABC funds be added to the special events budget
- 50% of the current year ABC funds be added to the capital reserve balance

It is important to note that these percentages can be changed at any time, depending on the circumstances.

The Recreation Commission unanimously recommended this plan be sent to City Council at the Commission's January meeting.

Staff is looking to City Council for further direction.

Draft

City of Mount Holly Policy for use of ABC funds within Parks & Recreation

The purpose of this policy is to assist the City of Mount Holly Parks & Recreation and Finance Departments in budgeting current and future ABC proceeds for use within the Parks & Recreation Department. If adopted, this policy will begin with budget year 2018-19 on July 1, 2018.

The Parks & Recreation Department would like for the ABC proceeds to be budgeted towards current and future growth within the department.

The Parks & Recreation Department is proposing that a percentage of not to exceed 15% of the current fiscal year ABC proceeds be added to the upcoming fiscal year Parks & Recreation budget line item of Maintenance and Repair of Buildings and Grounds. This will help us keep our current parks and facilities up to a high standard.

The Parks & Recreation Department is also proposing that a percentage of not to exceed 35% of the current fiscal year ABC profits be added to the upcoming fiscal year Parks & Recreation budget line item of Community Services. This line item covers special events including but not limited to Food Truck Friday, Summer Concert Series, and Fireworks Celebration.

The Parks & Recreation Department is also proposing that the remaining 50% of the current fiscal year ABC proceeds be added to the total current balance of ABC funds and be placed into a reserve capital fund for Parks & Recreation. This will help address future needs in Parks & Recreation.

MEMO

To: Mayor and City Council

From: Mark Jusko

Date: February 19, 2018

Re: Plan to expand the number of ball fields for sports, city owned, church partnerships, and Belmont Abbey

Mayor and Council:

I have attached a list of the athletic facilities that the Mount Holly Parks & Recreation Department uses. We use these facilities for our youth athletic programs- basketball, baseball, soccer, and volleyball.

Staff is looking for further direction on this topic.

List of Athletic Facilities

Basketball

Tuckaseege Gym- games and practices

Old Gym- games and practices

Baseball

Little League Field at Tuckaseege Park – games & practices

Tee-ball Field at Tuckaseege Park – games & practices

Gene Hawkins Field (softball field) at Tuckaseege Park – games & practices

River Street Ball Field (not lighted) – practices

Crossroads Church (not lighted)-practices

Catawba Heights Elementary Field – practices*

MHMS Baseball Field (behind school) – practices**

***County ball field we reserve**

****MHMS AD lets us use it when they aren't**

Girls Volleyball

Tuckaseege Gym – games & practices

Old Gym – occasional games & practices

Outdoor Soccer

Soccer Field at Tuckaseege Park – practices & games

Softball Field at Tuckaseege Park – practices & games*

Tee-ball Field at Tuckaseege Park – practices & games*

Little League Field at Tuckaseege Park- practices*

Crossroads Church (not lighted) – practices**

***FALL ONLY**

****Not City Field**

Indoor Soccer

Tuckaseege Gym – practices & games

MEMO

To: Mayor and City Council

From: Brian DuPont, Jonathan Wilson, and Mark Jusko

Date: February 19, 2018

Re: Greenway and Northern Trail Update

Mayor and Council:

The first part of this discussion item is to update you on the current status of different sections of our greenway system. Brian DuPont will be speaking on the work that has been done on the Northern section of greenway (Mountain Island Park), including the announcement of the ribbon cutting. Jonathan Wilson will be speaking on the Dutchman's Creek section and its challenges. Mark Jusko will be speaking on the Catawba Riverfront Greenway section from Tuckasee Park to the Municipal Complex.

The next part of the discussion will be Brian DuPont speaking about the next steps in the overall development of our greenway system, and exploring options to extend the greenway.

The last part of the discussion will be Mark Jusko speaking of the different issues relating to the maintenance of the greenways.

Greenway System Update

City Council Retreat

February 19, 2018

Brian DuPont

Mark Jusko

Jonathan Wilson

Mountain Island Park

- Background
- Video/Picture of Trail
- In-House vs. Contracting
- Safety
- Phase 2 – south of house

Trail Video



Important Facts

- 1-Mile Extension includes 5 pedestrian bridges
 - In-house Cost: \$10,000
 - Contractor Cost Estimate: \$100,000
- 9 months of work
 - Didn't work everyday; 242 work hours combined (30 days)
- Safety: Signage coordinated with Police & Fire
- Phase 2 – South of House

Grand Opening Event

What: Ribbon Cutting for 1-mile extension

Where: Mountain Island Park

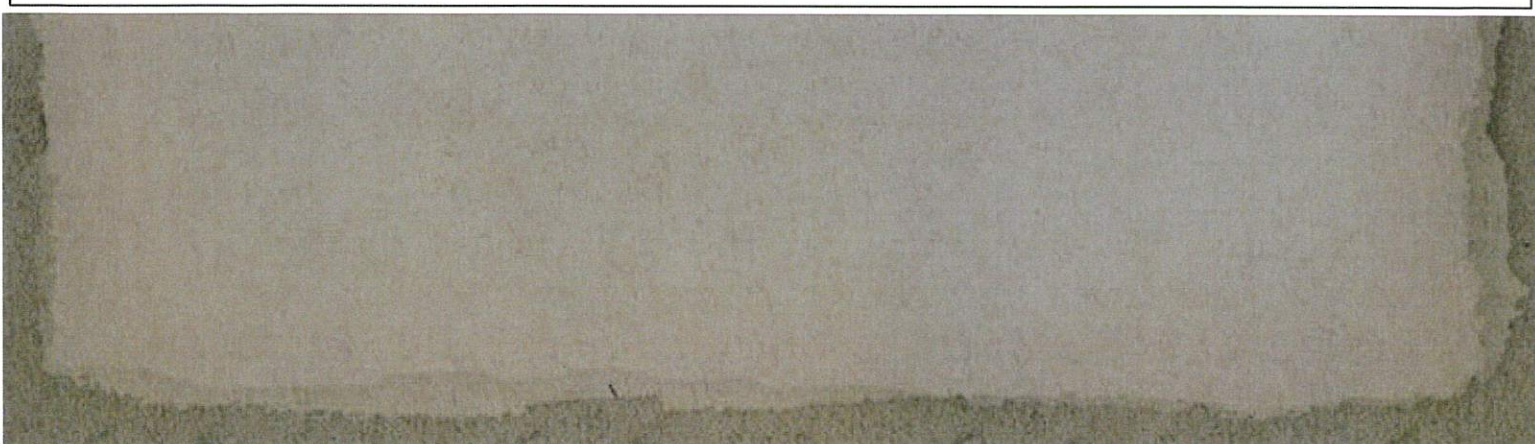
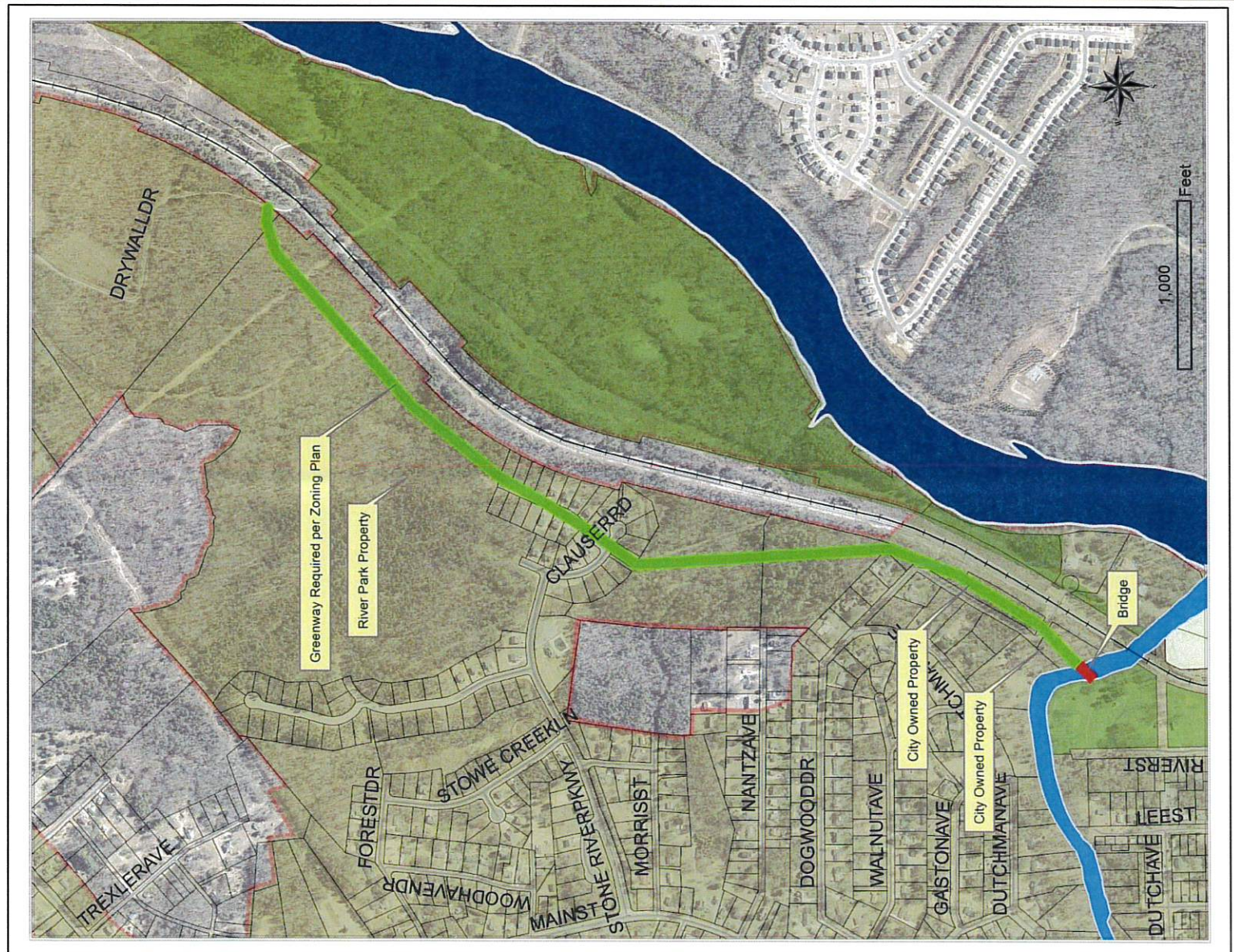
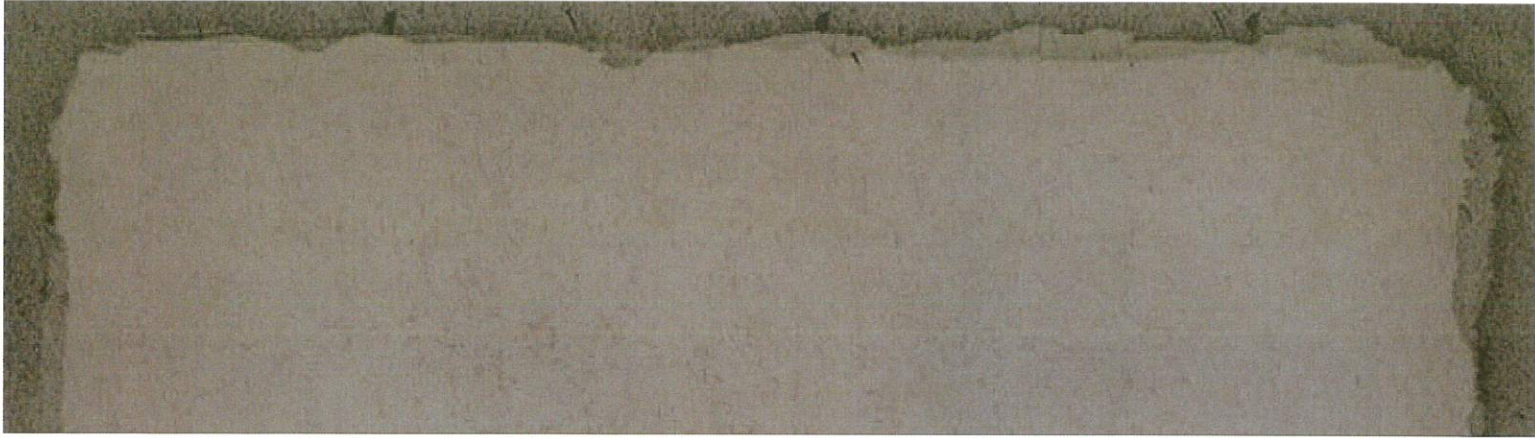
When: Tuesday, March 20, 2018

Time: 5:30 PM Welcoming
6:00 PM Ribbon Cutting

Dutchman's Creek

- Goal of Connectivity – challenges/opportunities
- Key piece of Greenway to connect Linear Park and Downtown to River Street Park
- Challenges:
 - Crossing Dutchmans Creek to connect the northern and southern portions of Greenway
- Opportunities:
 - Connect to River Park Development
 - Connect across RR to City Property at Dogwood Dr
 - Connect through River Park Development to City Property





Kimley-Horn

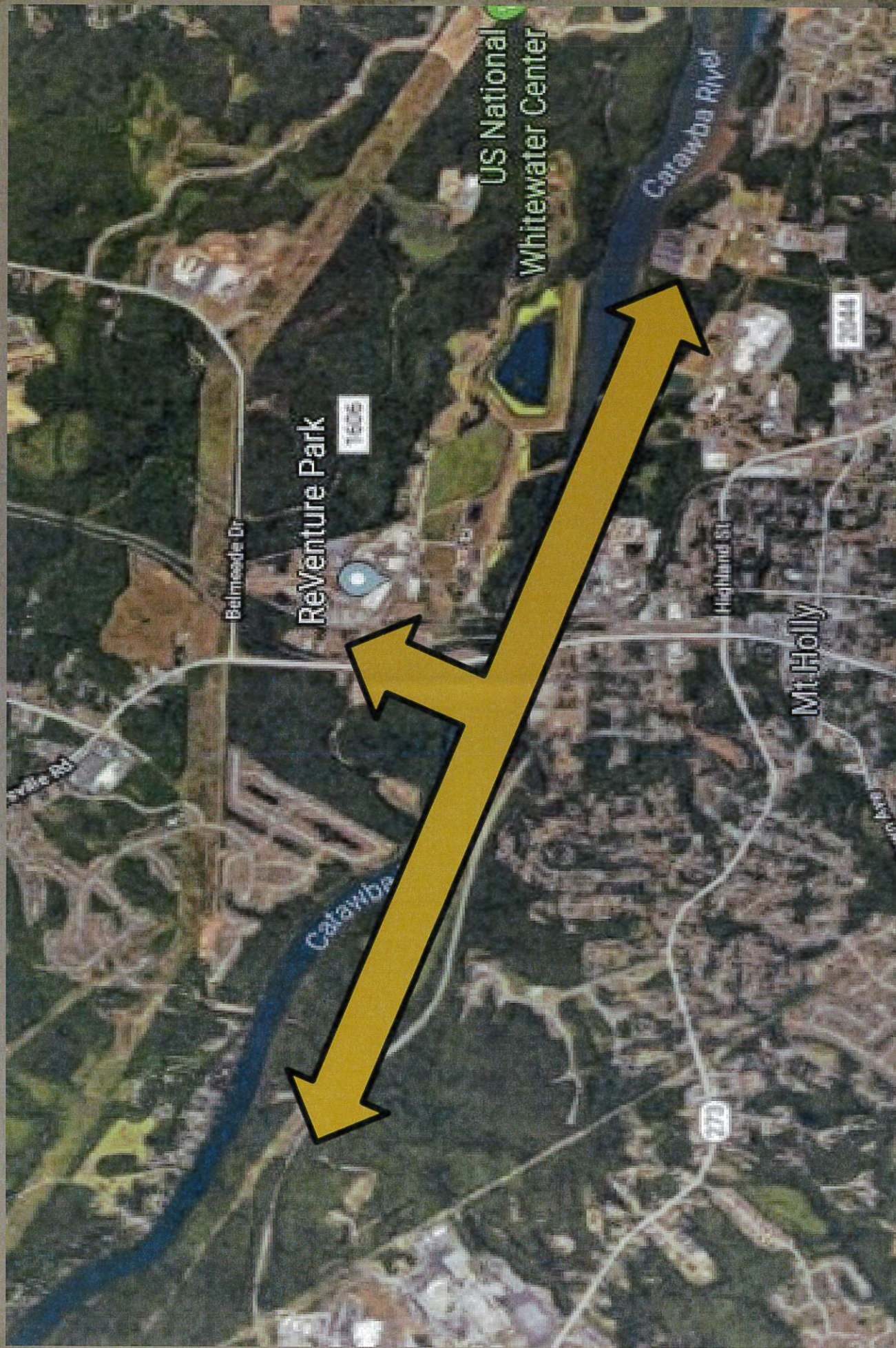
- Develop functional design of Dutchmans Creek Greenway
 - Generate conceptual design to 30% level
 - Trail Alignment
 - Trail Surface
 - Key Infrastructure
 - Land/Easement Acquisition
 - Cost Estimation
- Study Dutchmans Creek Crossing at River Street Park
 - Preliminary Bridge Crossing Layout
 - Preliminary Stream Hydraulic Analysis
 - Cost Estimation
- Study Railroad Crossings
 - Background Review
 - Field Reconnaissance
 - Conceptual Crossing Improvement Plan
 - Railroad Coordination
 - Cost Estimation

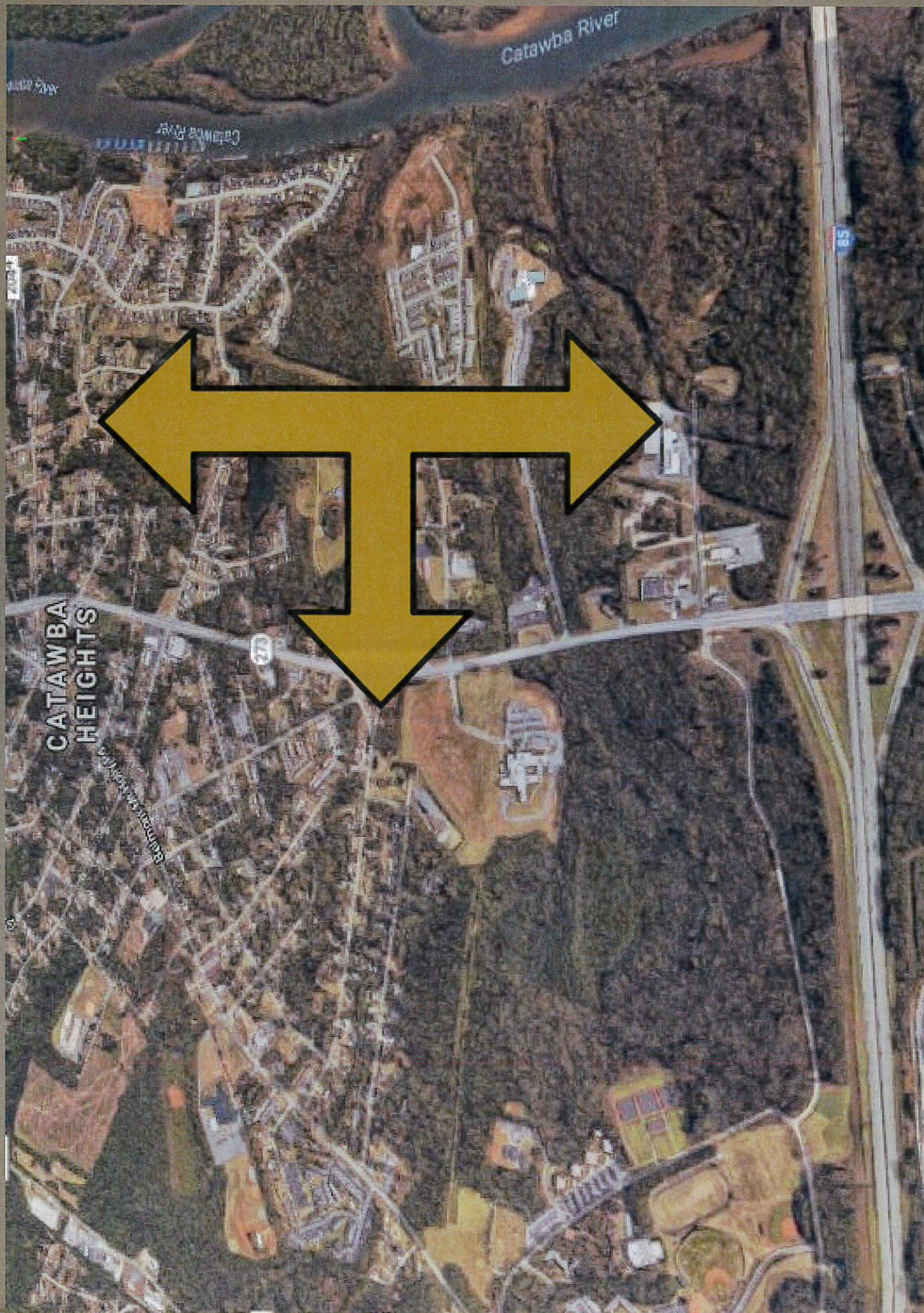
Riverfront Greenway

- The utility project (Parallel Force Main) should be done by April 1.
- Timeline moving forward:
 - April 1- Parallel Force Main work complete
 - April 15- Construction can reconvene on the Catawba Riverfront Greenway. We expect work to be done in 6-7 months.

Next Steps...

- North
 - Trail counters (2018)
 - Tarheel Trailblazers (2018)
 - City property across from Recycling Center (2018)
 - State Education Forest (2019)
- South
 - Coordinate with Developers during planning (2018)
 - Look at opportunities for greenway expansion towards I-85/Belmont-Abbey College (2018)
- East
 - Feasibility Study STIP EB-5749 (2018)





Greenway Maintenance

- Mountain Island Park Greenway (extension)- Natural surface, heavily shaded, and more secluded
- Riverfront Greenway- Paved, and shaded in areas
- Greenway maintenance concerns:
 - Amount & type of traffic (walkers/joggers, ATV)
 - Erosion –more likely at Mountain Island Park Greenway (surface)
 - Trees falling across trails
 - Vandalism & Trash
- Maintenance will be an issue we will have to deal with, in order to keep our trails to a standard that we are proud of !!

Memo

To: Mayor and City Council
From: Danny J. Jackson, City Manager
Date: 2/13/2018
Re: 2018 City Council Retreat

Monday, February 19, 2018

Subject: Economic Development

Mr. Greg Beal (Economic Development Coordinator/Planning Director) will provide information regarding the Business Incentive Grant Program. He will also provide information parking strategy for our downtown, way finding, public private partnerships, private and church partnerships for economic development, etc.

Memo

To: Mayor and City Council
From: Greg Beal, Planning & Development Director
Date: 2/12/2018
Re: **Business Incentive Grant**

Business Incentive Grant

The Business Incentive Grant Program was founded in June 2011. Thus far, 15 grants, totaling \$211,668 have been awarded by the City. The last grants awarded were in May 2017. These two \$15,000 grants were for separate businesses, four art studios and a retail fine art gallery, located at 107 West Central Avenue. Typically, the City has awarded two grants per year, most being the max grant award at \$15,000 per business. The year 2014 saw four grants awarded, and the year 2016 saw only one grant awarded for The Vintage Nest expansion and relocation.

The Business Incentive Grant Program is open for any new business or existing business choosing to expand in the city limits of Mount Holly. However, the only applications that the City has ever received are from downtown property owners or merchants. The Incentive Review Committee, the recommendation body for this program, has sent several grant applications back for more information, but the IRC has never recommended denial of a grant application after it has been deemed acceptable. Last year, the City of Lincolnton adopted our business incentive grant program almost verbatim. Other towns, including Blacksburg, VA, have inquired about our process.

Staff and the Economic Development Committee have talked about tweaks to the program. One of the biggest suggestions seems to have involved improved parking for a new business or business expansion as a qualifying grant project. Parking is currently excluded from grant funding. However, the Strategic Vision Plan Update project has brought parking to the forefront of discussions for Downtown Mount Holly. Outside of 128 South Main and a couple other businesses, there are few opportunities to improve parking for public-private use, meaning to be used by both the business and the City for public parking at events. Another suggestion is that the City explore the option of doubling grant funding to \$30,000 for full-service restaurants. Obviously, this would not be given carte blanche to any restaurant. I do believe that the business would have to have a full business plan to qualify.

As a recap, at the 2017 Council Retreat last year, City Council had the choice of ending the grant program or adding another round of funding. Council chose to continue funding the Business Incentive Grant program on a case-by-case basis, rather than earmarking \$100,000, which was done twice in the past.

Ultimately, City staff will be exploring more data collection opportunities by requiring more “check the box” items, within the grant application, on the number of jobs created, the total project cost and the leveraging funds. This will help in creating an impact schedule, which if I am interpreting correctly, will read as a report of sorts on the impacts of each awarded Business Incentive Grant. While most of this information is found in the narrative of the submitted grant application, it would be nice to have it in one place for everyone. For example, Billy Rick may choose to highlight the number of jobs created on Page 2 in his narrative, while Preston Wilson may choose to list the number of jobs created in his closing points.

Attachments: Summary of Grant Awards
 Business Incentive Grant Application
 Business Incentive Grant Guidelines



City of Mount Holly Business Incentive Grant
*Life-safety Needs, Building Renovations, Façade improvements,
 which encourage economic development in Mount Holly*

Summary of Awarded Grants

Address	Name of Business	Project Scope	Amount Awarded	Date Awarded
119 North Main St.	Backwoods Restaurant	Hood System; Kitchen Walls	\$15,000	July 25, 2011
117 North Main St.	Caravan Coffee	HVAC and Electrical Upgrades	\$12,662	July 25, 2011
111 W. Central Ave.	Jolie Boutique	Electrical Upgrades & Dressing Room	\$4,970	April 9, 2012
104 North Main St.	William Henry Signature Salon & Spa	Exterior Staircase	\$15,000	November 12, 2012
111 North Main St.	Time Flies Country Store	1,000 sq ft expansion; HVAC; Demo Porch	\$15,000	March 11, 2013
108 South Main St.	Queen Bee Bakery	HVAC; Display Cabinetry; Demo	\$15,000	January 13, 2014
123 South Main St.	The Salon & Spa on Main	Fire Separation Wall, Plumbing & Electrical	\$15,000	February 9, 2014
125 South Main St.	RTR Renovations & Property Mgmt	Interior Stairwell; ADA Restroom	\$15,000	February 9, 2014
121 South Main St.	Derr's Boutique	ADA Restroom; Storage; HVAC & Electrical Upgrades	\$15,000	February 9, 2014
123 North Main St.	Jacqueline's Boutique	New Roof	\$15,000	May 11, 2015
105 North Main St.	Time Flies Country Store	Window Replacement HVAC, Electrical and Plumbing Upgrades	\$14,036	October 12, 2015
119 South Main St.	The Vintage Nest	Roof Repair; HVAC and Electrical Upgrades	\$15,000	November 14, 2016
128 South Main St.	128 South Main Chophouse	HVAC, Electrical and Plumbing Upgrades	\$15,000	February 14, 2017
107 West Central Ave	Art Studios Fine Art Gallery	Exterior Stairwell Façade Improvements	\$15,000 \$15,000	May 22, 2017
TOTAL:			\$211,668	





City of Mount Holly Business Incentive Grant Application
Life-safety Needs, Building Renovations, Façade improvements, which
encourage economic development in Mount Holly

Business Incentive Grant Program

Purpose

The purpose of the Business Incentive Grant program is to create quality employment opportunities and expand the tax base by offering new or expanding small businesses cash grants to partially defray the cost associated with start-up improvements or expansion projects, thereby freeing business capital at a time when it is most urgently needed. This program will benefit the City of Mount Holly with increased tax base, expanded job opportunities, and increase payroll in our community.

The citizens of Mount Holly have described their future vision for the City in the Strategic Vision Plan. The vision states:

“Mount Holly is a neighborly place where we seek to preserve and enrich our community’s distinctive small town character, historic downtown, and unique setting along the Catawba River. We welcome development that practices sound environmental stewardship, and creates good jobs and good neighborhoods. As we grow, we will develop a safe and expanded transportation network while promoting active living through walking, biking, and other recreational opportunities.”

The Business Incentive Grant program will be an economic development activity that supports the goals and objectives of the City of Mount Holly Strategic Vision Plan. The following set of guidelines shall govern the Business Incentive Grant program. This set of guidelines shall be subject to periodic review and revision. Funding for the program may be discontinued at any time at the discretion of City.

Guidelines

1. A completed business plan must be submitted with application.
2. A personal financial statement or proof from a lending source must accompany application.
3. Applicants must adhere to applicable City of Mount Holly Ordinances and code requirements, such as building codes, Downtown Development Guidelines, zoning regulations (including signage), etc.
4. Grants are provided to help with life-safety needs, building renovations and façade improvements. Only one grant will be provided to a business. However, the business may also apply for a waiver of system development fees when applicable. Funds are not for inventory, furnishings or non-fixed items.
5. The applicant must secure a two-year lease, if leasing.
6. Cash Grants shall be awarded up to \$15,000, but the City may not award the total amount requested.

7. Funding for the Business Incentive Grant program shall be made available from funds set aside for such purposes by City Council.
8. Each application shall be treated on a case-by-case basis
9. Since each application will be different, and reviewed on a case-by-case basis, the applicant may be required to submit additional information.
10. The Business Incentive Grant program is not intended to provide financial assistance to fiscally unsound businesses.
11. Business Incentive Grant program applications will be reviewed by a committee designated by Council with final consideration and approval given on each grant application by City Council.
12. Business Incentive Grant program approval shall be made at the sole discretion of the City Council and will depend on the availability of funds.
13. Business Incentive Grant program preferences may be given to the types of preferred businesses that include, but are not limited to a: restaurant, grocery store, gift shop, specialty store, antique store, coffee shop, men's/women clothing store, wine/cheese store, house wares store, health food store, museum, art gallery, book store
14. The intent of the Business Incentive Grant program application process is not to burden the applicant business with extensive research, but to provide the EDC and City Council with information to make appropriate recommendations and decisions.
15. The offer of business assistance from the grant program shall require the applicant to enter into a performance agreement to document the use and impact of Business Incentive Grant program financial assistance.
16. Only one Business Incentive Grant may be awarded to an individual business per calendar year. The business, receiving such grant, must wait 365 days before applying for another Business Incentive Grant through this program.

Business Incentive Grant program applications will be evaluated on each of the following factors. The application should be developed according to the following criteria for each factor:

Business/Organization/Business Plan Description (15%): Does the application describe the business/organization history or business plan? Does the application describe the nature of the business conducted in the City of Mount Holly? Does the application provide previous year business financial information and cash flow? Does the application clearly demonstrate sound and sustainable business financing? Does the application describe the value of resources other than labor purchased in the City of Mount Holly? Does the application describe the percentage of goods and services performed in the City of Mount Holly? Does the application describe the number of fulltime and part-time workers employed by the business/organization? Does the application describe the benefits provided to employees?

Project Description (30%): Does the application clearly describe the project? Does the application clearly delineate the project's expected costs and revenues? Does the application clearly describe the project's timeline? Does the application clearly describe the project's management? Does the application describe how the project is sustainable over a period of time? Does the application describe the project's direct and measurable results with full economic impact within three years? Does the application describe project risks and mitigation plans?

Scope of Impact (20%): Does the application clearly describe how the project supports the economic development goals and objectives of the City of Mount Holly Business Incentive

Grant program? Does the application describe how the project supports increased economic activity in the City of Mount Holly? Does the application project the economic impact to the

City of Mount Holly over three years? Does the application describe how Mount Holly residents will benefit from this project?

Leveraging Resources (20%): Since projects that leverage additional sources of support will be given preference in the Business Incentive Grant program, does the application describe any and all additional sources of cash and in-kind support for the project? Does the application clearly indicate matching/leveraged resources in the project budget? Does the application describe how Business Incentive Grant program funds will be applied?

Accountability (15%): Does the application describe predicted results that will be reported to the EDC and City Council annually over three years? Does the application clearly describe how predicted results are easily measured, reported, and verified? Does the application describe how predicted results link to project goals, objectives, and activities?

Contact:

Greg Beal, Economic Development Coordinator

Director of Planning & Development

400 East Central Avenue

Mount Holly, NC 28120

(704) 951-3012



City of Mount Holly Business Incentive Grant Application
Life-safety Needs, Building Renovations, Façade improvements, which encourage economic development in Mount Holly

DATE: _____

NAME OF APPLICANT: _____

BUSINESS NAME: _____

ADDRESS: _____

TELEPHONE: _____

If Property Owner differs from Business Owner

PROPERTY OWNER NAME: _____

ADDRESS: _____

TELEPHONE: _____

PROJECT ADDRESS: _____

ATTACHMENTS REQUIRED (*incomplete applications shall be disqualified*)

1. Provide an itemized estimate of all materials, supplies and labor costs of this project. Proposed budget and licensed contractors cost estimates. Please provide a copy of their NC Contractors license number. (***Attach to application***)
2. Provide a sketch or scaled drawing of the proposed renovation work. (***Attach to application***)
3. Provide a current photograph of (1) the building itself and (2) within the context of the streetscape clearly showing the existing conditions of the proposed area of improvement. (***Attach to application***)
4. Written plans for future improvements to the building and proposed time frame for such work. (***Attach to application***)
5. Samples of all paint colors and awning fabrics to be used (***if applicable***).

6. Provide anticipated start date and a proposed schedule of completion for the proposed improvements. These dates must conform to the 90-day time line following Notification of Approval to Proceed.

START DATE: _____
ANTICIPATED COMPLETION: _____

Waiver of System Development Fee

If the applicant seeks to waive the system development fee for installation of a water meter (fees are not charged for sprinkler systems), please list the proposed size of the water meter and corresponding system development fee to be waived.

Meter Size: _____ **System Development Fee:** _____

I have consulted with the Mount Holly Economic Development Committee, and/or _____, Architectural Consultant about this proposed project. **I have read and fully understand the requirements and guidelines of the City of Mount Holly Business Incentive Grant Program and agree to comply with all its requirements in full.**

Signature of Applicant

PROPERTY OWNER CONSENT

If property owner differs from the business owner, I _____
Owner of the aforementioned property, consent to the proposed work being undertaken by _____, the business owner. I as the property owner have read and fully understand the requirements of the City of Mount Holly Business Incentive Grant Program and agree with all the requirements set forth by the Grant Application and Guidelines.

Signature of Property Owner (if different from business owner)

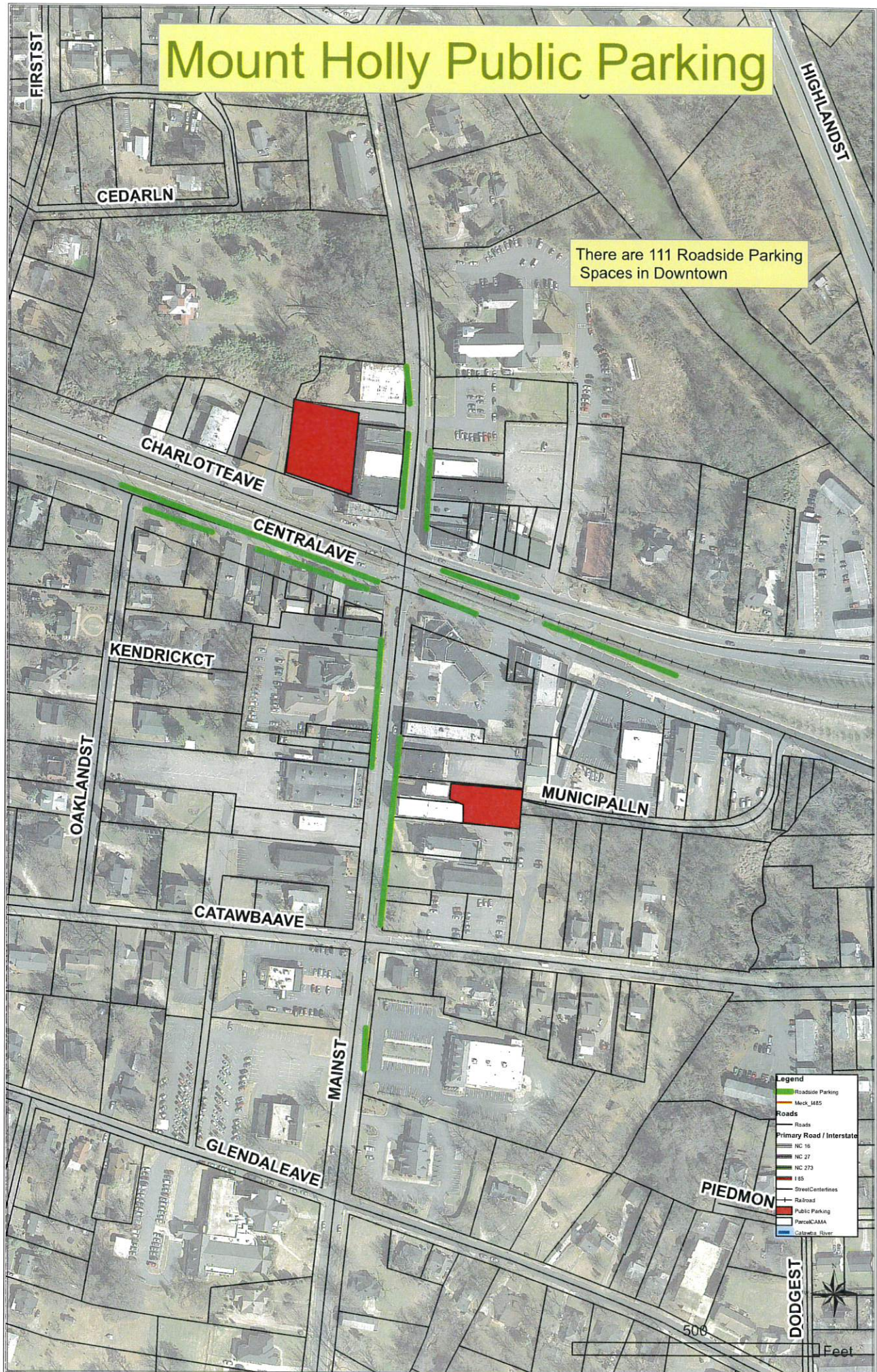
Office Use Only

Date Received: _____

Comments: _____

Mount Holly Public Parking

There are 111 Roadside Parking Spaces in Downtown



Memo

To: Mayor and City Council
From: Danny J. Jackson, City Manager
Date: 2/13/2018
Re: 2018 City Council Retreat

Monday, February 19, 2018

Subject: Social Media

I would like to discuss Social Media with the City Council to gain a perspective about such matters should be handled in the future. The City of Mount Holly as a company has undertaken certain initiatives to address Social Media.

If time permits I would like for the City Council to discuss Special Meetings. This subject came up via Social Media as well this year.

Memo

To: Mayor and City Council
From: Danny J. Jackson, City Manager
Date: 2/13/2018
Re: 2018 City Council Retreat

Monday, February 19, 2018

Subject: Projects

Mr. Miles Braswell (Assistant City Manager/Streets & Solid Waste Director) and I would like to discuss with the City Council a list of Special Projects. The documentation is contained in your Agenda Booklet.

We are seeking input in regard to the interest in such projects and if they can be prioritized if necessary. Once the matter is concluded we can then at some point in the near future discuss a funding source as appropriate.

2018 Council Retreat

1

PROJECTS

Loading Dock Transformation

2

- Outdoor seating – amenity extension of Grand Hall
- Designed and ready for bid
- Construction Cost Estimate \$70,000
- Caromont lease – vacant space
- 4,952 SF
- Restaurant?

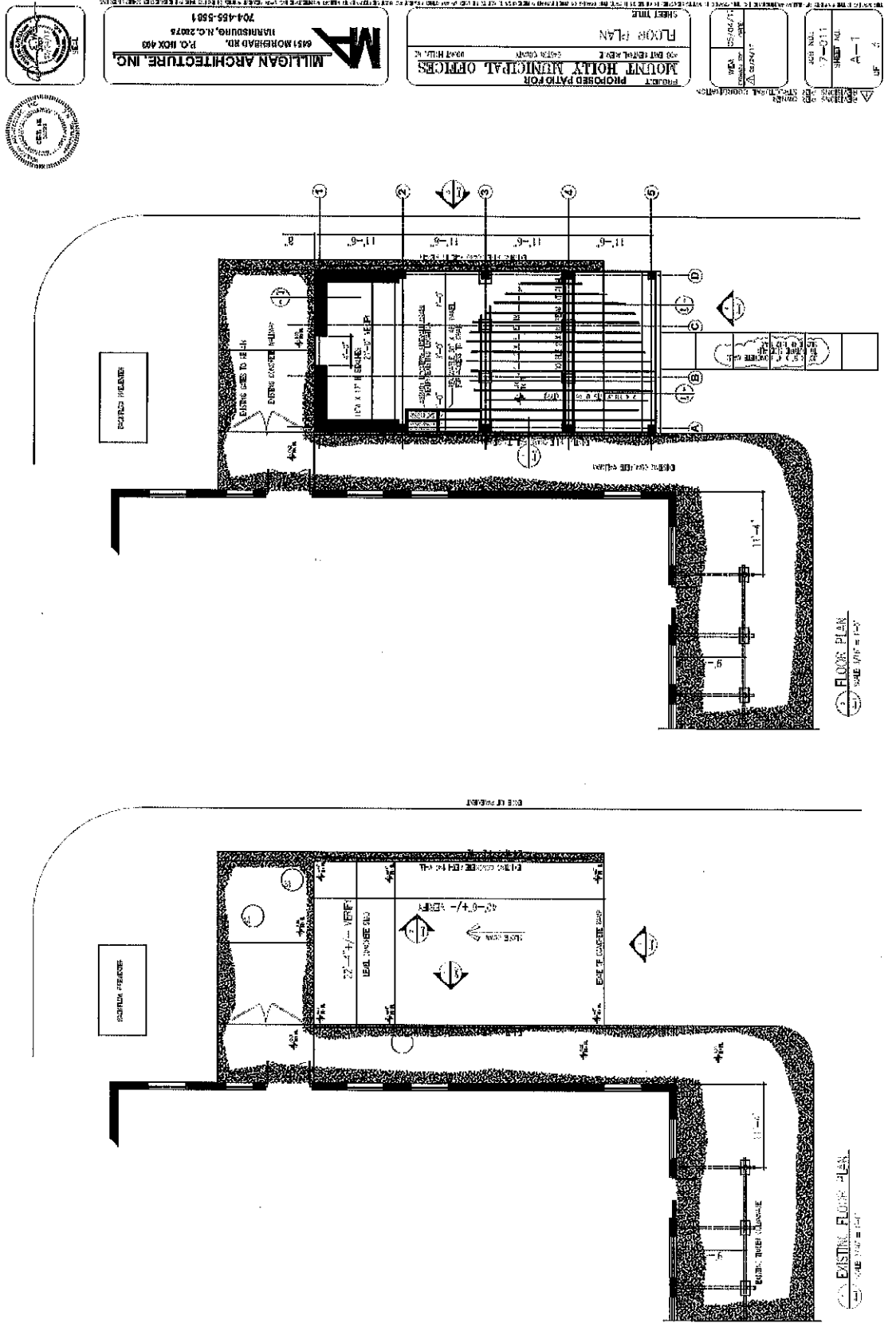
Deck & Pergola Rendering

3



Deck/Pergola Design Plans – Ready for Bidding

4



North Main Street Parking Lot

5

- Strategic Vision Plan – noted improvement
- Rehab: Repair, pave, striping \$75,000

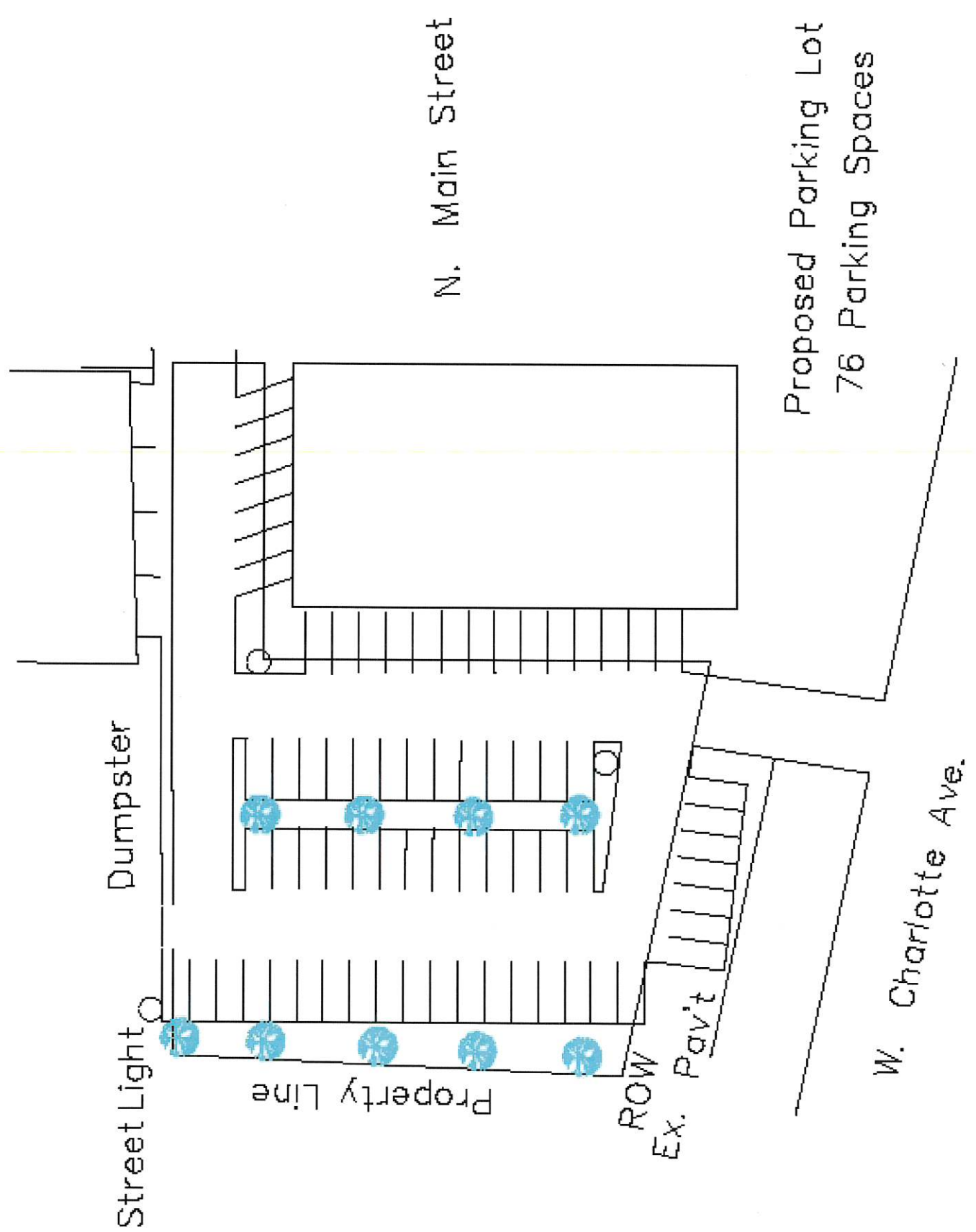
Vs.

- New Design: Full Renovation \$153,000
 - Engineered Drawings
 - Bury/relocate power
 - Islands with plantings
 - Landscaping screening
 - Dumpster pad
 - Storm water improvements

N. Main Street Parking Lot

6





N. Main Street

Proposed Parking Lot
76 Parking Spaces

W. Charlotte Ave.

Stowe Insurance Purchase

8

- GIS Tax Value
 - Land Value \$101,230
 - Improvements \$58,793; 1,404 SF Bldg.
 - Total \$160,023
 - 0.35 Acres
- Offer space for relocation (Historical Society Annex), temporarily?
- Assist with finding space (through Broker)
- What is the plan for property
- Is there another parcel more intriguing

Stowe Insurance

9



Historical Society

10

- 2nd Floor Upfit
 $\$200/\text{SF} \times 2,500 \text{ SF} = \$500,000$
- Annex building
 - 1,550 SF
 - Upfit complete
 - Needs restroom to stand alone

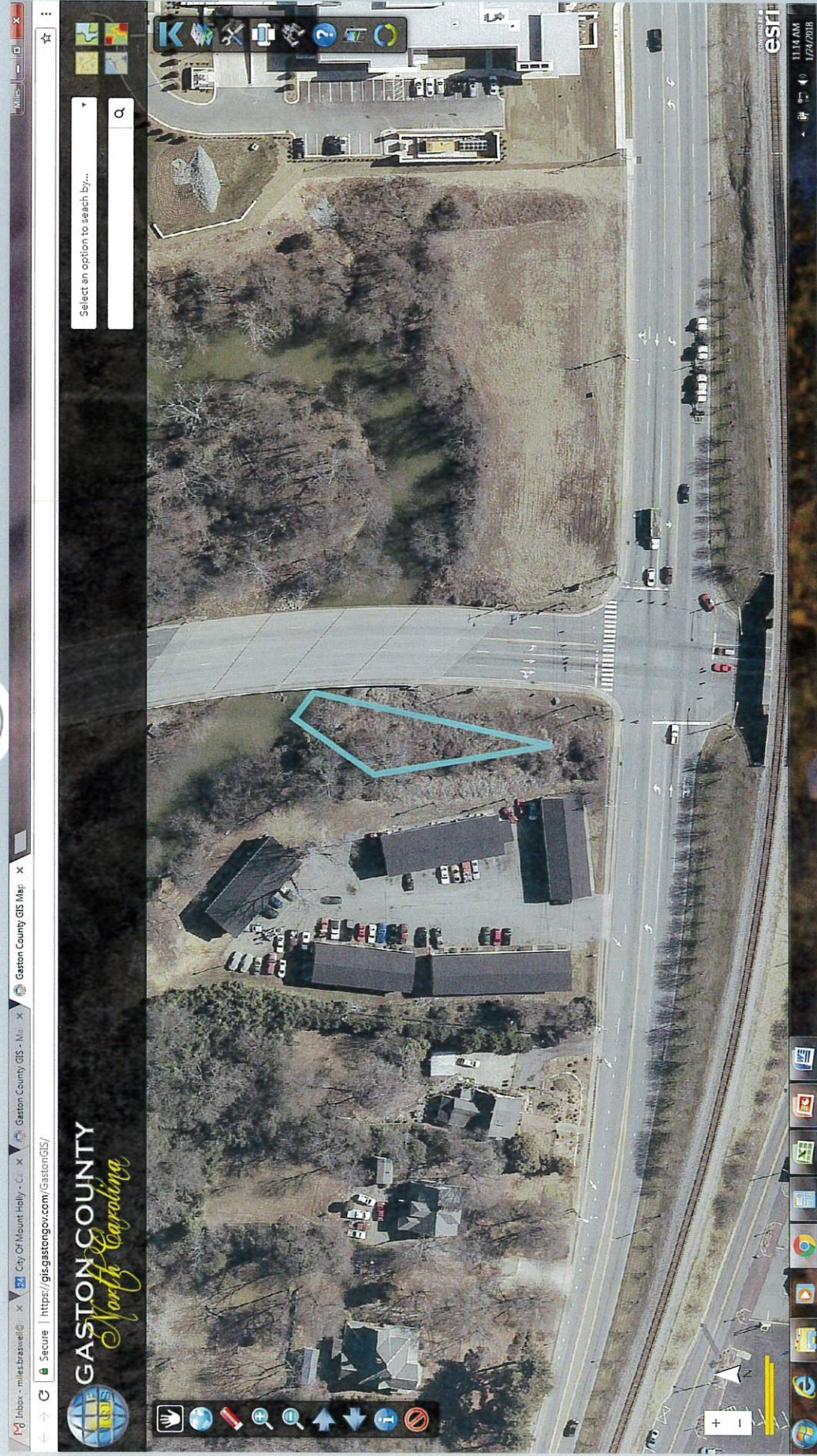
Screening Century Plaza Apts.

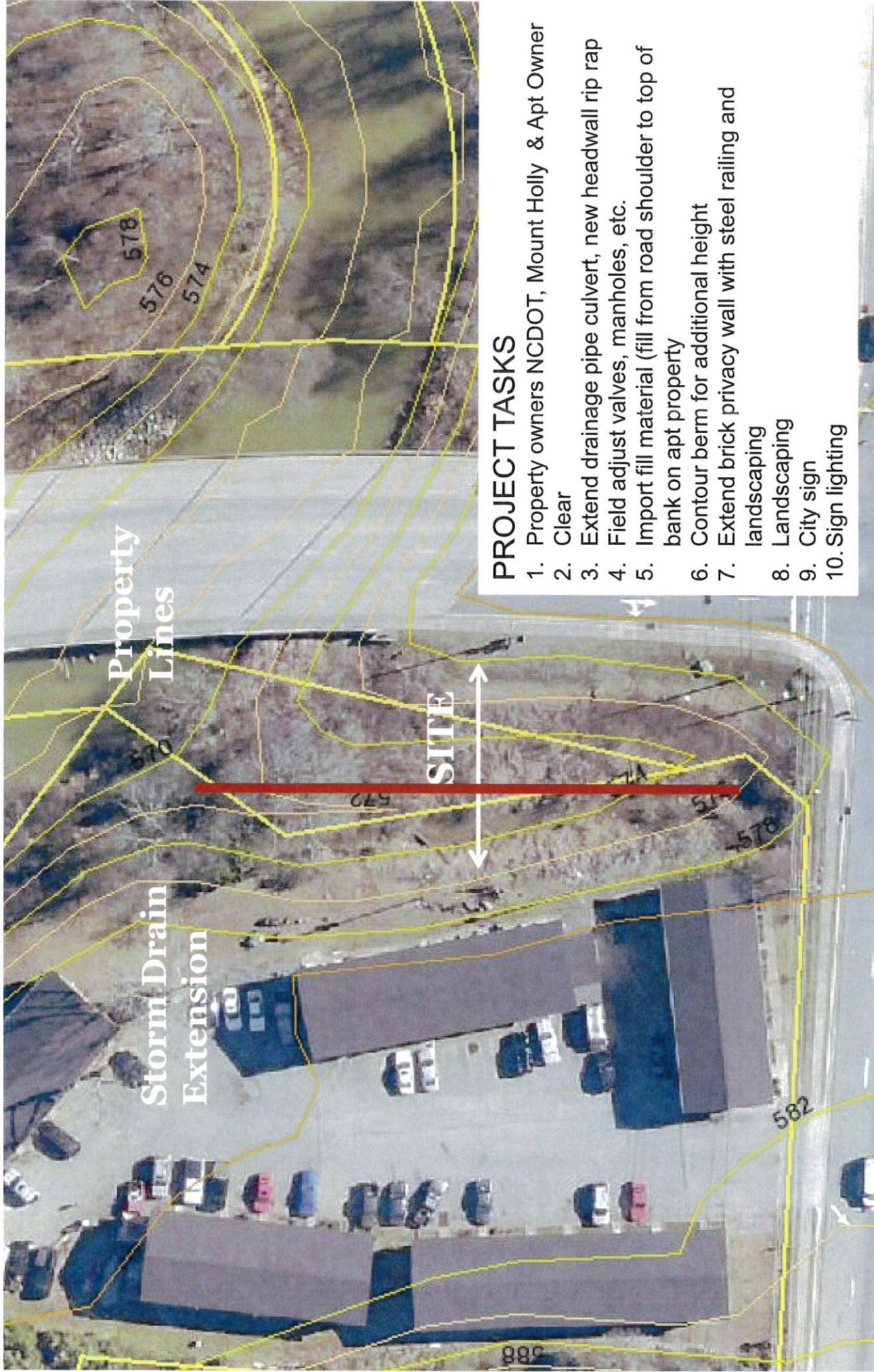
11

- Hardscape and Vegetative Landscape
- Consider this the first Art RFP?
- Design, Bid, Build
- Storm water funding possibility
- Cost Estimate: \$377,000

Screening Century Plaza

12

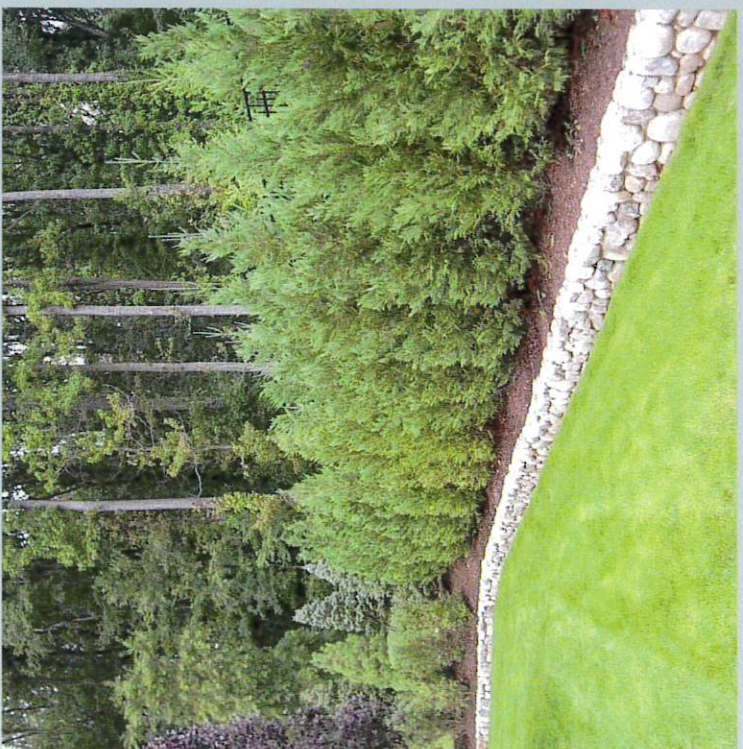
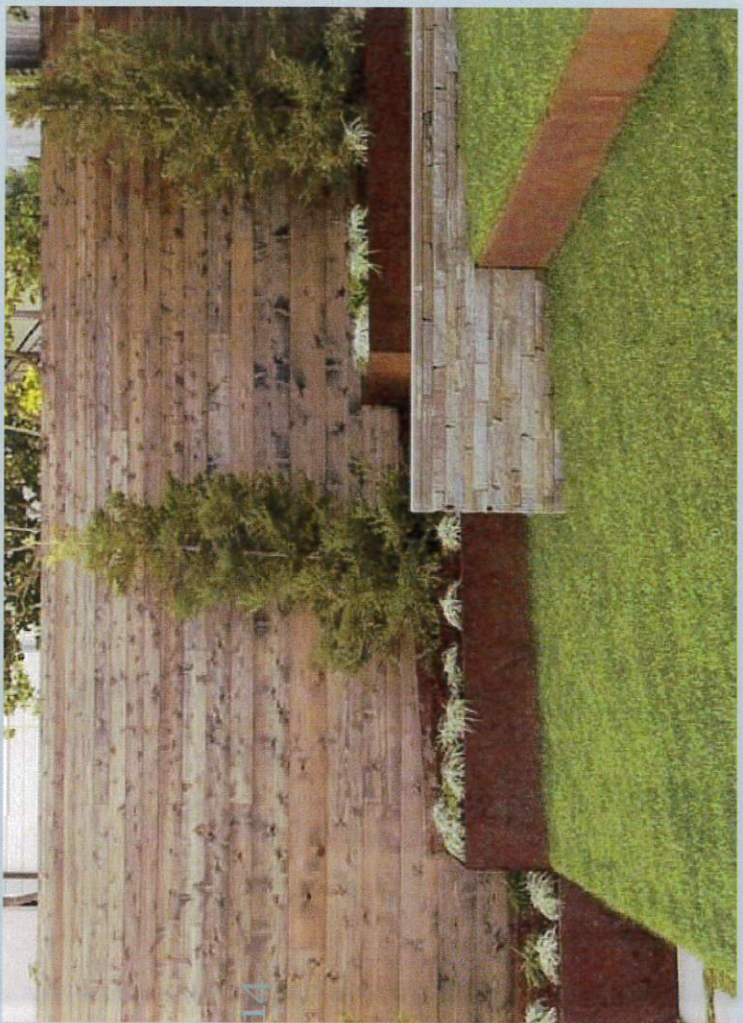




PROJECT TASKS

1. Property owners NCDOT, Mount Holly & Apt Owner
2. Clear
3. Extend drainage pipe culvert, new headwall rip rap
4. Field adjust valves, manholes, etc.
5. Import fill material (fill from road shoulder to top of bank on apt property)
6. Contour berm for additional height
7. Extend brick privacy wall with steel railing and landscaping
8. Landscaping
9. City sign
10. Sign lighting

Century Plaza Apt Screening



Project Priority Considerations

15

1. Loading Dock Deck and Pergola \$70,000
2. North Main Street Parking Lot
 - A. \$153,000 New Design
 - B. \$75,000 Repair
3. Stowe Insurance Property Purchase \$160,000
(Tax Value)
4. Historical Society – Annex (1); 2nd Floor (2)
 - A. \$10,000 Annex Restroom Addition
 - B. \$500,000 2nd Floor Renovation
5. Century Plaza Apartment Screening \$377,000

Memo

To: Mayor and City Council
From: Danny J. Jackson, City Manager
Date: 2/13/2018
Re: 2018 City Council Retreat

Monday, February 19, 2018

Subject: Real Estate Plan Update

Mr. Miles Braswell (Assistant City Manager/Streets & Solid Waste Director) and I would like to discuss with the City Council a plan to address certain real estate matters. The plan would involve a possible request for Proposals (RFP) approach regarding city owned properties.

The former Massey Building has been mentioned to be used possibly as an Artist Incubator. We also will seek input regarding the expansion of Veterans Park. We will discuss a possible downtown park in general.

City Property and Real Estate Plan Update

2018 Council Retreat

Recap - 2017 Council Retreat

- 36 properties, some consist of multiple parcels
- Several contain infrastructure that cannot be sold (water tanks, pump stations, parks, etc.)
- 2017 Retreat: Consider 4 properties for disposition
 - 1. Holiday Inn Express property
 - 2. Streets and Solid Waste Department
 - 3. Utilities Field Operations Building (N. Main St.)
 - 4. Massey Building

Recap - continued

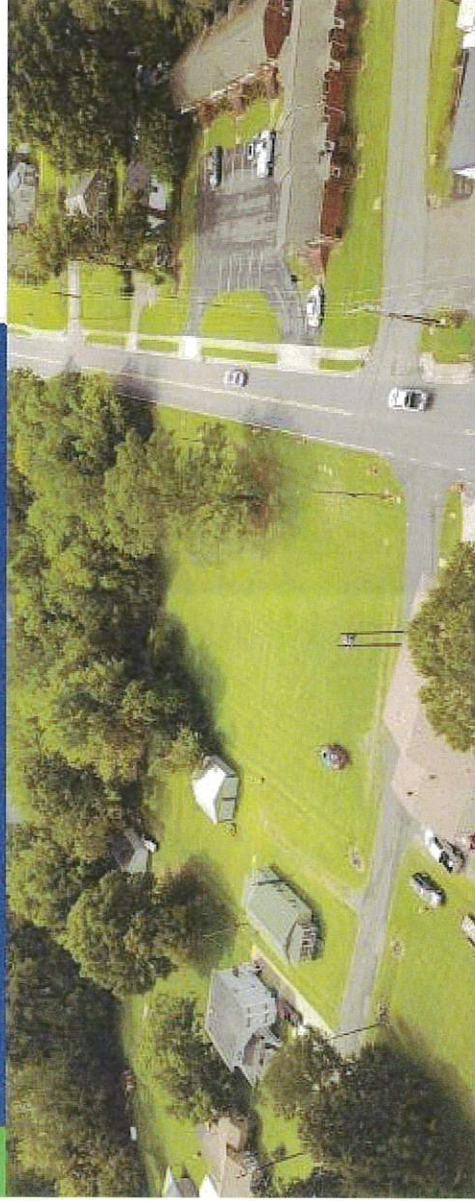
- Council instructed staff to consider Real Estate firm for marketing and disposal
- Coldwell Banker Commercial MECA selected
- Listing vacant lot - Catawba Heights Fire Dept.
 - Brokerage Associate - Sam Kline

LAND

FOR SALE
\$125,000



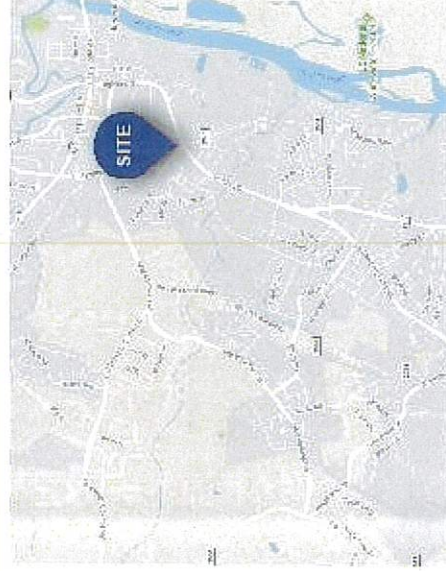
MECA



SOUTH MAIN STREET | MOUNT HOLLY, NC

Property Information

Acreage	.71 Acres
Price	\$125,000
Features	- 228' of road frontage on South Main Street in Mount Holly. - Zoned B2 - Perfect for a small self storage development.



Sam Kline
704.777.6003
sam.kline@cbcmeca.com

CBCMECA.COM

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Coldwell Banker Commercial
MECA
339 East Catawba Street
Belmont, NC

Sam's Commitment to Mount Holly

Sold	
<u>Properties</u>	<u>Amount</u>
121 North Main Street	\$262,000 (\$75/SF)
107 West Central Avenue	\$58,000 (\$18/SF)
111 West Central Avenue	\$246,000 (\$61/SF)
100 North Main Street	\$12/SF
133 West Catawba Avenue	\$122,500 (\$110/SF)
117 North Main Street	\$930,000 (\$58/SF)
Current Listings	
305-309 Beatty Drive	\$380,000
311 Beatty Drive	\$40,000
801 West Central Avenue	\$899,000
Off Hwy. 27 : 12.6 Acres Land	\$315,000
400 East Central Avenue-Sublease	Marketed for \$12/SF

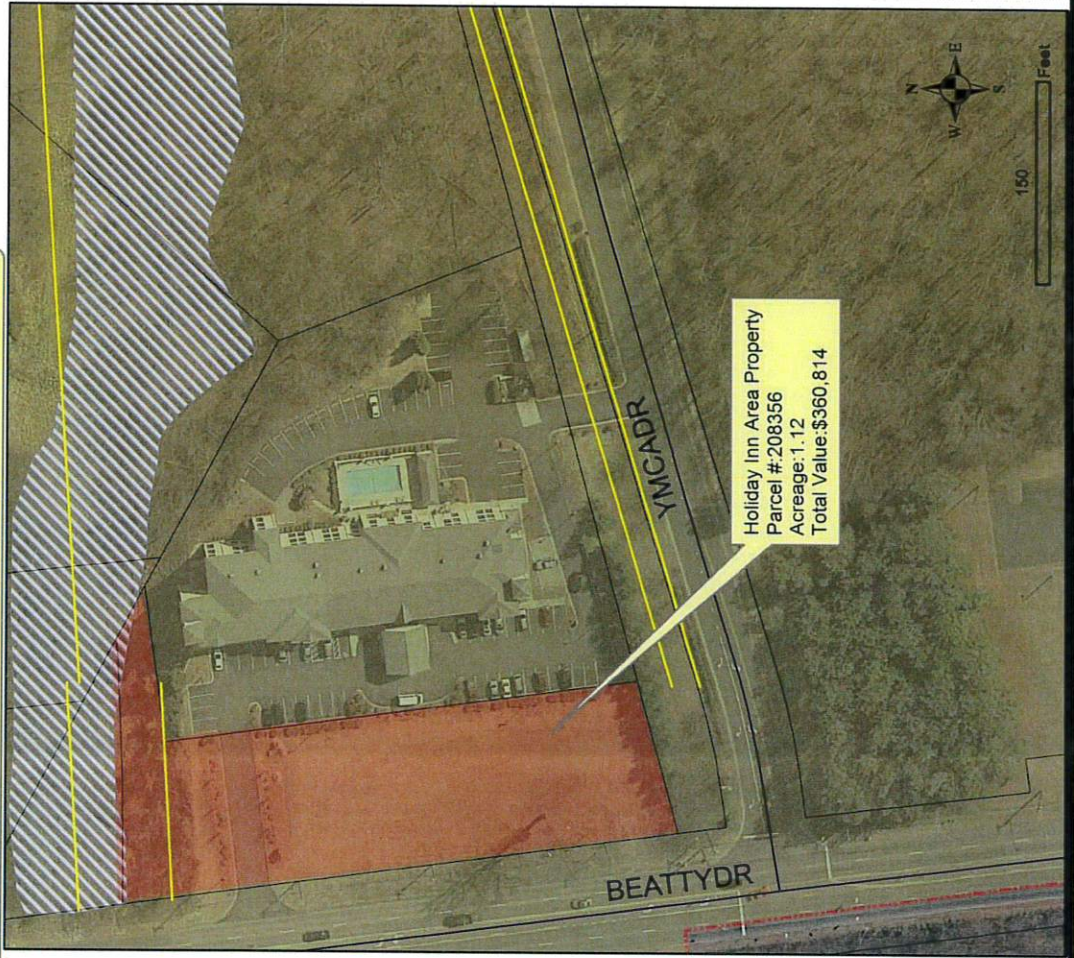
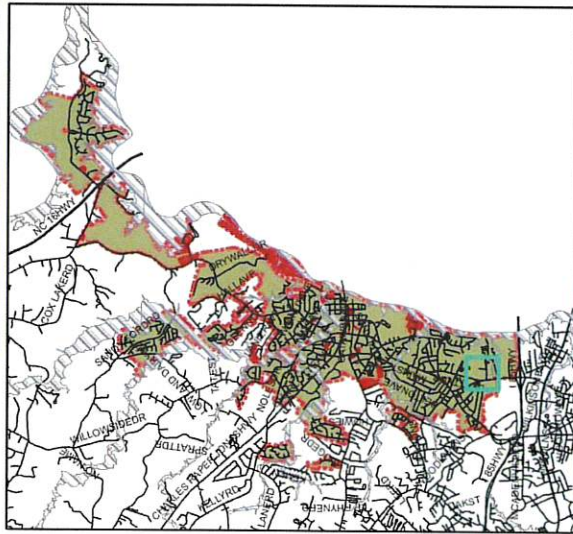
2018-2019 Considerations

- Prioritize and sell select parcels
- or
- RFP Approach
 - Create Request for Proposals with City's desire for property
 - Developers respond with their idea for property
 - City selects best match
 - Lease/Sale to develop property with stipulations
- Hybrid – Sale, Lease, RFP

Properties for RFP, Sale or Lease

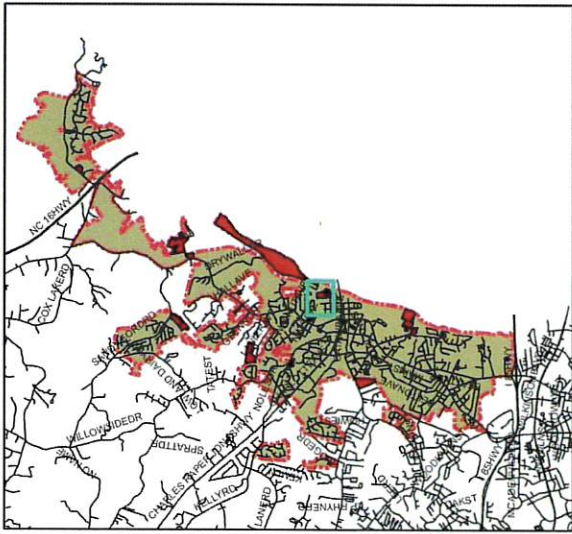
1. Holiday Inn Express Property (RFP?)
2. Streets and Solid Waste Department (RFP?)
3. Utilities Building (Sale?)
4. Massey Building (Lease?)
5. Adrian Mill (Sale?)

City of Mount Holly Properties 2018

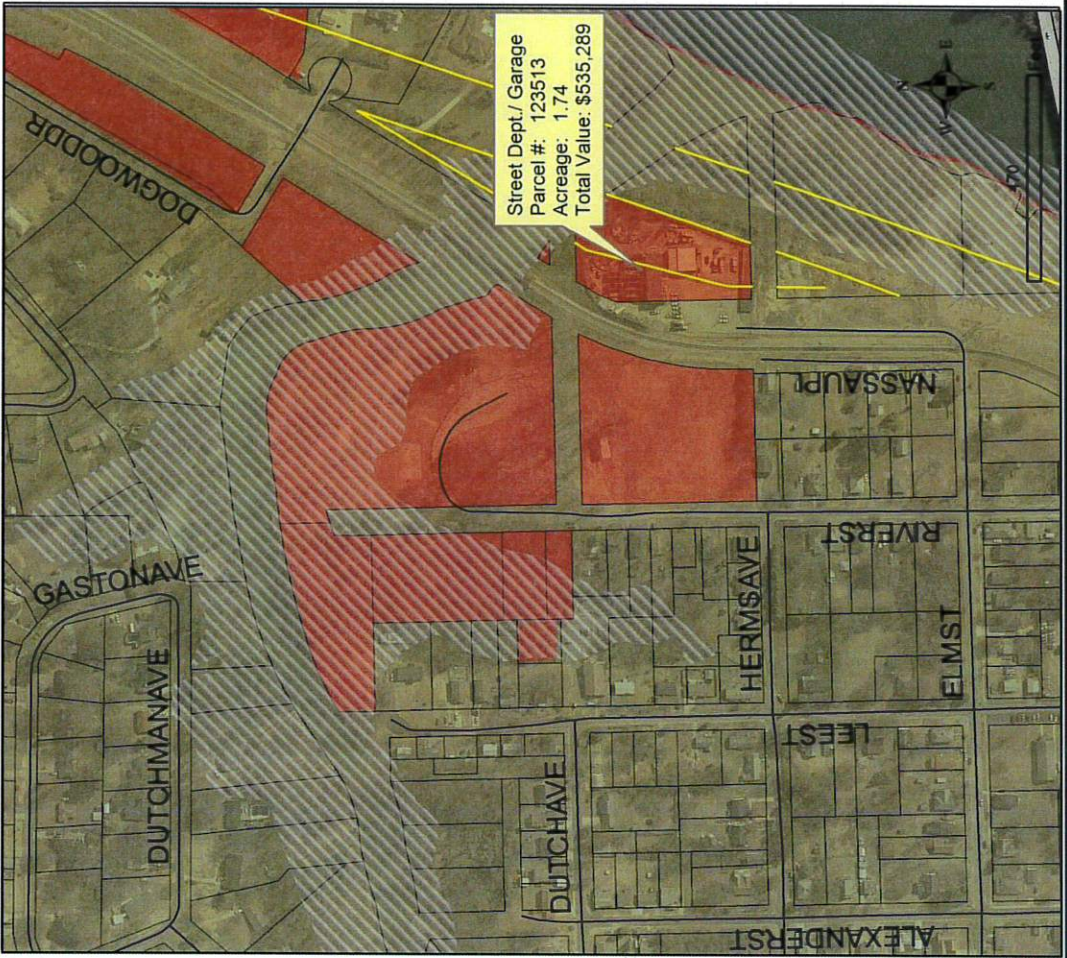


Holiday Inn Area Property
Parcel #: 208356
Acreage: 1.12
Total Value: \$360,814

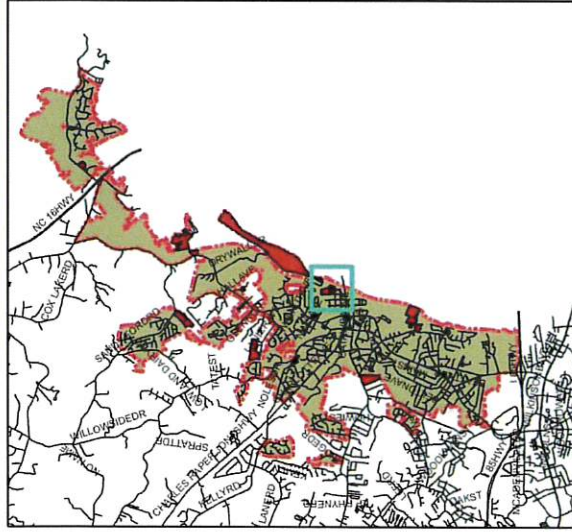
City of Mount Holly Properties 2018



Parcel ID-123513 – city’s automotive garage,
Located near the current Streets & Solid Waste Department



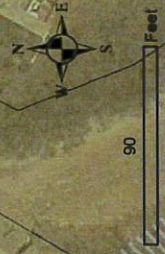
City of Mount Holly Properties 2018



Parcel ID-123162 – current site of the city's Utilities Department, located on North Main Street, adjacent to Alsace Mill. Water and sewer are available.



Utilities Dept.
Parcel #: 123162
Acreage: 0.95
Value: \$297,628

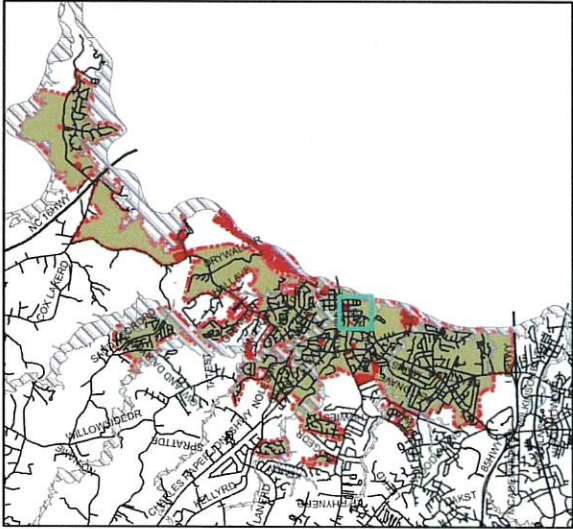


Massey Building

- City maintain control?
- Sell?

One Idea: Artist Incubator

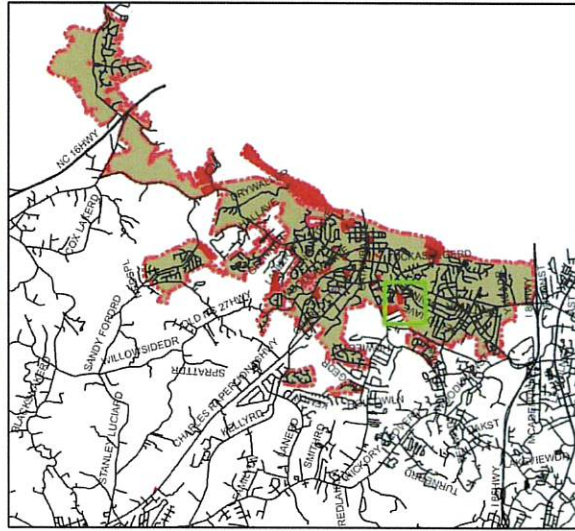
City of Mount Holly Properties 2018



Adrian Mill

- Create 2 parcels
- RFP approach
- Sale
- Decision needed due to structure's degradation

City of Mount Holly Properties 2018



Adrian Plant Parcel # 124366
 Acres: 8.09
 Value: \$952,514







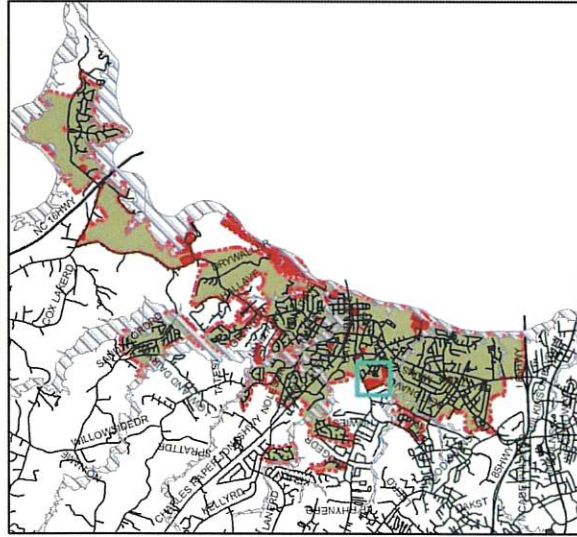
Cemeteries

- 2 cemeteries
- Market for cemetery management firm to purchase

Or

- Hire firm to manage
- Plot new grave sites
- Sell grave sites

City of Mount Holly Properties 2018



Parcel ID-181234 – site of the city's Pineview Cemetery, located at the intersection of West Catawba Avenue and Legion Road. Water lines are present at the front of the property.



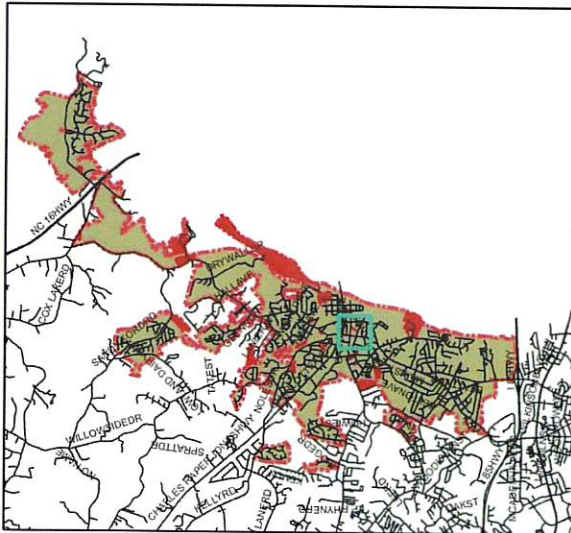
Downtown Park Idea

1. Municipal Lane properties

Option 1: Sell Municipal Lane properties
(property at Municipal Lane/Central
Ave/Highland Street)

Option 2: Keep and use the proceeds of recent
property sales to purchase more
adjacent property to create a
downtown park

City of Mount Holly Properties 2018

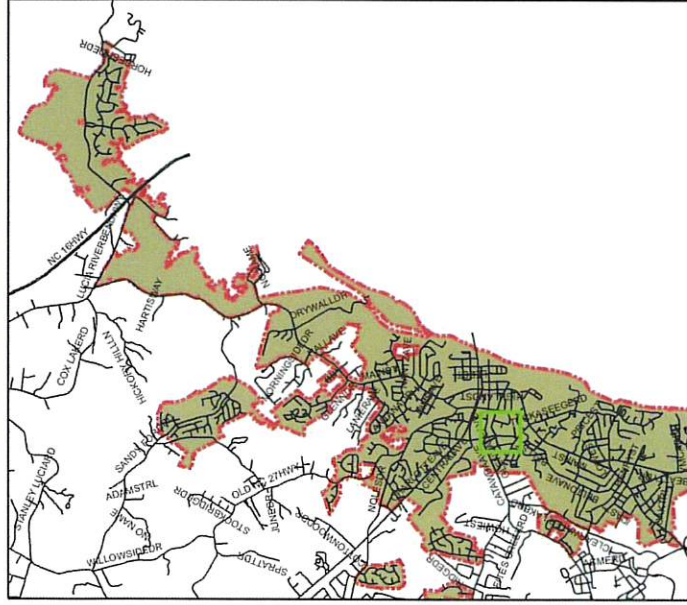


Parcel ID-123834 to 123837 –Vacant lot at the corner of Highland Street and East Central Avenue, Water and Sewer border the property.

Proposed Addition	Parcel #	Acreage	Price
1.	123838	.57 acres	\$18,621
2.	123779	.22	\$205,146
3.	123780	.25	\$139811
4.	123784	.72	\$122029
5.	123785	1.03	\$126,663
6.	123789	.5	\$128,512
7.	123790	.5	\$24,000
8.	123794	.32	\$114,696
9.	123794	.28	\$47,112
10.	123804	.39	\$62,564



City of Mount Holly Properties 2018



Future Park Property
Parcel#: 213069, 213067, 213066, 213065, 213064, 213063
Acres: 2.35
Total Value: \$138,053



Future Park Property
Parcel#: 213069, 213068, 213067, 213066, 213065, 213064, 213063
Acres: 2.35
Total Value: \$138,053

Properties that remain

- | | | | |
|-----|--|-----|-------------------------------------|
| 1. | Park Property Horseshoe Bend Beach Road | 15. | Veterans Park |
| 2. | Water Plant, Clean Water Trust Park Property, Water Tank | 16. | Huitt Water Tank |
| 3. | Greenway Property | 17. | Ida Rankin Elementary Vacant Parcel |
| 4. | Old Landfill | 18. | Lift /Pump Station |
| 5. | North Water Tank | 19. | Tuckaseege Park & WWTP |
| 6. | Woodlawn Park | 20. | Catawba Heights Fire Department |
| 7. | Pump Station Hwy. 27 | 21. | Caldwell Water Tank |
| 8. | Clean Water Trust Property (Future Greenway) | 22. | Adrian Plant – New parcel |
| 9. | River Street Park, Future Greenway Land | 23. | North Fire Station |
| 10. | Fire Department Headquarters | 24. | Stonewater Pump Station |
| 11. | Pump Station, Drainage Screen Area | | |
| 12. | Municipal Complex | | |
| 13. | Municipal Drive Land (new park) | | |
| 14. | Historical Society | | |

Memo

To: Mayor and City Council
From: Danny J. Jackson, City Manager
Date: 2/13/2018
Re: 2018 City Council Retreat

Monday, February 19, 2018

Subject: Maintenance Agreement with NCDOT

Mr. Miles Braswell (Assistant City Manager/Streets & Solid Waste Director) and I would like to discuss with the City Council a plan to approach the North Carolina Department of Transportation (NCDOT) regarding a Maintenance Agreement Plan to address certain situations in the Mount Holly that are in areas maintained by NCDOT.

Memo

To: Mayor and City Council
From: Danny J. Jackson, City Manager
Date: 2/13/2018
Re: 2018 City Council Retreat

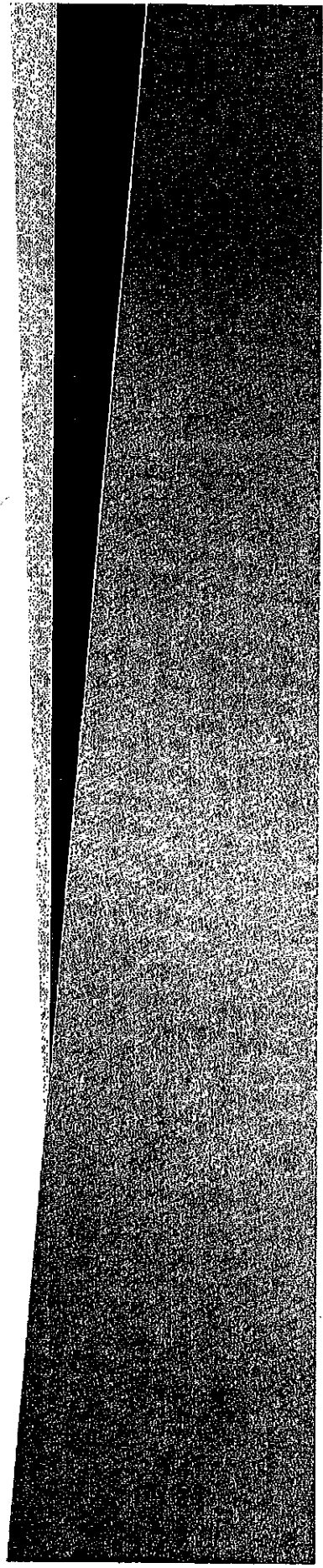
Monday, February 19, 2018

Subject: Utilities Update

The City Council will receive an update regarding the 2012 Stanley Water and Sewer Rate Agreement. The matter will be discussed by Mr. David Johnson (Utilities Director/City Engineer), Kemp Michael (City Attorney) and I.

The City Council will also receive an update regarding the proposed Charlotte Water Agreement for Wastewater Treatment. This matter will be discussed by Mr. David Johnson, Ms. Africa Otis, Mr. Kemp Michael and I.

**Water Agreements between
City of Mount Holly & Town of Stanley
July 1, 2012
&
February 1, 2005**



NORTH CAROLINA
GASTON COUNTY

UTILITY SALES AGREEMENT

THIS AGREEMENT, made and entered into as of July 1, 2012, by and between the City of Mount Holly, hereinafter referred to as "Mount Holly", and the Town of Stanley, hereinafter referred to as "Stanley", each party being a municipal corporation duly chartered by the State of North Carolina;

WITNESSETH:

WHEREAS, the parties have previously entered into the "Emergency Water Connection Agreement" dated December 9, 1990, the "Water Sales Agreement" dated December 31, 1993, and the "Second Mount Holly-Stanley Water Sales Agreement and Basement Amendment" dated February 1, 2005, herein collectively referred to as "Water Agreements"; and,

WHEREAS, the parties have previously entered into the "Waste Water Agreement" dated March 4, 1996 and the "Interlocal Wastewater Agreement" dated November 19, 2007, hereinafter collectively referred to as "Wastewater Agreements"; and,

WHEREAS, the parties wish to amend the Water Agreements and the Wastewater Agreements (collectively referred to as the "Utility Agreements"), as herein set forth.

NOW, THEREFORE, in consideration of the terms and conditions set forth herein, the parties agree as follows:

1. Buckeye Technologies, Inc. ("Buckeye") has a facility located in Gaston County, near Stanley ("Stanley Facility") and is Stanley's largest water customer, currently purchasing approximately Three Million gallons per month. Buckeye also is the biggest discharger of wastewater to Stanley's wastewater treatment system. Buckeye has communicated to Stanley and Mount Holly that it has bored wells at its Stanley Facility and it is prepared to utilize well water in place of water now purchased from Stanley. Both Stanley and Mount Holly benefit from Buckeye's purchase of water and wastewater services from Stanley. Should Buckeye curtail its water purchases from Stanley, then Stanley and Mount Holly would both incur a significant drop in utility revenues which could result in rate increases to their respective citizens.
2. References to Buckeye throughout this Agreement are deemed to include any successor by merger, acquisition, or otherwise, to Buckeye, and any subsequent persons, firms or corporations who shall occupy the premises currently occupied by Buckeye.

7/3/2012

3. Stanley has requested that Mount Holly charge Stanley Mount Holly's lowest inside residential rate for both water (now \$3.35 per thousand gallons of water used) and sewer (now \$3.07 per thousand gallons of wastewater treated), as such rates may be from time to time established by Mount Holly, and in return Stanley would reduce the rate it charges to Buckeye for water and sewer to a rate equal to Mount Holly's inside industrial rate, as the same may be from time to time established by Mount Holly.
4. In recognition of the significance to Mount Holly that Buckeye remains a Stanley water and sewer treatment customer, Mount Holly agrees to reduce water and sewer rates to Stanley as set forth in paragraph 3 above upon the following conditions:
 - a. That Buckeye remains exclusively Stanley's water customer and Stanley shall be the sole source of all water used at the Stanley Facility for the term of this Agreement.
 - b. That Buckeye remains exclusively Stanley's sewer treatment customer and Stanley shall treat all wastewater generated at the Stanley Facility during the term of this Agreement.
 - c. That Stanley shall charge a rate to Buckeye for water and sewer treatment which is equal to that rate charged by Mount Holly to its inside industrial users, as the same may be from time to time adjusted by Mount Holly and as set forth in paragraph 3.
 - d. That until the expiration or termination of this Agreement, the rental revenues received by Mount Holly under the provisions set forth in paragraph 5 of the "Second Mount Holly-Stanley Water Sales Agreement and Easement Amendment" shall belong solely to the City of Mount Holly and shall not be shared in any way between the parties.
5. Should Buckeye cease to remain exclusively Stanley's water customer while this Agreement remains in effect, then Mount Holly shall have the option of increasing the rate charged by Mount Holly to Stanley for water, provided the amount of the increase shall be limited to that required or necessary to offset the revenues lost by Mount Holly as a result of Buckeye's actions, based on the volume of water consumed by Buckeye during the previous fiscal year (July 1 through June 30). Provided, however, such increase in rates, if any, under the provisions of this paragraph shall not result in a rate in excess of the rate calculated under the provisions in paragraph 3 of the "Second Mount Holly-Stanley Water Sales Agreement and Easement Amendment."
6. Should Buckeye cease to remain exclusively Stanley's sewer treatment customer, while this Agreement remains in effect, then Mount Holly shall have the option of increasing the rate charged by Mount Holly to Stanley for sewer treatment, provided the amount of the increase shall be limited to that required or necessary to offset the revenues lost by Mount Holly as a result of Buckeye's actions, based on the volume of wastewater treated from Buckeye during the previous fiscal year (July 1 through June 30). Provided, however, such increase in rates, if any, under the provisions of this paragraph shall not result in a rate in excess of the rate calculated under the provisions in paragraph 3 of the "Second Mount Holly-Stanley Water Sales Agreement and Easement Amendment."

7. The term of this Agreement shall be five (5) years, beginning as of July 1, 2012, and Stanley shall have an option to renew and extend the term for an additional five (5) year period.
8. The parties acknowledge that this Amendment is a result of a cooperative effort between the parties to establish Utility rates mutually acceptable to the parties and each party acknowledges that it is fully satisfied with this Agreement.
9. This Agreement may be amended only by written agreement executed by the parties hereto.
10. This Agreement shall be executed by the parties hereto in duplicate originals, each of which, when executed, shall constitute an original document.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed by their duly authorized representatives the day and year first above written.

Attest:

Amy Miller
Amy Miller, City Clerk

CITY OF MOUNT HOLLY

By: Bryan M. Hough
Bryan M. Hough, Mayor

This Agreement has been pre-audited
as required by law.

Rebecca Conder
Asst. City Finance Officer
Rebecca Conder, Dep. Finance Officer

Attest:

Beth Usery
Beth Usery, City Clerk

TOWN OF STANLEY

By: Frank Guidera
Frank Guidera, Mayor

This Agreement has been pre-audited
as required by law.

Joe Walker
Joe Walker, Finance Officer

UTILITY SALES AGREEMENT

July 1, 2012

THIS AGREEMENT, made and entered into as of July 1, 2012, by and between the City of Mount Holly, hereinafter referred to as "Mount Holly", and the Town of Stanley, hereinafter referred to as "Stanley", each party being a municipal corporation duly chartered by the State of North Carolina;

WITNESSETH:

WHEREAS, the parties have previously entered into the "Emergency Water Connection Agreement" dated December 9, 1990, the "Water Sales Agreement" dated December 31, 1993, and the "Second Mount Holly-Stanley Water Sales Agreement and Easement Amendment" dated February 1, 2005, herein collectively referred to as "Water Agreements"; and,

WHEREAS, the parties have previously entered into the "Waste Water Agreement" dated March 4, 1996 and the "Interlocal Wastewater Agreement" dated November 19, 2007, hereinafter collectively referred to as "Wastewater Agreements"; and,

WHEREAS, the parties wish to amend the Water Agreements and the Wastewater Agreements (collectively referred to as the "Utility Agreements"), as herein set forth.

"wish to amend Water Agreements"

3.

Stanley has requested that Mount Holly charge Stanley Mount Holly's lowest inside residential rate for both water (now \$3.35 per thousand gallons of water used) and sewer (now \$3.07 per thousand gallons of wastewater treated), as such rates may be from time to time established by Mount Holly, and in return Stanley would reduce the rate it charges to Buckeye for water and sewer to a rate equal to Mount Holly's inside industrial rate, as the same may be from time to time established by Mount Holly.

*"Mount Holly charge Stanley Mount Holly's
lowest inside residential rate for water
(now \$3.35 per 1,000 gallons used)"*

2012 Agreement Expired on July 1, 2017

7. The term of this Agreement shall be five (5) years, beginning as of July 1, 2012, and Stanley shall have an option to renew and extend the term for an additional five (5) year period.

8. The parties acknowledge that this Amendment is a result of a cooperative effort between the parties to establish Utility rates mutually acceptable to the parties and each party acknowledges that it is fully satisfied with this Agreement.

**The term of this
Agreement shall be five (5)
YEARS – BEGINNING AS
OF July 1, 2012**

IN WITNESS WHEREOF, the parties hereto have caused their authorized representatives the day and year first above written.

**Stanley shall have an
option to renew and
extend the term for an
additional five (5) year
period**

Attest:

Amy Miller
Amy Miller, City Clerk

CITY OF MOUNT HOLLY

By: Bryan M. Hough
Bryan M. Hough, Mayor

NORTH CAROLINA
GASTON COUNTY

SECOND MOUNT HOLLY-STANLEY WATER SALES AGREEMENT
AND EASEMENT AMENDMENT

THIS AGREEMENT, made and entered into this 15th day of February 2005, by and between the City of Mount Holly, hereinafter referred to as "Mount Holly", and the Town of Stanley, hereinafter referred to as "Stanley", each party being a municipal corporation duly chartered by the State of North Carolina;

WITNESSETH:

WHEREAS, the parties have previously entered a "Water Sales Agreement" dated December 31, 1993, and now wish to replace and supersede said agreement as set forth herein.

NOW, THEREFORE, in consideration of the terms, conditions and covenants set forth herein, the parties do agree as follows:

1. Sale and Purchase of Water. Stanley agrees to purchase from Mount Holly water for public consumption and Mount Holly agrees to sell water to Stanley subject to the terms and conditions set forth herein.
2. Term. The term of this Agreement will be for a period of thirty (30) years beginning January 1, 2005. Throughout the term of this Agreement, Mount Holly shall have the exclusive right to sell water to Stanley under the terms set forth herein, and Stanley agrees to cease the production of its municipal water treatment plant at such time as the chlorine booster pump station (set forth in Paragraph 8 below) is operable and shall no longer produce water during the term of this agreement. Stanley further agrees to purchase water only from Mount Holly as set forth herein.
3. Rate. Stanley agrees to pay to Mount Holly for the first one hundred thousand (100,000) gallons of water per day, an amount equal to one hundred fifty percent (150%) of the rate Mount Holly charges to water customers within the city limits of Mount Holly. After the first 100,000 gallons of water per day, and up to a total of 600,000 gallons of water per day, Stanley agrees to pay a rate equal to one hundred (100%) of the water rate charged to water customers within the city limits of Mount Holly. All gallons exceeding 600,000 gallons per day, the rate to be paid by Stanley shall be one hundred twenty-five (125%) of the rate charged to water customers within the city limits of Mount Holly. The term "rates" shall mean those rates charged from time to time by the City of Mount Holly to its residential customers located within the city limits of Mount Holly. "Gallons of water per day" shall be based upon a monthly average of daily consumption. Mount Holly will provide a billing to Stanley approximately the first day of each month and such billing shall be payable in full within 15 days of receipt of such billing. Any payment not received within 15 days of said billing shall carry a 1.5% late payment penalty.
4. Stanley Water Customers.
 - (a) Water provided by Mount Holly to Stanley under this Agreement will be provided only to water customers located within the present or future city limits of Stanley and those

KM

customers at their present locations now served by Stanley which are located outside of its city limits. Stanley agrees that it will not provide water service using water purchased from Mount Holly to any customers except those listed herein, except upon prior written consent of Mount Holly, which consent shall not be unreasonably withheld. Stanley agrees that such consent shall be sought by it at least 120 days prior to any planned commitment by Stanley to such potential customer.

- (b) Stanley agrees that it will give Mount Holly at least 120 days prior notice of Stanley's intent to provide water to any new customer within its corporate limits if it is anticipated that such customer will utilize 60,000 gallons of water or more per day. Stanley will also notify Mount Holly within 120 days of its intent to provide water to any now existing customer who plans to increase its usage by 60,000 gallons of water or more per day. "Gallons of water per day" shall be based upon a monthly average of daily consumption. The purpose of this paragraph is to allow Mount Holly to make necessary preparations for such increased usage.

5. Water Tank Property.

- (a) In consideration of Mount Holly's ongoing obligation to maintain the Highway 27 water storage tank, the Easement Agreement dated January 27, 1995 recorded in Book 2435 at Page 32 of the Gaston County Public Registry pertaining to the Highway 27 water storage tank is hereby amended to allow Mount Holly to utilize the easement for the installation of such facilities as Mount Holly may elect and collect therefrom any rents (including those from existing leases) associated with the same including, but not limited to, equipment related to the installation of microwave dishes, antennas and other related telecommunication equipment. However, prior to the installation upon the easement of equipment not associated with the production or distribution of water, Mount Holly shall inform Stanley of such proposed installation and allow Stanley a period of thirty (30) days to interpose any objections or request any modification to such proposal. Mount Holly will carefully consider comments from Stanley prior to such installation and will, in any event, comply with applicable zoning ordinances. All installations of facilities not related to the municipal water system shall be located entirely within the existing fenced area of the easement. Except as amended herein all other provisions of the aforesaid easement shall remain in full force and effect. There will be no logo on the water tank except as may be agreeable from time to time by the parties hereto.

- (b) Rental revenue received by Mount Holly as referenced in subparagraph (a) above in excess of the costs of maintenance of the water tank shall be shared equally between the parties. Stanley agrees that it will not prohibit through zoning or otherwise the placement of telecommunication equipment upon the water tank. Stanley may, at its election, install telecommunications equipment upon the tank for use by Stanley for public safety or other similar needs. Such equipment shall not be installed until the proposed design and location of such equipment is approved by Mount Holly but such approval shall not be unreasonably withheld provided that such equipment does not interfere with existing installations or otherwise damage the tank.

6. Use of Equipment. Mount Holly may acquire, without charge, any equipment or materials belonging to Stanley and located at its water plant and used for the production or treatment of water upon the cessation of water production, which items must appear on a list to be provided by Mount Holly to Stanley within 90 days of the date of the execution of this agreement; provided, however, that any such equipment request by Mount Holly must be approved by the City Council of Stanley. Mount Holly will remove such items which it

wishes to utilize on an as needed basis unless Stanley establishes a definite time period for removal.

7. Water Purification. All water sold by Mount Holly to Stanley, pursuant to this Agreement, shall meet all standards as established from time to time by the North Carolina Department of Environment and Natural Resources, Environmental Health Division, or such other governmental agencies establishing water quality standards, to the point of entry to Stanley's water system. Mount Holly agrees to perform such testing within the Town Limits of Stanley as required by any current or future permit issued by the State of North Carolina, and Mount Holly will provide the results to Stanley in a timely manner as may be required by law.
8. Additional Facilities.
 - (a) Mount Holly shall install at Stanley's expense a chlorine booster pump station for the use in chlorinating water sold to Stanley. Mount Holly will install this station upon the site of the existing Highway 27 water tank if feasible or if necessary at another site to be provided by Stanley at its expense. Said station shall thereafter be maintained and operated by Mount Holly at its sole expense.

~~Mount Holly~~ agrees that it would be to its benefit to have installed by Mount Holly at Stanley's expense a stand-by generator to operate the water booster pumps located on Highway 27 in Mount Holly to prevent interruption of service to Stanley in the event of a power failure at such pump station. Stanley will notify Mount Holly if it desires to proceed with this installation. The maintenance of such generator and the ultimate replacement from time to time of the same shall be by Mount Holly at Mount Holly's own expense.
9. Stanley Employees. Mount Holly shall offer employment to two current water plant employees of Stanley to wit: Dana P. Collins at a rate of pay of \$14.25 per hour and Ralph Bumgardner at a rate of pay of \$19.02 per hour subject to the following: (a) such employees shall complete a standard application for employment; (b) such employees shall successfully pass drug and alcohol pre-employment screenings; (c) such employees shall carry over his sick leave but shall not carry over vacation pay or seniority; (d) such employee will be considered a "probationary employee" in accordance with Mount Holly's standard employment practices; and (e) such employees will be "at will employees" as is the case with all employees in such capacities..
10. Operation and Maintenance.
 - (a) Stanley shall have the responsibility for maintenance of the existing and future water lines and other apparatus at its own costs located west of the existing water meter vault located on Highway 27 near the Duke Power transmission line right-of-way. Mount Holly shall have sole responsibility for maintaining the existing water tank located on Highway 27.
 - (b) Any future water tanks, pump stations or other facilities, necessary or convenient, to providing additional water storage, water pressure or other benefit of Stanley shall be hereafter erected at Stanley's election and sole expense upon conditions reasonably acceptable to Mount Holly.
11. Previous Agreements. This agreement shall supersede and amend any terms in conflict herewith contained in the following prior agreements: (a) "Water Sales Agreement" between the parties dated December 31, 1993, (b) "Water Connection Agreement" between the parties

dated February 25, 1992, (c) the "Emergency Water Connection Agreement" between the parties dated December 9, 1990, (d) the "Interlocal Agreement for Installation, Operation and Maintenance of Water Line, Pump Station, and Elevated Water Storage Tank, Stanley-Mount Holly" dated February 19, 1993.

12. Amendments. This Agreement may be amended only by written agreement executed by the parties hereto.
13. Duplicate Originals. This Agreement shall be executed by the parties hereto in duplicate originals, each of which, when executed, shall constitute an original document.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed by their duly authorized representatives the day and year first above written.

CITY OF MOUNT HOLLY

By:

Bryan M. Hough
Bryan M. Hough, Mayor

Attest:

David Kraus

David Kraus, City Clerk
(seal)

TOWN OF STANLEY

By:

Jessite D. Janner
Mayor

Attest:

Erin C. Smith

Town Clerk
(seal)

February 1, 2005

NORTH CAROLINA
GASTON COUNTY

SECOND MOUNT HOLLY-STANLEY WATER SALES AGREEMENT AND EASEMENT AMENDMENT

THIS AGREEMENT, made and entered into this 1st day of February 2005, by and between the City of Mount Holly, hereinafter referred to as "Mount Holly", and the Town of Stanley, hereinafter referred to as "Stanley", each party being a municipal corporation duly chartered by the State of North Carolina;

WITNESSETH.

February 1, 2005 Agreement Expires on January 1, 2035

2. Term. The term of this Agreement will be for a period of thirty (30) years beginning January 1, 2005. Throughout the term of this Agreement, Mount Holly shall have the exclusive right to sell water to Stanley under the terms set forth herein, and Stanley agrees to cease the production of its municipal water treatment plant at such time as the chlorine booster pump station (set forth in Paragraph 8 below) is operable and shall no longer produce water during the term of this agreement. Stanley further agrees to purchase water only from Mount Holly as set forth herein.

February 1, 2005 Agreement SHALL supersede other agreements

11. Previous Agreements. This agreement shall supersede and amend any terms in conflict herewith contained in the following prior agreements: (a) "Water Sales Agreement" between the parties dated December 31, 1993, (b) "Water Connection Agreement" between the parties

***February 1, 2005 Agreement Established Rates
And Stanley Agrees to Pay to Mount Holly:***

1 – 100,000 gpd

an amount equal to 150% of the rate
Mount Holly charges to water
customers within the city limits

$\$3.35 \text{ gal/month} \times 150\% = \$5.03 \text{ per } 1,000 \text{ gal}$

100,001 – 600,000 gpd

an amount equal to 100% of the rate
Mount Holly charges to water
customers within the city limits

600,001 gpd and above

an amount equal to 125% of the rate
Mount Holly charges to water
customers within the city limits

Sewer Revenue From Stanley

Year	Total Sewer Revenue
2015	\$253,391
2016	\$281,040
2017	\$261,700
3-yr Average	\$265,377

Loss in revenue when Stanley connects to Gastonia. Expected in early 2018.



Water Revenue 2015 – 2017

Average usage 16,777,000 gal/month

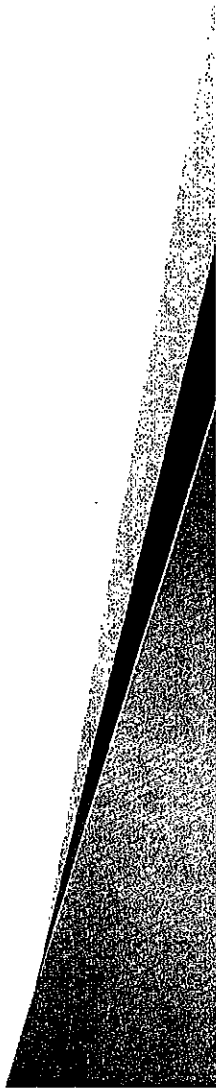
Based on expired 2012 agreement using \$3.35/1,000 gal
Annual Revenue \$674,435

Based on current 2005 agreement using 150% of \$3.35/1,000 gal
 $\$3.35 \text{ gal/month} \times 150\% = \$5.03 \text{ per } 1,000 \text{ gal}$

Annual Revenue \$1,012,660

Additional revenue using 2005 agreement + \$338,225

Loss of sewer revenue by Stanley going to Gastonia - \$265,377



Council Considerations:

1. Do nothing and wait for Stanley to approach Mount Holly with a proposal
2. Start charging 2005 agreement water rates to recoup the loss of sewer revenue
3. Do not change water rates but approach Georgia Pacific to remain a Mount Holly sewer customer and reduce the loss of annual sewer revenue

3-yr avg Stanley sewer revenue \$265,000

3-yr avg GP sewer revenue \$125,000

