



## January 27, 2020 Council Meeting

Mayor Bryan Hough  
Mayor Pro-Tem David Moore  
Councilwoman Phyllis Harris  
Councilman Charles McCorkle  
Councilman Jeff Meadows  
Councilwoman Christina Pawlish  
Councilwoman Lauren Shoemaker  
Kemp Michael, City Attorney  
Danny Jackson, City Manager

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



**January 27, 2020  
6:30 P.M.**

**CALL TO ORDER BY THE MAYOR**

**INVOCATION**

**SET THE AGENDA**

**CONSENT AGENDA**

1. Approval of a Budget Amendment for Greenway Maintenance

**AGENDA**

1. Presentation (#1) regarding a proposal for developing the property located at 725 Elm Street (former Streets & Solid Waste Department). *Crescent Pictures Inc*
2. Presentation (#2) regarding a proposal for developing the property located at 725 Elm Street (former Streets & Solid Waste Department). *Catawba Riverkeeper*
3. Presentation in regard to the purchase of the Annex Property (Old PD) *Billy Rick*
4. Presentation from Tarheel Trailblazers regarding Mountain Bike Trails *Mark Jusko*
5. Presentation Downtown WiFi *Open Broadband LLC*
6. Autumn Woods Traffic Plan *Miles Braswell*
7. Consideration and Approval of the ADA Transition Plan *Miles Braswell*
8. Consideration and Approval of an Agreement with the City of Belmont regarding a proposed Water Connection in the South Gateway Area *Dave Johnson*
9. Adjourn



## City of Mount Holly Action Agenda Item

|                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>To:</b> Mayor and City Council<br><b>From:</b> Mark Jusko                                                                                                                                                                                                                                                                                                                            | <b>Date:</b> 1/20/2020<br><b>Meeting Date:</b> 1/27/2020                                         |
| <b>Agenda Item to be considered:</b>                                                                                                                                                                                                                                                                                                                                                    |                                                                                                  |
| <b>Parks &amp; Recreation Budget amendment for Greenway Maintenance</b>                                                                                                                                                                                                                                                                                                                 |                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                  |
| <b>Will this require a public hearing?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                                                                                                                                                                                                                                                          |                                                                                                  |
| <b>Background/Purpose of Request:</b> The greenway section near Tuckasee Park was heavily damaged in spots last summer after the flooding. This budget amendment is for rip-rap and installation to help stabilize the banks of the greenway. Staff is requesting a budget amendment for account (10.81.6130.358) greenway maintenance in the amount of \$28,100 to cover the expenses. |                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                  |
| <b>Fiscal Impact:</b>                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                  |
| Will Item affect current budget                                                                                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A |
| Reviewed by Finance Director                                                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A |
| Preaudit Certification required                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| Capital Project Ordinance required                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| Budget Transfer required                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A |
| <b>Total City Dollars:</b>                                                                                                                                                                                                                                                                                                                                                              | \$ 28,100                                                                                        |
| <b>Budget Code</b>                                                                                                                                                                                                                                                                                                                                                                      | 10.81.6130.358                                                                                   |
| Reviewed by City Attorney                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| <b>Manager/Staff Recommendation:</b> Approve budget amendment                                                                                                                                                                                                                                                                                                                           |                                                                                                  |
| <b>Result of City Council Decision:</b><br>_____                                                                                                                                                                                                                                                                                                                                        |                                                                                                  |
| <b>Attachments:</b> Budget form                                                                                                                                                                                                                                                                                                                                                         |                                                                                                  |



MEMORANDUM  
725 Elm Street LOI from Crescent Pictures, Inc.

TO: City Council, Mayor Bryan Hough, Danny Jackson, and Miles Braswell

FROM: Kemp A. Michael, City Attorney

DATE: January 13, 2020

SUBJECT: Lease/purchase proposal of 725 ELM STREET from **CRESCENT PICTURES, INC.**

The following is an Executive Summary of the above referenced proposal:

Crescent Pictures, Inc. (Buyer) wishes to purchase 725 Elm Street for the price of \$350,000 to be paid as follows:

|                                              |                 |
|----------------------------------------------|-----------------|
| 5% deposit required by Statute with contract | \$17,500        |
| Remainder of 20% deposit at closing          | <u>\$52,500</u> |
| Total deposit of 20%                         | \$70,000        |
| Remaining balance financed by City           | \$280,000       |

Balance to be financed by City at 5.5% APR, amortized over 20 years with balloon at the end of 5 years.

Buyer to have 60 days due diligence and may conduct a Phase I Environmental Study at its cost; then if reason is found, Buyer may have a Phase II Study, half of the cost to be borne by each party on the Phase II.

Buyer proposes to create an adventure play area utilizing indoor and outdoor space, "for children to create and build artwork and sculpture from recycled materials". They will seek to partner with Catawba Riverkeeper Foundation or WhiteWater Center, to create canoe and kayaking rentals, education, and river related events. They also intend to create working art studios for rent. The former three bay garage will be renovated as a food and beverage venue and the larger bay as an event space with a small stage. They are in discussion with Summit Bottling Company to create a bottle shop/brewery. Behind the water treatment plant they will create a gathering and event space they will make into "Honeycombs".

The principal owner of Buyer, Dorne Pentes, is the co-owner of a video production company in Charlotte that creates TV commercials and marketing videos. Buyer is estimating a total revenue of \$9,000 per month plus additional revenue from events.



**COLDWELL  
BANKER  
COMMERCIAL**

MECA

**COLDWELL BANKER COMMERCIAL**

**MECA**  
339 E. Catawba St.  
Belmont, NC 28012  
(704) 266-5040

January 8, 2020

Attn: Jeff Meadows

RE: Purchase 725 Elm Street Mount Holly, NC 28120

Dear Mr. Meadows,

On behalf of Crescent Pictures Inc., please accept this Letter of Intent which summarizes and confirms their desire to purchase 725 Elm Street Mount Holly, NC 28120:

- Crescent Pictures Inc will be the buyer
- The City of Mount Holly will be the seller
- Property: 725 Elm Street Mount Holly, NC 28120 consisting of 12,537 total SF of Building Area and 1.74 Acres of Land. Identified as PID #123513 on Gaston GIS.
- Price & Terms: Purchaser is making a Three Hundred Fifty Thousand Dollar and No Cents (\$350,000) Offer and Requests Owner Financing for this purchase. *\$17,500 with interest*
- Deposit & Terms: A deposit of Seventeen Thousand Five Hundred Dollars (\$17,500) of 5% of the total bid shall be paid to the city clerk per the requirements of the state statute governing the sale of municipal property. *332,500 is part of the 2020*
- Buyer will make a 20% Down Payment at closing and requests the remaining \$280,000 Balance be financed by the seller with the following terms –
  - 20 Year Amortization
  - 5 Year Term
  - 5.5% Interest Rate
  - Secured by Deed of Trust at Closing*total \$70,000 (52,500 (15%))*  
*350,000 - 70,000 = 280,000*

- Buyer requests 60 days Due Diligence to inspect the property. During this period, seller will allow buyer to have full access to the property. Seller will give copies of any pertinent information to the buyer such as most recent property survey, tax and insurance bills, utility bills, copy of title insurance and any other information seller currently has on file that would aid buyer is assessing the property. Should buyer decide to move forward with the purchase, Deposit will apply towards the purchase price at closing. Should buyer decide to cancel contract within the inspection period, money shall be promptly returned to buyer.

- Buyer Requests that the Seller split the cost of a Phase 2 Environmental Study if required during the inspection period.
- *Inspections:* Upon execution of the contract, Seller shall grant to Buyer, its agents, contractors, and assigns, the right to enter the Property at reasonable and mutually agreeable times for conducting inspections provided, that Purchaser, its agents, contractors, and assigns enter the Property and conduct inspections at their own risk. Buyer shall indemnify and hold Seller harmless from losses, damages, costs, claims, and expenses, of any nature, including attorneys' fees, and from liability to any person, arising from the conduct of any and all inspections. In the event the transaction does not close, Purchaser shall repair all damages to the Property resulting from the inspections and return the Property to the condition it was in prior to the inspections.
- Title Insurance: Buyer shall select title agent/insurer and provide preliminary report to seller within 30 days of contract execution.
- Closing Date and Location: Closing will take place 15 days after last day of inspection period. Buyer will select attorney to preside over closing during inspection period and notify seller.
- Conveyance: Seller shall convey this property with a NC General Warranty Deed at closing.
- Contract: Buyer and Seller will use the standard NC Agreement to Purchase Real Property to conduct this sale.

Participating Brokers & Brokerage Fee: Seller and Buyer acknowledge that Sam Kline of Coldwell Banker Commercial MECA ("Seller's Agent") represents the seller in this transaction and Dorne Pentes of Wonder World TV is representing himself in this transaction. Seller shall pay sales commission to CBC MECA in the event the closing of this transaction is consummated.

AGREED and ACCEPTED by BUYER:

By: Dorne Pentes  
Dorne Pentes 47...

Date: 1/8/2020

AGREED and ACCEPTED by SELLER:

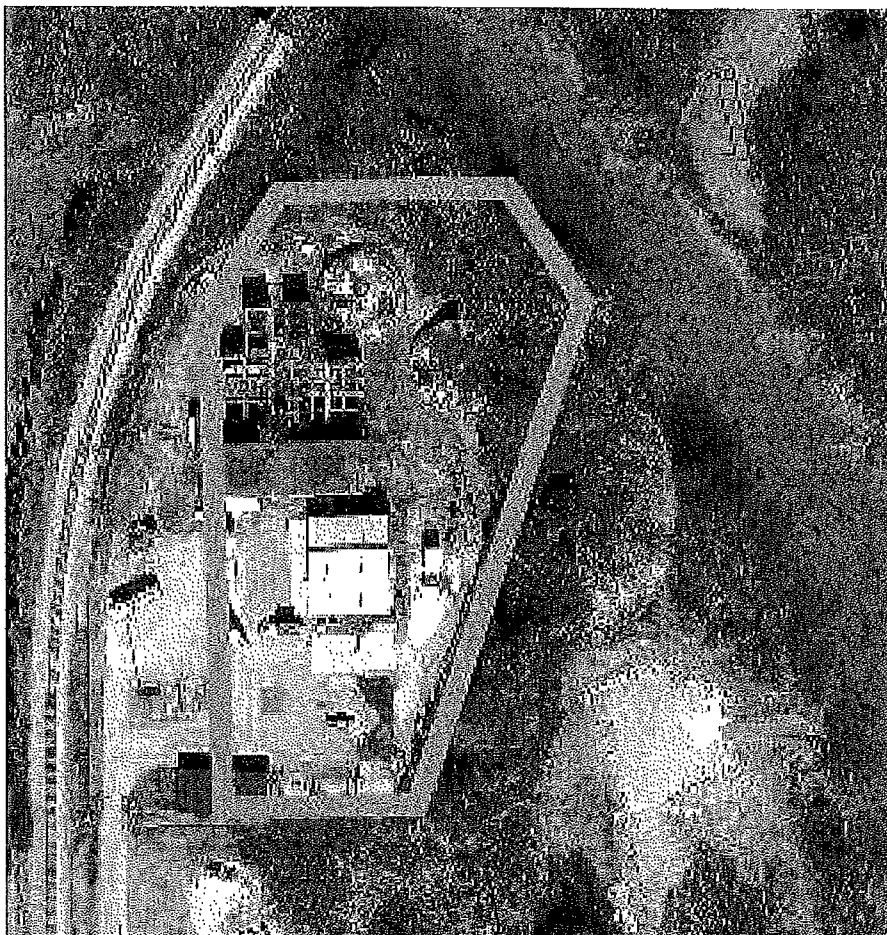
By: Danny Jackson

Date:

Sincerely,

Sam Kline - CCIM  
Coldwell Banker Commercial MECA  
704-777-6003

Exhibit A — The Property



Each Office Is Independently Owned And Operated

1/22/2020

MEMORANDUM

725 Elm Street LOI from "The Catawba Riverkeeper Foundation" (entity not yet formed)

TO: City Council, Mayor Bryan Hough, Danny Jackson, and Miles Braswell

FROM: Kemp A. Michael, City Attorney

DATE: January 15, 2020

SUBJECT: Letter of Intent dated January 15, 2020 to purchase 725 Elm Street from a PROPOSED Limited Liability Company to be created prior to closing with proposed name of **"THE CATAWBA RIVERKEEPER FOUNDATION"**.

The following is an Executive Summary of the above referenced proposal:

Sam Kline received the above referenced LOI dated January 15, 2020 to purchase 725 Elm Street for the sum of \$275,000 subject to a number of contingencies. The LOI proposes a 12 month due diligence period to determine necessary environmental cleanup. The cleanup would be completed "post-closing" and the value of the work "...will be credited to the buyer, not to exceed half of the value of the purchase price." I am not sure how the Buyer could receive a credit "post-closing".

The Buyer intends to develop the property as "the Catawba Riverkeepers headquarters, a community paddling and events center, and hub for environmental education". The Buyer included a brochure with pictures and a "Development Project Budget and Operating Budget" of approximately six million dollars expended over the next two years.

According to the Buyers' realtor, these funds would need to be raised specifically for this project and do not currently exist.



CHARLOTTE  
COMMERCIAL  
PARTNERS

January 15, 2020

Sam Kline – Caldwell Banker Commercial MECA

Via email sam.kline@cbcmeca.com

**RE: Non-binding Letter of Intent – Purchase of 725 Elm Ave., Mt. Holly, NC 28120 Property**

Dear Sam,

Thank you for taking the time to tour our group and share the property information on Parcel 123513, owned by the City of Mount Holly. This Letter of Intent will outline the terms under which my client, Catawba Riverkeeper Foundation, seeks to purchase and redevelop the property. It is understood that this LOI is subject to the City's review and approval of the Buyer's proposed use and is not intended to be a binding contract. The following terms and conditions are offered by the Buyer to provide the basis for negotiations:

**Buyer:** Catawba Riverkeeper Foundation; separate LLC entity will be established prior to closing for ownership and property taxes purposes.

**Owner:** City of Mt. Holly

**Premises:** Parcel ID 123513, approximately 1.4 acres

**Purchase Price:** Two Hundred Seventy-Five Thousand Dollars  
(\$275,000)\*

**Buyer Use:** The vision is to transform the retired water treatment plant in Mt. Holly into Dutchman's Corner, the Catawba Riverkeepers Headquarters, a community paddling and events center, and hub for environmental education. The redevelopment will create a community destination for Mt. Holly and benefit the city with increased sales tax revenue.  
(development presentation attached)

**Earnest Money:** Thirteen Thousand Seven Hundred Fifty Dollars (\$13,750) to be delivered at contract execution, refundable during 12 month due diligence period.

**Due Diligence Period:** Catawba Riverkeeper requests a due diligence period of 12 months from acceptance of offer.

*Handwritten notes:*  
1-16  
17,000 (1-16)

*Handwritten note:* 50%

**Buyer's Work:**

\*Catawba Riverkeeper will undergo due diligence to determine the necessary environmental cleanup required and will incur all necessary expenses to determine required environmental cleanup, construction costs, and infrastructure upgrades necessary for proposed development. If we do not close on the property following the Due Diligence period, all information collected by Catawba Riverkeeper during the due diligence process will become property of City of Mt. Holly at no charge.

Clean up work to be completed post-closing on the property. At the completion of the cleanup, the total value of the work will be credited to the buyer, not to exceed half of the value of the purchase price.

Catawba Riverkeepers will add a clause into their organizational charter that calls for the transfer of the property to the city of Mt. Holly if the organization ever ceases to exist.

**Owner's Work:**

City of Mt. Holly agrees to support a tax assessment variance on the property at closing to maintain the assessed value for 10 years following sale. Catawba Riverkeepers will work with Gaston County to achieve aforementioned variance.

**Brokerage:**

Caldwell Banker Commercial MECA exclusively represents the Owner and Charlotte Commercial Partners exclusively represents the Buyer (collectively the "Brokers"). Owner shall pay a commission to Brokers, to be detailed in a separate agreement between the parties.

*This Letter of Intent does not in any way bind either party to execute a contract for sale. This offer will expire in sixty days.*

**AGREED TO AND ACCEPTED BY:**

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date



## City of Mount Holly Informational Item

|                                                                                                                                                                                                                                                                                                                                             |                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>To:</b> Mayor and City Council                                                                                                                                                                                                                                                                                                           | <b>Date:</b> January 22, 2020                                                                    |
| <b>From:</b> Miles Braswell, Asst. City Manager                                                                                                                                                                                                                                                                                             | <b>Meeting Date:</b> January 27, 2020                                                            |
| <b>Agenda Item to be considered:</b>                                                                                                                                                                                                                                                                                                        |                                                                                                  |
| 129 South Main Street – Property Offer and Future Plan                                                                                                                                                                                                                                                                                      |                                                                                                  |
| <b>Will this require a public hearing?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                                                                                                                                                                                                              |                                                                                                  |
| <b>Background/Purpose of Request :</b>                                                                                                                                                                                                                                                                                                      |                                                                                                  |
| <p>On 1-21-20, Billy Rick with RTR Property Management LLC, presented an offer to purchase the City owned property located at 129 South Main Street. This location is currently the Historical Society Annex.</p> <p>During the 1-27-20 Council Work Session, the upfit / renovation plan will be presented by RTR Property Management.</p> |                                                                                                  |
| <b>Fiscal Impact:</b>                                                                                                                                                                                                                                                                                                                       |                                                                                                  |
| Will Item affect current budget                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| Reviewed by Finance Director                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| Preaudit Certification required                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| Capital Project Ordinance required                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| Budget Transfer required                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| <b>Total City Dollars:</b>                                                                                                                                                                                                                                                                                                                  | \$                                                                                               |
| <b>Budget Code</b>                                                                                                                                                                                                                                                                                                                          |                                                                                                  |
| Reviewed by City Attorney                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| <b>Manager/Staff Recommendation:</b>                                                                                                                                                                                                                                                                                                        |                                                                                                  |
| <b>Result of City Council Decision:</b>                                                                                                                                                                                                                                                                                                     |                                                                                                  |
| <b>Attachments:</b>                                                                                                                                                                                                                                                                                                                         |                                                                                                  |
| • Offer to purchase                                                                                                                                                                                                                                                                                                                         |                                                                                                  |

January 21, 2020

Danny Jackson  
City Manager  
PO Box 406  
Mount Holly, NC 28120-0406

704.564.5435

**RE: Purchase 129 South Main Street Mount Holly, NC 28120**

Dear Mr. Jackson,

On behalf of myself, please accept this Letter of Intent which summarizes and confirms my desire to purchase 129 South Main Street Mount Holly, NC 28120:

- RTR Property Management, LLC will be the buyer
- The City of Mount Holly will be the seller
- Property: 129 South Main Street Mount Holly, NC 28120 consisting of .24 Acres of Land. Identified as Parcel #123810 on Gaston GIS.
- Parking Lot: Buyer would like to purchase the building only and leave the current lot in the back deeded to the city. He would also like to deed the adjacent parking behind his current building to the city as a part of this purchase agreement. This exchange would be predicated on the city of Mount Holly updated the parking areas to their current standards (Striping, Curb and Gutter, Lighting, Landscaping, Storm Water Management etc.). Similar to the parking area recently completed on N. Main St. & Hwy 27.
- Building Improvements – Buyer to make improvements to the building after purchase in accordance with attached exhibits.
- Price & Terms: Purchaser is making a One Hundred and Twenty Five Thousand Dollar (\$125,000) offer.
- Deposit & Terms: A deposit of 5% (\$6,250) shall be paid to the city clerk in accordance with North Carolina statutes governing sale of property by municipalities.
- Buyer requests 120 days Due Diligence to inspect the property. During this period, seller will allow buyer to have full access to the property. Seller will give copies of any pertinent information to the buyer such as most recent property survey, tax bills, copy of title insurance and any other information seller currently has on file that would aid buyer is assessing the property. Should buyer decide to move forward with the purchase, Deposit will apply towards the purchase price at closing. Should buyer decide to cancel contract within the inspection period, money shall be promptly returned to buyer.

- Inspections: Upon execution of the contract, Seller shall grant to Buyer, its agents, contractors, and assigns, the right to enter the Property at reasonable and mutually agreeable times for conducting inspections provided, that Purchaser, its agents, contractors, and assigns enter the Property and conduct inspections at their own risk. In the event the transaction does not close, Purchaser shall repair all damages to the Property resulting from the inspections and return the Property to the condition it was in prior to the inspections.
- Title Insurance: Buyer shall select title agent/insurer and provide preliminary report to seller within 15 days of contract execution.
- Closing Date and Location: Closing will take place 15 days after last day of inspection period. Buyer will select attorney to preside over closing during inspection period and notify seller.
- Conveyance: Seller shall convey this property with a NC General Warranty Deed at closing.
- Contract: Buyer and Seller will use the standard NC Agreement to Purchase Real Property to conduct this sale.

AGREED and ACCEPTED by BUYER: AGREED and ACCEPTED by SELLER:

By: \_\_\_\_\_  
Billy Rick, Manager

By: \_\_\_\_\_  
Danny Jackson, City Manager

Date: \_\_\_\_\_ Date: \_\_\_\_\_

Sincerely,

Billy Rick  
704.506.4846

## **Plans for 129 S. Main St.**

Upper floor and front patio would be used as an extension of Jack Beagles.

Interior renovations would include adding 2 - ADA restrooms, new bar area, additional seating, removal of drop ceiling and replacing with a stained wood ceiling, new flooring, lighting, new hvac and electrical improvements.

Estimated cost \$125k

Basement area would be shared office space for RTR Renovations, RTR Property Management, Jack Beagles, and The Salon & Spa on Main.

Improvements would include making the rear entrance for inviting with a new entry door, new windows, an awning, and planter boxes. Interior renovations would include remodel existing restroom, new flooring, doors, trim, lighting, hvac, electrical improvements, painting.

Estimated cost \$75k

Alleyway improvements to make the alleyway area more inviting as well. New lighting, planters, benches, art / wall murals.

Estimated cost \$10k

Historical Jail improvements - tbd



Billy Rick <billy.rick@rtrrenovations.com>

---

## 129 S. Main street

---

**chris@theblindandshutterpros.com** <chris@theblindandshutterpros.com>

Thu, Mar 28, 2019 at  
12:14 PM

To: Billy Rick <billy.rick@rtrrenovations.com>

To Whom It May Concern:

I am writing this letter to confirm our interest in the property located at 129 S. Main Street. We have all ready made a significant financial investment to the property located at 125 and 127 S. Main Street. We are currently leasing the patio space at 129 S. Main Street and the building to go along with it would be a big asset for our restaurant. If we were able to acquire this space we would have additional financial investment in this property as well. Instead of taking up patio space to build an additional bar area for our guests we would build it inside of the building. The idea is to build an additional bar and seating areas inside 129 along with additional bathrooms and office space. This would allow us to have bigger events on the patio as the patio area would not be compromised. Also this would give us additional space that can be used on rainy days. Having this space would create a great usable space for our guests and I believe would be a big hit with the community and visitors to the city.

Sincerely,

Chris Ingram

Owner

127 Main Street, LLC dba JackBeagle's



Billy Rick <billy.rick@rtrrenovations.com>

---

## JB Grant information

---

chris@theblindandshutterpros.com <chris@theblindandshutterpros.com>

Fri, Nov 2, 2018 at 8:44 AM

To: Billy Rick <billy.rick@rtrrenovations.com>

To Whom It May Concern:

2017 NODA 3213, LLC dba JackBeagle's:

Total sales generated: \$1,981,464.00

Local and state sales tax paid: \$163,965.78

Employeed 28 full time and 13 part time people.

Paid \$513,802.52 in total wages.

\$34,729.51 in federal tax withheld

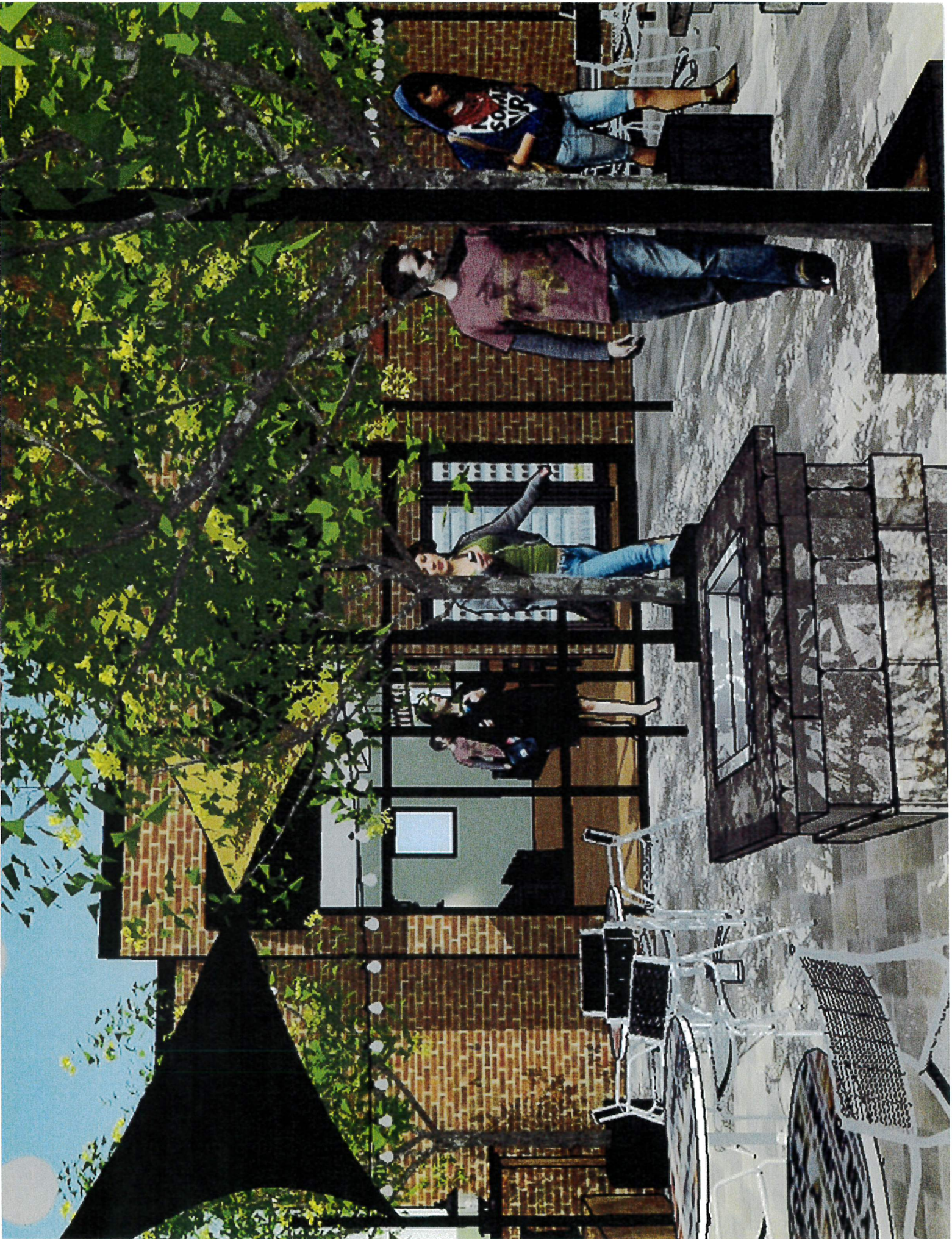
\$31,746.23 in social security tax withheld.

The owners took very limited distributions and spend income on expanding business. They were able to spend money on building 3 new places (2 will open in 2018 and one in 2019).

Two places are in Mecklenburg county and 1 will be in Gaston. The owners also have 2 other restaurants currently operating in Gaston county.

There will be continued expansion in 2018 and 2019 generating jobs and added local and state taxes.



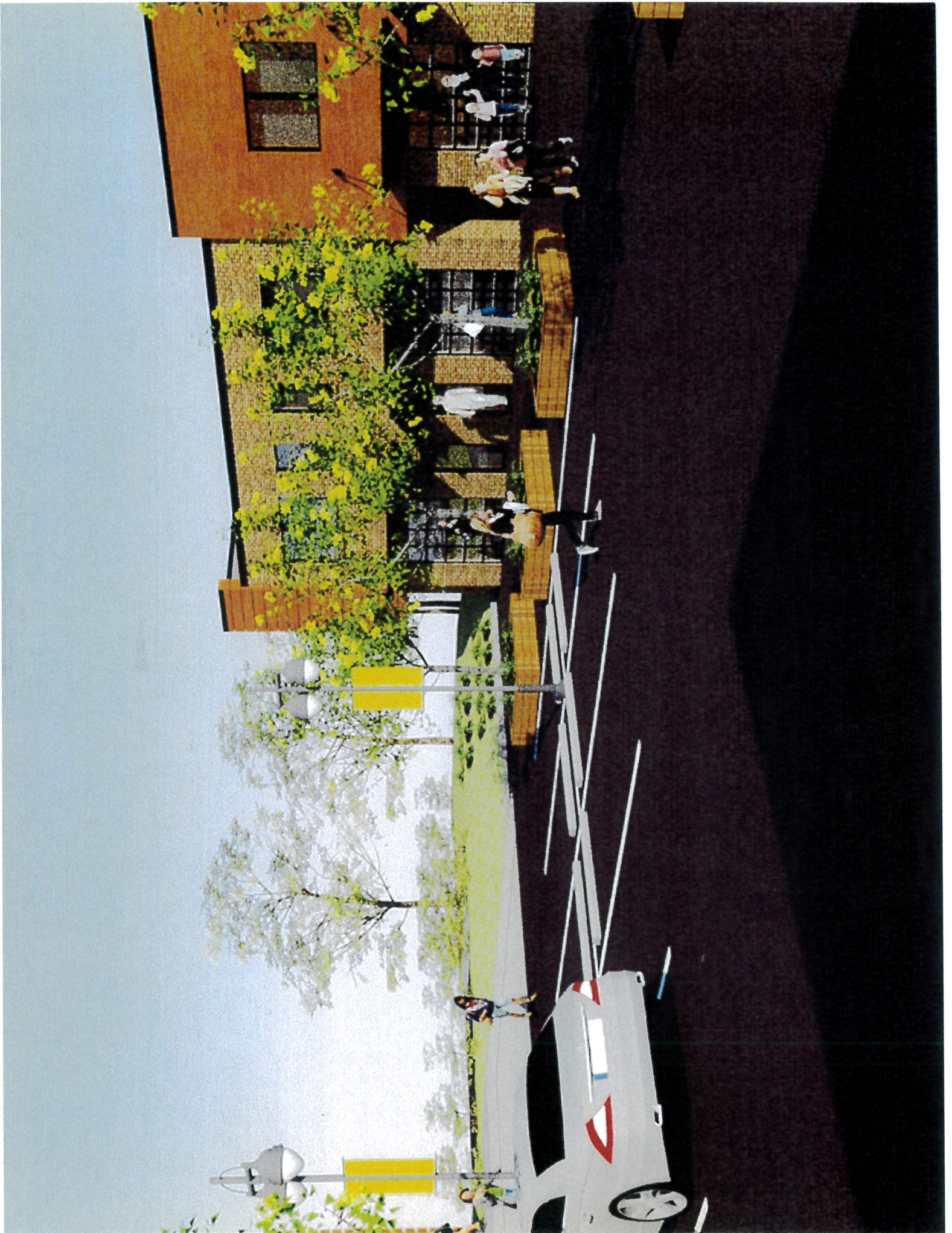


















[illegible]



## City of Mount Holly Informational Item

|                                                                                                                                                                                                                                                                                |                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>To:</b> Mayor and City Council                                                                                                                                                                                                                                              | <b>Date:</b> January 23, 2020                                                                    |
| <b>From:</b> Miles Braswell, Asst. City Manager                                                                                                                                                                                                                                | <b>Meeting Date:</b> January 27, 2020                                                            |
| <b>Agenda Item to be considered:</b>                                                                                                                                                                                                                                           |                                                                                                  |
| Presentation by Open Broadband, LLC – Downtown Wi-Fi                                                                                                                                                                                                                           |                                                                                                  |
| <b>Will this require a public hearing?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                                                                                                                                                 |                                                                                                  |
| <b>Background/Purpose of Request:</b>                                                                                                                                                                                                                                          |                                                                                                  |
| <p>Alan Fitzpatrick, Chief Executive Officer, with Open Broadband, LLC, will provide a presentation regarding a potential public Wi-Fi service for the City's downtown.</p> <p>This presentation is a prelude to the upcoming City Council Retreat topic – Downtown Wi-Fi.</p> |                                                                                                  |
| <b>Fiscal Impact:</b>                                                                                                                                                                                                                                                          |                                                                                                  |
| Will Item affect current budget                                                                                                                                                                                                                                                | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| Reviewed by Finance Director                                                                                                                                                                                                                                                   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| Preaudit Certification required                                                                                                                                                                                                                                                | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| Capital Project Ordinance required                                                                                                                                                                                                                                             | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| Budget Transfer required                                                                                                                                                                                                                                                       | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| <b>Total City Dollars:</b>                                                                                                                                                                                                                                                     |                                                                                                  |
| <b>Budget Code</b>                                                                                                                                                                                                                                                             |                                                                                                  |
| Reviewed by City Attorney                                                                                                                                                                                                                                                      | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| <b>Manager/Staff Recommendation:</b>                                                                                                                                                                                                                                           |                                                                                                  |
| <b>Result of City Council Decision:</b> _____                                                                                                                                                                                                                                  |                                                                                                  |
| <b>Attachments:</b>                                                                                                                                                                                                                                                            |                                                                                                  |
| <ul style="list-style-type: none"><li>• <b>Presentation by Open Broadband, LLC</b></li></ul>                                                                                                                                                                                   |                                                                                                  |

# Open Broadband, LLC

Better Internet. Better Mount Holly.

Alan Fitzpatrick  
[alan@openbb.net](mailto:alan@openbb.net)  
704-237-0102

**open**  
**broadband**

# The Open Broadband Model

- Provide high-speed Fixed-Wireless Internet
- We serve everyone: Gov't, Business, Education, Residential
- North Carolina Owned and Operated
- Staffed locally
- Public-Private Partnership model

<http://openbb.net>  
704-237-0102



# Idea Generated in Gaston County: 2014-15



<http://openbb.net>  
704-237-0102

# We offer Internet Service Across the State



<http://openbb.net>  
704-237-0102

NC: 11 counties with customers, 6 counties under construction, 4 counties in conversation

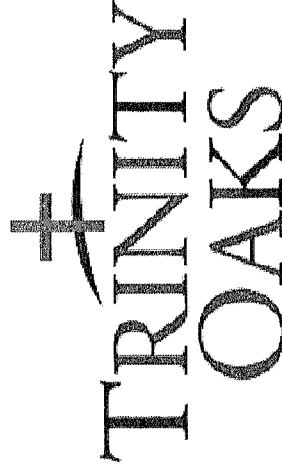
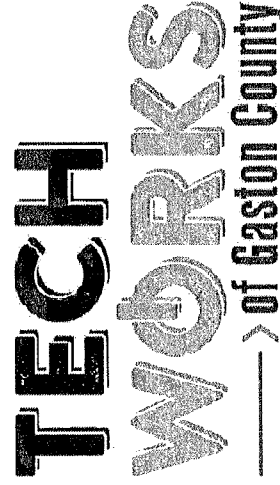
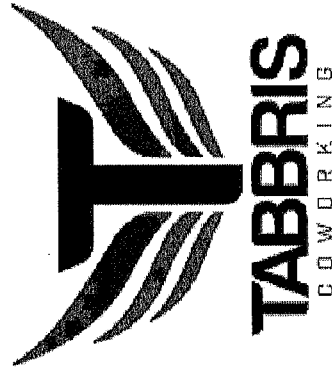
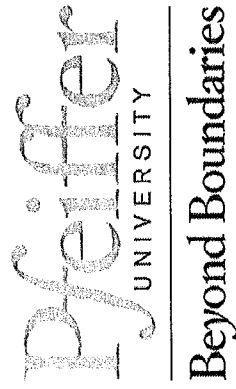
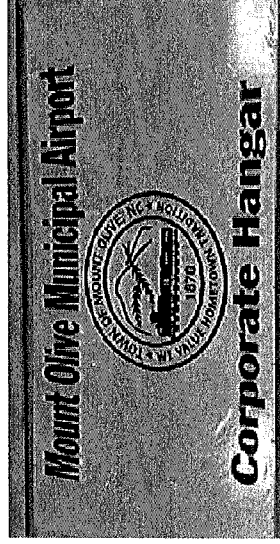
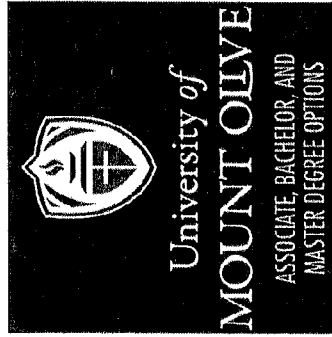
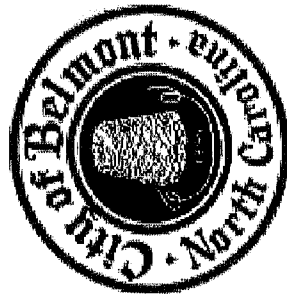
# Gigabit Internet speed is here, now, in Gaston County!



Speedtest taken from router at TechWorks facility – February 2018  
(Try it at Hannon Orthodontics too!)

<http://openbb.net>  
704-237-0102

# A Few Of Our Happy Customers!

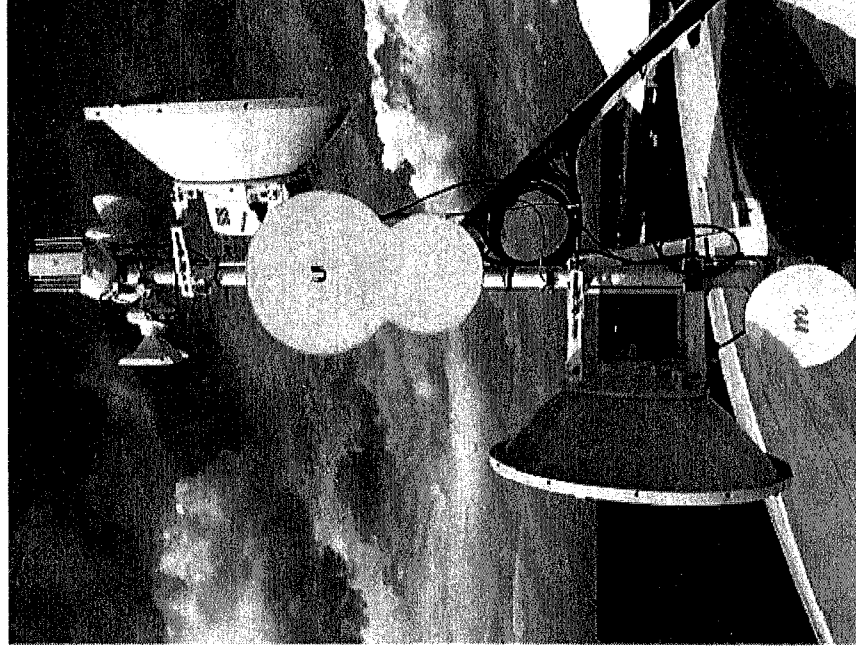
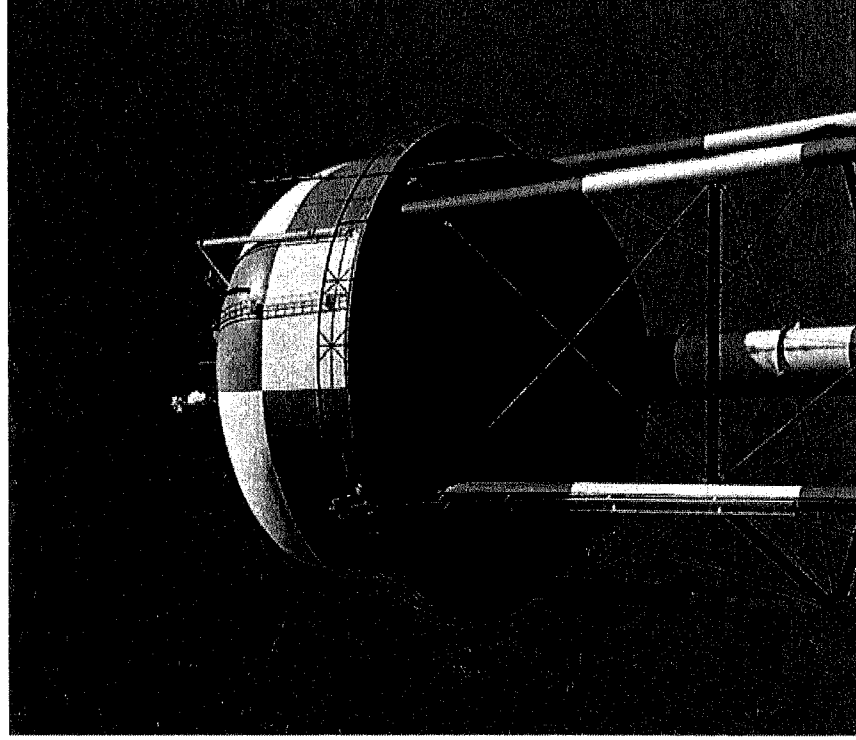


<http://openbb.net>  
704-237-0102

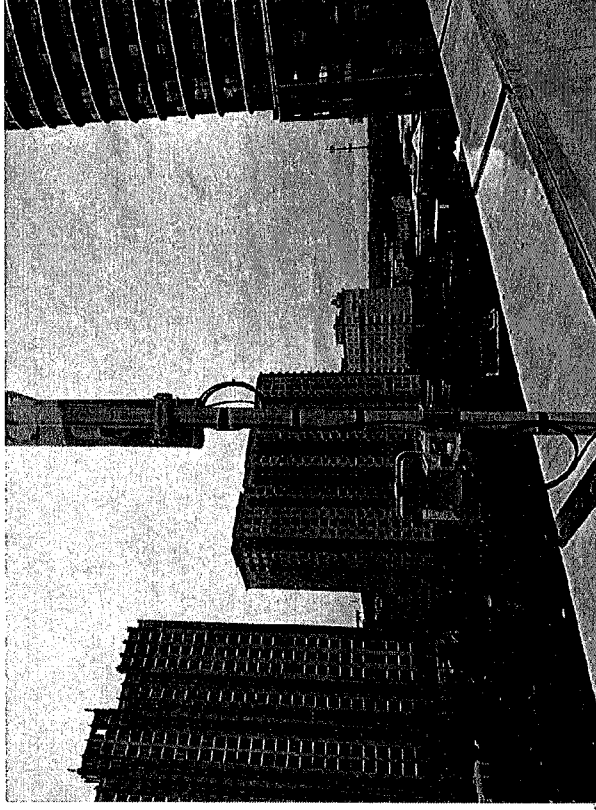
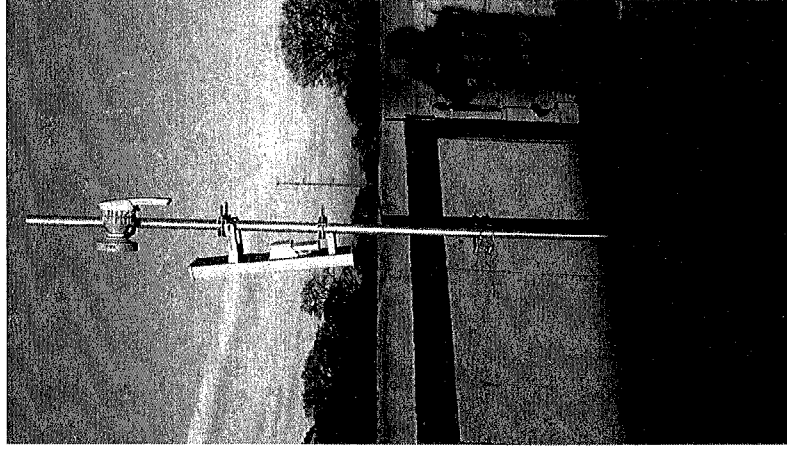
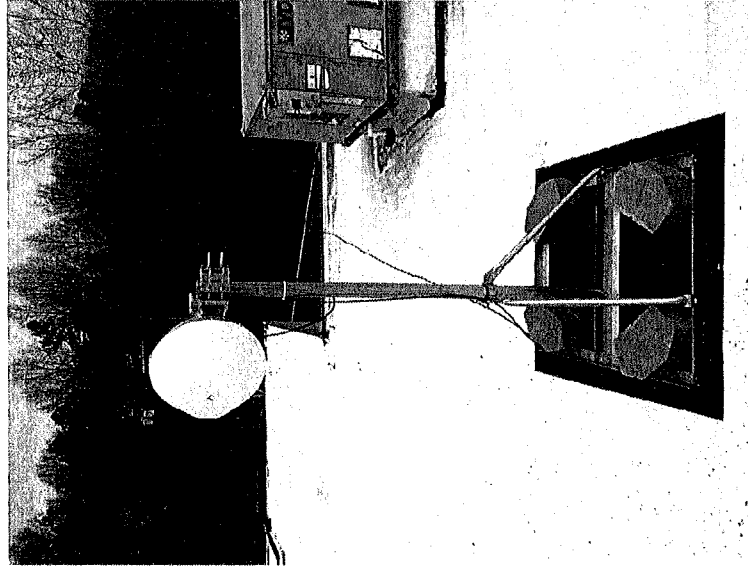
# Government and Education – A Few Examples

- City of Belmont uses us at every location
- City of Mount Olive uses us at every location
- Private gigabit wireless network for Lee County NC
- Police stations and Fire Departments
- Mount Olive Airport and Emergency Medivac Unit
- Town Hall, Parks & Rec and Public Works
- College campuses
- Public Housing

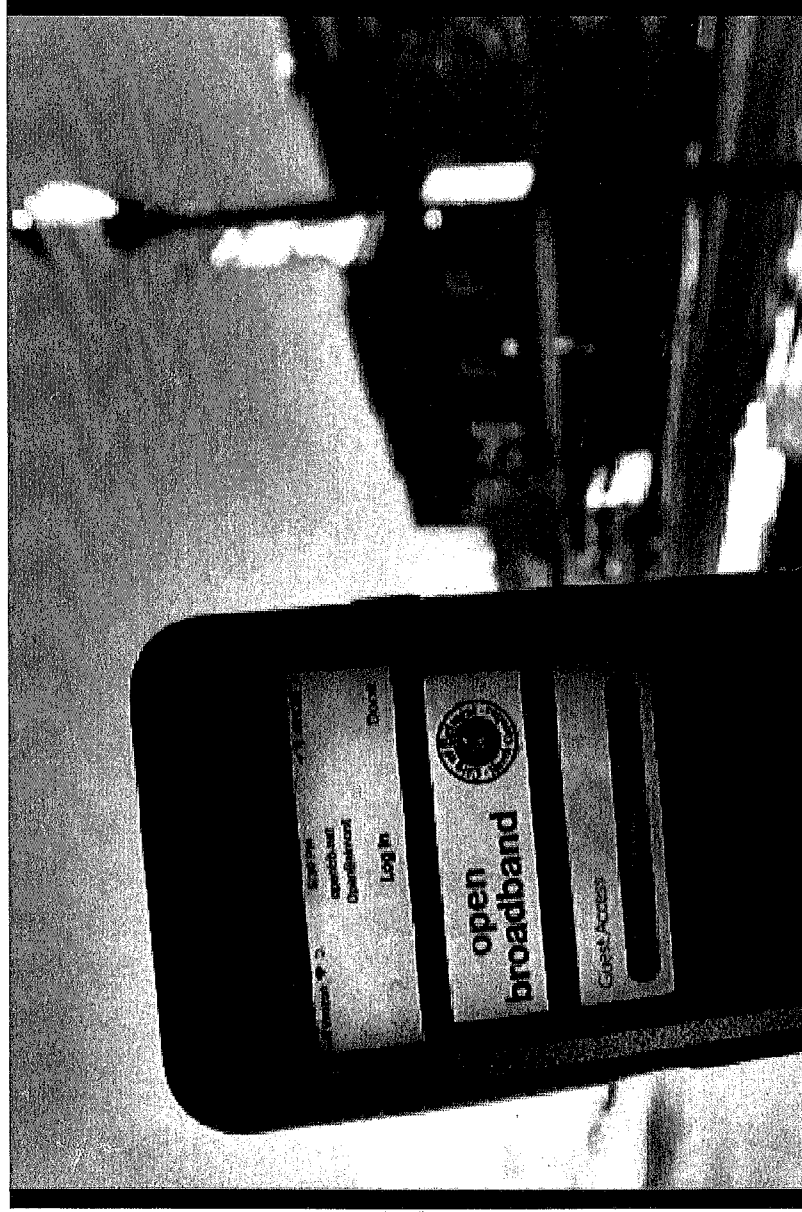
# Example Water Tower Installation



# Example Roof Top Installation



## Downtown Belmont launches free public Wi-Fi



• HIDE CAPTION

The city of Belmont now offers free Wi-Fi in its downtown area. [JOHN CLARK/THE GASTON GAZETTE]

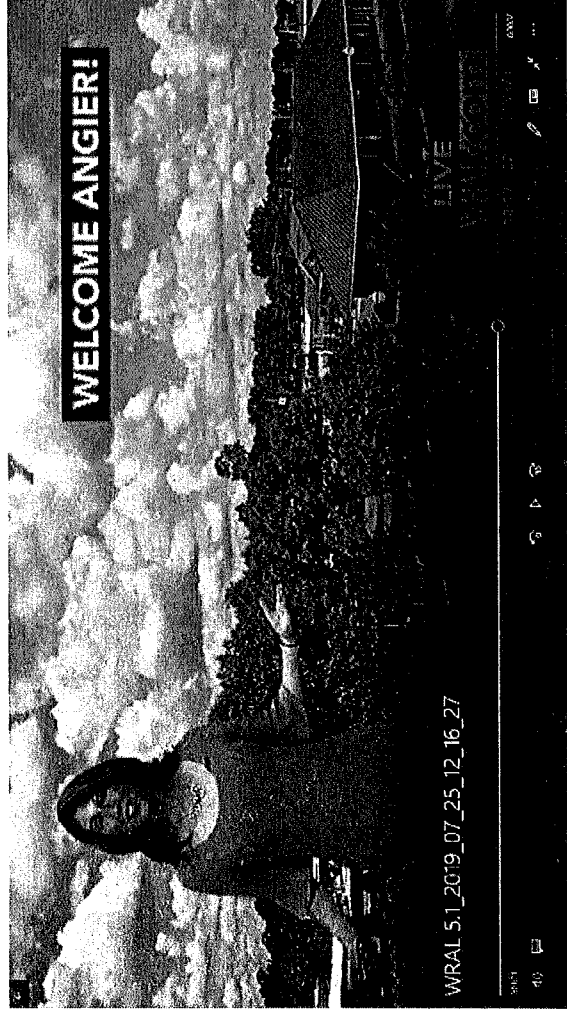
<http://openbb.net>  
704-237-0102

# We Customize and Manage Wi-Fi Zones

A few examples:

- Mount Olive NC downtown Wi-Fi
- Belmont NC downtown and Stowe Park Wi-Fi
- Angier NC downtown and park Wi-Fi
- TechWorks Innovation Center Wi-Fi (Belmont NC)
- Tabbris Coworking Wi-Fi (Charlotte, NC)
- Granville County Expo Center Wi-Fi (Oxford, NC)
- Cedar Grove Ruritan Wi-Fi (Cedar Grove, NC)
- Pfeiffer University Sports Field and Gymnasium Wi-Fi (Misenheimer NC)
- Bryan Sports Complex Park Wi-Fi (Goldsboro, NC)
- Romare Bearden Park Wi-Fi (Charlotte, NC)
- Dillehay Courts Public Housing Wi-Fi (Charlotte, NC)
- Sanford NC downtown Wi-Fi – coming in February 2020

# Leveraging High-Speed Internet



WRAL Weathercam in downtown Angier with  
50 Mbps service



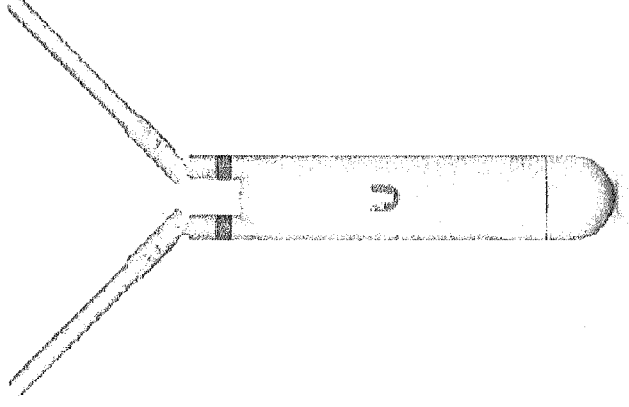
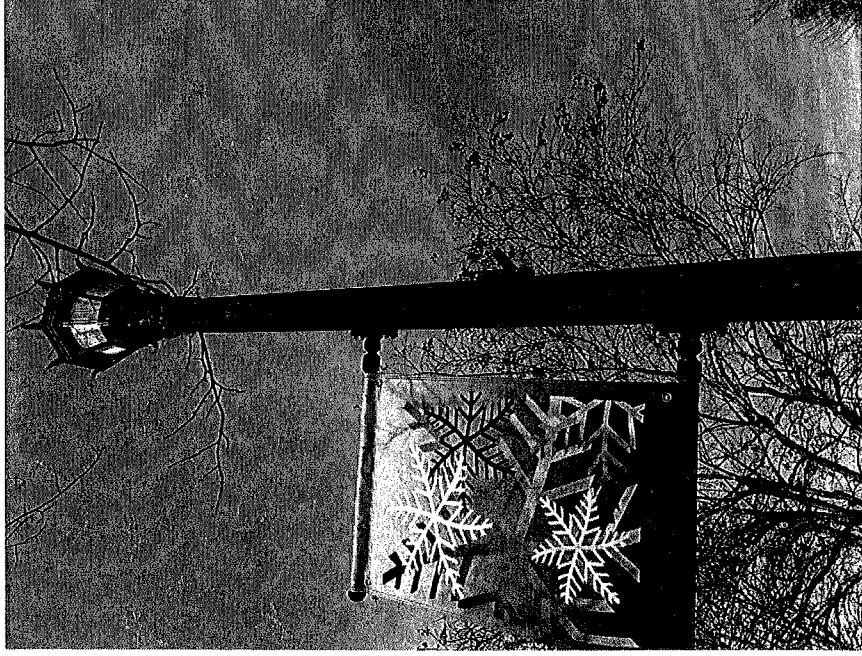
Digital Kiosk in downtown Belmont NC  
with 200 Mb service

# Downtown Wi-Fi Zone – Mount Holly



- Outdoor use only; free to public
- Amenity for residents and visitors; attract people downtown
- Demonstrates that Mount Holly is forward-thinking
- Infrastructure can support applications such as parking meters, digital kiosks
- Splash page to promote local events and businesses
- Measure usage
- Install, Maintain, and Manage

# Mount Small Antennas on Light Poles



Weight: < 6 oz

Length: 13 in with antennas extended

Power: standard 110v AC plug

# Mount Holly – What's Possible



- Park Wi-Fi
- Greenway Wi-Fi
- Private network for government buildings
- Become a Gigabit city
- Internet connected Kiosks and Parking meters
- Connect hard to reach locations like waste water and water treatment plants
- Water Tower assets would be very useful

# Open Broadband, LLC

Better Internet. Better Mount Holly.

Alan Fitzpatrick  
[alan@openbb.net](mailto:alan@openbb.net)  
704-237-0102

**open**  
**broadband**