



January 14, 2019 Council Meeting

Mayor Bryan Hough
Mayor Pro-Tem Perry Toomey
Councilwoman Carolyn Breyare
Councilman Charles McCorkle
Councilman Jeff Meadows
Councilman David Moore
Councilwoman Lauren Shoemaker
Kemp Michael, City Attorney
Danny Jackson, City Manager

**CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL**



**January 14, 2019
7:00 P.M.**

CALL TO ORDER BY THE MAYOR

INVOCATION

**PLEDGE OF ALLEGIANCE
Boy Scout Troop 59**

SET THE AGENDA

CONSENT AGENDA

1. Approval of the 2019 Council Meeting Calendar
2. Approval of Amended Audit Contract
3. Approval of Surplus Property
4. Approval of Budget Amendment (Police Department)
5. Approval of an Amendment to the Fee Schedule
6. Approval of Reappointment of Planning Commission Members
7. Approval of Plat for Water's Edge Subdivision
8. Approval of the Statement of Qualification for Raftelis for the Utility Rate Study
9. Call for a public hearing, regarding a request by Eric Lanier, for a rezoning of Tax Parcel ID #'s 221751 from R-1 Gaston County to Single Family Conditional District Single Family.
10. Approval of the minutes of the November 12, 2018 Council Meeting

PRESENTATIONS

1. Special Recognition
2. Presentation of Employee Service Awards
3. Swearing In of Fire Fighters Blake Nance and Ashton Chaney
4. New Employee Introductions
5. Recognition of Officers for Exemplary Service

*Mayor Bryan Hough
Mayor Bryan Hough
Mayor Bryan Hough
Department Heads
Chief Don Roper*

PUBLIC HEARING

1. Public Hearing on the Strategic Visioning Plan *Greg Beal*
2. Public hearing to consider an application, submitted by the City of Mount Holly, to rezone a 2.06 acre tract of land and a 0.02 acre tract of land, Parcel ID #'s 222554 and 123513, located at 725 Elm Street, from H-1 Heavy Industrial and Residential Downtown, respectively, to Conditional District Commercial-Multifamily. *Greg Beal*
3. Public Hearing on an amendment to the Downtown Development Manual for limiting the types of colors for painting commercial buildings *Brian DuPont*

PUBLIC COMMENT – Three (3) Minute Limit

OLD BUSINESS

1. Update on Previous Discussion of a Naming Rights Application

Danny Jackson

NEW BUSINESS

1. Consideration and Approval of a Grant Application with the Carolina Thread Trail
2. Consideration and Approval of the Scope of Work for a Business Incentive Grant

Brian DuPont
Greg Beal

OTHER BUSINESS

CLOSED SESSION

1. Pursuant to N.C.G.S 143-318.11 (a)(3 and 5)

ADJOURN

CONSENT AGENDA



City of Mount Holly Action Agenda Item

To: City Council

Date: December 7, 2018

From: Danny Jackson, City Manager

Meeting Date: December 10, 2018

Agenda Item to be considered: Consent Agenda Item #1, Approval of 2019 Council Meeting Schedule

Will this require a public hearing?

☐ YES

☒ NO

Background/Purpose of Request : Attached you will find a copy of the 2019 Council Meeting schedule.

Fiscal Impact:

Will Item affect current budget	☐ YES	☐ NO	☐ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☐ N/A
Preaudit Certification required	☐ YES	☐ NO	☐ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☐ N/A
Budget Transfer required	☐ YES	☐ NO	☐ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	☐ YES	☐ NO	☐ N/A

Manager/Staff Recommendation:

Approval

Result of City Council Decision:

Attachments:

1. 2009 Meeting Schedule

2019 City Council Meeting Schedule

Council Meetings
January 14, 2019

February 11, 2019

March 11, 2019

April 8, 2019

May 13, 2019

June 10, 2019

July 8, 2019

August 12, 2019

September 9, 2019

October 14, 2019

November 11, 2019

December 9, 2019

Work Session Meetings
January 28, 2019

February 25, 2019

March 25, 2019

April 22, 2019

May 20, 2019

June 24, 2019

July 22, 2019

August 26, 2019

September 23, 2019

October 28, 2019

no meeting

no meeting

All Council meetings begin at 7:00 p.m. All meetings are held in the Council Chambers at the Municipal Complex located at 400 East Central Avenue, Mount Holly, NC 28120. All Work Session Meetings are held on the 4th Monday of the month at 6:30 p.m. in the Council Chambers unless otherwise noted.



City of Mount Holly Action Agenda Item

To: Mayor and City Council	Date: 1-7-19
From: Africa Otis, Finance Director	Meeting Date: 1-14-19
Agenda Item to be considered:	
Consent Agenda – Approval of Amended 2018 Audit Contract	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request:	
<i>The City Council by process is being asked to approve the amended contract between audit firm Martin Starnes & Associates, CPA and the City of Mount Holly. The amended contract is to modify the due date to be completed by 1/31/19. Additional time is requested by Martin Starnes & Associates due to limited staff to complete the audit timely. Enclosed you will find a copy of the relative documentation.</i>	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☒ YES ☐ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☒ NO ☐ N/A
Budget Transfer required	☐ YES ☒ NO ☐ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☒ NO ☐ N/A
Manager/Staff Recommendation:	
Approval of amended contract	
Result of City Council Decision:	
Attachments: Amendment to Contract to Audit Accounts	

Whereas	Primary Government Unit City of Mount Holly, NC
and	Discretely Presented Component Unit (DPCU) (if applicable) Mount Holly Tourism Development Authority
and	Auditor Martin Starnes & Associates, CPAs, P.A.

entered into a contract in which the Auditor agreed to audit the accounts of the Primary Government Unit and DPCU (if applicable)

for	Fiscal Year Ending 06/30/18	and originally due on	Audit Report Due Date 10/31/18
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hereby agree that it is now necessary that the contract be modified as follows.

☒ Modification to due date:

Original due date 10/31/18	Modified due date 02/28/19
Original fee	Modified fee

☐ Modification to fee:

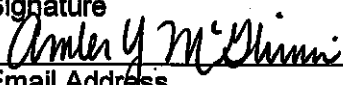
EXPLANATION OF MODIFIED CONTRACT TERMS

Please provide an explanation for the modification of terms. If the amendment is submitted to extend the due date, please indicate the steps the unit and auditor will take to prevent late filing of audits in subsequent years.

Additional time is needed due to limited staff to complete the audit timely

By their signatures on the following pages, the Auditor, the Primary Government Unit, and the DPCU (if applicable), agree to these modified terms.

SIGNATURE PAGE**AUDIT FIRM**

Audit Firm Martin Starnes & Associates, CPAs, P.A.	
Authorized Firm Representative (typed or printed) Amber Y. McGhinnis	Signature 
Date 01/09/19	Email Address amcghinnis@martinstarnes.com

GOVERNMENTAL UNIT

Governmental Unit City of Mount Holly, NC	
Date Primary Government Unit Governing Board Approved Audit Contract (Ref: G.S. 159-34(a) or G.S. 115C-447(a))	
Mayor/Chairperson (typed or printed) Bryan Hough, Mayor	Signature
Date	Email Address bhough@mtholly.us

Chair of Audit Committee (typed or printed, or "NA") NA	Signature
Date	Email Address

GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE***ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT****(Pre-audit certificate not required for charter schools or hospitals)*

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Primary Governmental Unit Finance Officer	Signature
Date of Pre-Audit Certificate	Email Address

SIGNATURE PAGE – DPCU
(complete only if applicable)**DISCRETELY PRESENTED COMPONENT UNIT**

DPCU Mount Holly Tourism Development Authority	
Date DPCU Governing Board Approved Audit Contract (Ref: G.S. 159-34(a) or G.S. 115C-447(a))	
DPCU Chairperson (typed or printed) Wendy Foster, TDA Chair	Signature
Date	Email Address wendymfoster13@gmail.com

Chair of Audit Committee (typed or printed, or "NA") NA	Signature
Date	Email Address

DPCU – PRE-AUDIT CERTIFICATE***ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT****(Pre-audit certificate not required for charter schools or hospitals)*

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

DPCU Finance Officer (typed or printed)	Signature
Date of Pre-Audit Certificate	Email Address



City of Mount Holly Action Agenda Item

To: Mayor and City Council	Date: January 9, 2019
From: Miles Braswell, Asst. City Manager	Meeting Date: January 14, 2019
Agenda Item to be considered:	
Surplus Property	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request:	
The following attachment contains items that need to be considered surplus.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☒ YES ☐ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☒ NO ☐ N/A
Budget Transfer required	☐ YES ☒ NO ☐ N/A
Total City Dollars:	
Budget Code	
Reviewed by City Attorney	☐ YES ☒ NO ☐ N/A
Manager/Staff Recommendation: Declare property surplus per the attachment	
Result of City Council Decision: _____	
Attachments: Resolution and Surplus Property List	

**RESOLUTION OF THE CITY OF MOUNT HOLLY, NORTH CAROLINA FOR
DECLARATION OF SURPLUS PROPERTY AND SALE OF PROPERTY VIA
PUBLIC OR ELECTRONIC AUCTION OR BY MEANS OF EXCHANGE OF
PROPERTY**

WHEREAS, G.S. 160A-267 authorizes the City Council to dispose of surplus property, and authorizes the sale of surplus property by means of private sale, public auction, electronic auction or exchange of property, and

WHEREAS, the City Manager has reviewed the attached list "Attachment A" and declared the items surplus and unusable personal property; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Mount Holly does hereby authorize the City Manager to conduct a sale of the surplus and unusable City personal property by means of a private sale, public or electronic auction, or an exchange of property.

Adopted on this 14th day of January, 2019.

SIGNED:

Bryan Hough, Mayor

ATTEST:

Amy Miller, City Clerk

SURPLUS

1/9/2019

Department	Asset #	Qty	Equipment/ Vehicle Year	Equipment/ Vehicle Make	Model	VIN or Serial #	Description	Known problems	Date to Council
Utilities	NA	1	2010	Wacker Corp.	PDT3A	5454769	3 inch gasoline diaphragm pump	Motor not running. Seals and diaphragm bad	1/14/2019
Utilities	NA	1	Mega-Pure System	Corning	Model 12 Liter Auto MP-12A	Serial #282	Water purification still	Unknown	1/14/2019
Parks	NA	1	Health Rider	Health Rider	NA	NA	Total body aerobic and cardio fitness machine	Unknown	1/14/2019
Parks	NA	1	Ab Core	Ab Core	WC-134-3	NA	Abdominal core machine	Unknown	1/14/2019
Parks	NA	1	Weider Tech Dumbbells	Power switch	NA	NA	Two 25 pound dumbbells; Two 50 pound dumbbells; Stand	Unknown	1/14/2019
Parks	NA	1	Schwinn AirDyne	Stationary bike	NA	NA	Stationary bike	Unknown	1/14/2019
Parks	NA	1	Lifestyler ET 30	ET 30	831285250	NA	Elliptical	Unknown	1/14/2019
Parks	NA	1	Bionix	MGR 1400	NA	NA	Stationary bike	Unknown	1/14/2019
Parks	NA	1	Spartan	Resistance Band Machine	NA	NA	Resistance Band Machine	Unknown	1/14/2019
Parks	NA	1	Xodus	Bench	NA	NA	Exercise bench	Unknown	1/14/2019
Parks	NA	1	Body Solid	Strength Training Equipment	NA	NA	Abdominal machine	Unknown	1/14/2019
Police	NA	1	PreCor	Fitness Machine	S3.15	NA	Home Gym Strength System	Unknown	1/14/2019
Garage	NA	2	Turner Tanks	Above Ground Storage Tanks	MH14591	No. D-108325	2 tanks for motor oil, 2 pneumatic pumps, 2 reels, 2 dispenser guns	None	1/14/2019
Admin	NA	1	Hollow Metal Door	NA	NA	NA	82"x36"x1.75" Hollow metal door	Unknown	1/14/2019
Admin	NA	3	Hollow Metal Door	United States Aluminum - Commercial Products Group	NA	NA	92.25"x35.625"x 1.75" Hollow Metal doors w hinges and Adams Rite lockset	Unknown	1/14/2019
Admin	NA	1	Conference Table	Wood	NA	NA	21 foot x 79 wide	Unknown	1/14/2019
Admin	NA	1	Office Desk	Wood	NA	NA	8'9"x6' U-shaped	Unknown	1/14/2019
Admin	NA	2	Office Desk	Wood	NA	NA	72"x24"	Unknown	1/14/2019
Admin	NA	1	Office Desk	Metal	NA	NA	30"x46"	Unknown	1/14/2019
Admin	NA	1	Office Desk	Wood	NA	NA	79"x66" L-Shaped	Unknown	1/14/2019
Admin	NA	1	Office Desk	Wood	NA	NA	75"x60" L-Shaped	Unknown	1/14/2019
Admin	NA	1	Office Desk	Wood	NA	NA	36"x24"	Unknown	1/14/2019
Admin	NA	1	Office Desk	Metal	NA	NA	60"x30"	Unknown	1/14/2019
Admin	NA	1	Office Desk	Wood	NA	NA	60"x72" L-Shaped	Unknown	1/14/2019
Admin	NA	1	Office Desk	Wood	NA	NA	43"x24"	Unknown	1/14/2019

Department	Asset #	Qty	Equipment/ Vehicle Year	Equipment/ Vehicle Make	Model	VIN or Serial #	Description	Known problems	Date to Council
Admin	NA	1	Office Desk	Wood	NA	NA	66"x21"	Unknown	1/14/2019
Admin	NA	1	Office Desk	Wood	NA	NA	73"x36"	Unknown	1/14/2019
Admin	NA	1	Office Desk	Wood	NA	NA	60"x34"	Unknown	1/14/2019
Admin	NA	1	Office Desk	Wood	NA	NA	66"x30"	Unknown	1/14/2019
Admin	NA	1	Book Shelf	Metal	NA	NA	36"x41"x12"	Unknown	1/14/2019
Admin	NA	1	Book Shelf	Wood	NA	NA	73"x37"x12"	Unknown	1/14/2019
Admin	NA	1	Book Shelf	Wood	NA	NA	73"x36"x12"	Unknown	1/14/2019
Admin	NA	3	Folding Table	1 plastic, 2 wood	NA	NA	8 foot	Unknown	1/14/2019
Admin	NA	2	Table	Wood/Laminate	NA	NA	45"x30"	Unknown	1/14/2019
Admin	NA	1	Break Room Table	Wood/Laminate	NA	NA	36"x30"	Unknown	1/14/2019
Admin	NA	22	Chairs	Various	NA	NA	Various sizes, types and colors	Unknown	1/14/2019
Streets	198	1	2002	Freightliner	Condor with Heil Body	1FVHCF853RL73086	Automated garbage truck	Transmission module needs replaced	1/14/2019
Streets	182	1	1989	Woodchuck Chipper	W/C-17	1W9CE891XHS4D7043	Model # SP 111 HP3; Serial # 3T6316	None	1/14/2019



City of Mount Holly Action Agenda Item

To: City Council	Date: 11/30/18
From: Chief Don Roper	Meeting Date: 1/14/19
Agenda Item to be considered: Amend budget to appropriate funds from the 911 account to cover unknown increases and required services not budgeted for.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: To supplement an unexpected contractual increase not included in the budget process and a required upgrade to the 911 recording system. Also, increase in telephone charges not included in FY 18-19 budget request.	
Fiscal Impact:	
Will Item affect current budget	X YES ☐ NO ☐ N/A
Reviewed by Finance Director	X YES ☐ NO ☐ N/A
Preaudit Certification required	☐ YES X NO ☐ N/A
Capital Project Ordinance required	☐ YES X NO ☐ N/A
Budget Transfer required	X YES ☐ NO ☐ N/A
Total City Dollars:	\$7550
Budget Code	23-10-4325-199 and 321
Reviewed by City Attorney	☐ YES X NO ☐ N/A
Manager/Staff Recommendation: <u>Approve budget amendments as attached</u>	
Result of City Council Decision:	
Attachments: 1. Budget Amendment Form	



City of Mount Holly Action Agenda Item

To: City Council

Date: January 7, 2019

From: Danny Jackson, City Manager

Meeting Date: January 14, 2019

Agenda Item to be considered: *Consent Agenda #5 – Approval of an amendment to the Fee Schedule*

Will this require a public hearing?

☐ YES

☒ NO

Background/Purpose of Request : *In the recent past you were made aware of a statutory requirement involving certain monies paid to a Volunteer Fire Department when land is being annexed from its jurisdiction by a municipality. In our case we made the payment after much deliberation. I am proposing that should such circumstances occur in the future that those costs be paid by the petitioner or developer as dictated in an Annexation Agreement. The Fee Schedule should be amended to reflect the fact that such fees might apply during an annexation review. The enclosed documentation shows the necessary changes to the associated pages of the Fee Schedule. Please note that since each annexation might carry different criteria we are not able to state an actual amount in the Fee Schedule.*

Fiscal Impact:

Will Item affect current budget	☐ YES	☒ NO	☐ N/A
Reviewed by Finance Director	☒ YES	☐ NO	☐ N/A
Preaudit Certification required	☐ YES	☒ NO	☐ N/A
Capital Project Ordinance required	☐ YES	☒ NO	☐ N/A
Budget Transfer required	☐ YES	☒ NO	☐ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	☒ YES	☐ NO	☐ N/A

Manager/Staff Recommendation: *Motion to approve an amendment to the Fee Schedule as written and submitted .*

Result of City Council Decision:

Attachments: *Proposed amendment to the Fee Schedule*



City of Mount Holly
Fee Schedule
Effective July1, 2018

Revised January 14, 2019

Annexation Fees

< 10 acres	\$2000.00
10-200 acres	\$5000.00
> 200 acres	\$8000.00

Volunteer Fire Department Assessment *

*** Additional fees may apply if annexation involves a volunteer fire department or other constraints governed by NC General Statute.**



City of Mount Holly Action Agenda Item

To: Planning Commission
From: Brian DuPont

Date: 12-5-18
Meeting Date: 12-10-18

Agenda Item to be considered: Approval of Reappointment of Planning Commission Members

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request : Terms for certain members of the Planning Commission are expiring at the end of the year and need to be reappointed by Council for an additional 3 year term.

Melanie Nichols – New Term Expires: December 2021
Rodney Williams – New Term Expires: December 2021
Teraseta Ellerbe – New Term Expires: December 2021

All members accepted the term extensions. Planning Commission unanimously recommended approval.

Fiscal Impact:

Will Item affect current budget	☐ YES	☐ NO	☒ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	☒ YES	☐ NO	☐ N/A

Manager/Staff Recommendation:

Staff recommends reappointing these members for an additional 3 year term.

Result of City Council Decision:

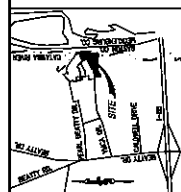
Attachments:

- 1.
- 2.
- 3.



City of Mount Holly Action Agenda Item

To: City Council From: Brian DuPont	Date: 12-5-18 Meeting Date: 12-10-18
Agenda Item to be considered: Approval of Water's Edge Map 5-6 Final Plat.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : Brookline Homes has requested that the City of Mount Holly approve Map 5 and 6 of the Water's Edge Subdivision. These are the last 2 phases of the development and consist of 58 townhome units zoned R-8 Multi-Family/Conditional Use. The Letter of Credit has been approved by the City Engineer and City Attorney and the Subdivision Agreement is in the process of being finalized. Planning Commission unanimously recommended approval of the two plats.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☒ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☒ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☒ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: Staff recommends the approval of the plats for Maps 5-6 of Water's Edge Subdivision.	
Result of City Council Decision: _____	
Attachments: 1. Plat of Maps 5-6 Water's Edge Subdivision	



PARCEL AREA TABLE		
PARCEL #	AREA (SQUARE FEET)	AREA (ACRES)
251	2567.00	0.06
252	2710.00	0.05
253	2710.00	0.05
254	2710.00	0.05
255	2817.00	0.06
256	2817.00	0.06
257	2710.00	0.05
258	2710.00	0.05
259	2817.00	0.06

[illegible][illegible]



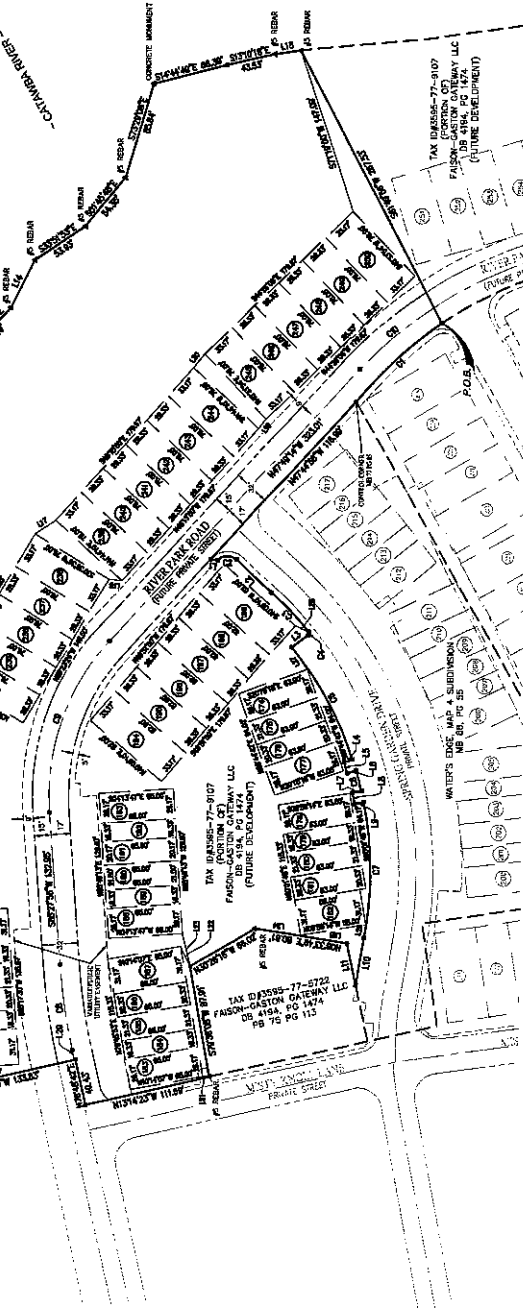
LINE #	BEARING	LENGTH
1	S 89° 45' 00" E	171.50
2	S 89° 45' 00" E	171.50
3	S 89° 45' 00" E	171.50
4	S 89° 45' 00" E	171.50
5	S 89° 45' 00" E	171.50
6	S 89° 45' 00" E	171.50
7	S 89° 45' 00" E	171.50
8	S 89° 45' 00" E	171.50
9	S 89° 45' 00" E	171.50
10	S 89° 45' 00" E	171.50

LINE #	BEARING	LENGTH
11	S 89° 45' 00" E	171.50
12	S 89° 45' 00" E	171.50
13	S 89° 45' 00" E	171.50
14	S 89° 45' 00" E	171.50
15	S 89° 45' 00" E	171.50
16	S 89° 45' 00" E	171.50
17	S 89° 45' 00" E	171.50
18	S 89° 45' 00" E	171.50
19	S 89° 45' 00" E	171.50
20	S 89° 45' 00" E	171.50

LINE #	BEARING	LENGTH
21	S 89° 45' 00" E	171.50
22	S 89° 45' 00" E	171.50
23	S 89° 45' 00" E	171.50
24	S 89° 45' 00" E	171.50
25	S 89° 45' 00" E	171.50
26	S 89° 45' 00" E	171.50
27	S 89° 45' 00" E	171.50
28	S 89° 45' 00" E	171.50
29	S 89° 45' 00" E	171.50
30	S 89° 45' 00" E	171.50

PARCEL #	AREA (ACRES)	AREA (SQ FT)
101	0.00	0.00
102	0.00	0.00
103	0.00	0.00
104	0.00	0.00
105	0.00	0.00
106	0.00	0.00
107	0.00	0.00
108	0.00	0.00
109	0.00	0.00
110	0.00	0.00

PARCEL #	AREA (ACRES)	AREA (SQ FT)
111	0.00	0.00
112	0.00	0.00
113	0.00	0.00
114	0.00	0.00
115	0.00	0.00
116	0.00	0.00
117	0.00	0.00
118	0.00	0.00
119	0.00	0.00
120	0.00	0.00



NOTES:

- ALL DIMENSIONS ARE IN FEET AND INCHES.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RIVER.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANAL.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE CANAL.
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PRELIMINARY FOR REVIEW ONLY

WATER'S EDGE, MAP 6 SUBDIVISION

SOUTH POINT TOWNSHIP, CITY OF MT. HOLLY

GASTON COUNTY, NC

TAX PARCEL 3505-77-9107

OWNER: FASION-GASTON GATEWAY, LLC DB A/SK PG 1474

DATE: SEPTEMBER 21, 2018

1 OF 1

MERRICK & COMPANY

121 WEST TRADE STREET, SUITE 2000
CHARLOTTE, NC 28202 (704) 972-3645

CLIENT PROJECT NO. 65319701-01

MERRICK PROJECT NO. 65319701-01

SCALE: 1" = 50'

WATER'S EDGE, MAP 6 SUBDIVISION

SOUTH POINT TOWNSHIP, CITY OF MT. HOLLY

GASTON COUNTY, NC

TAX PARCEL 3505-77-9107

OWNER: FASION-GASTON GATEWAY, LLC DB A/SK PG 1474

DATE: SEPTEMBER 21, 2018

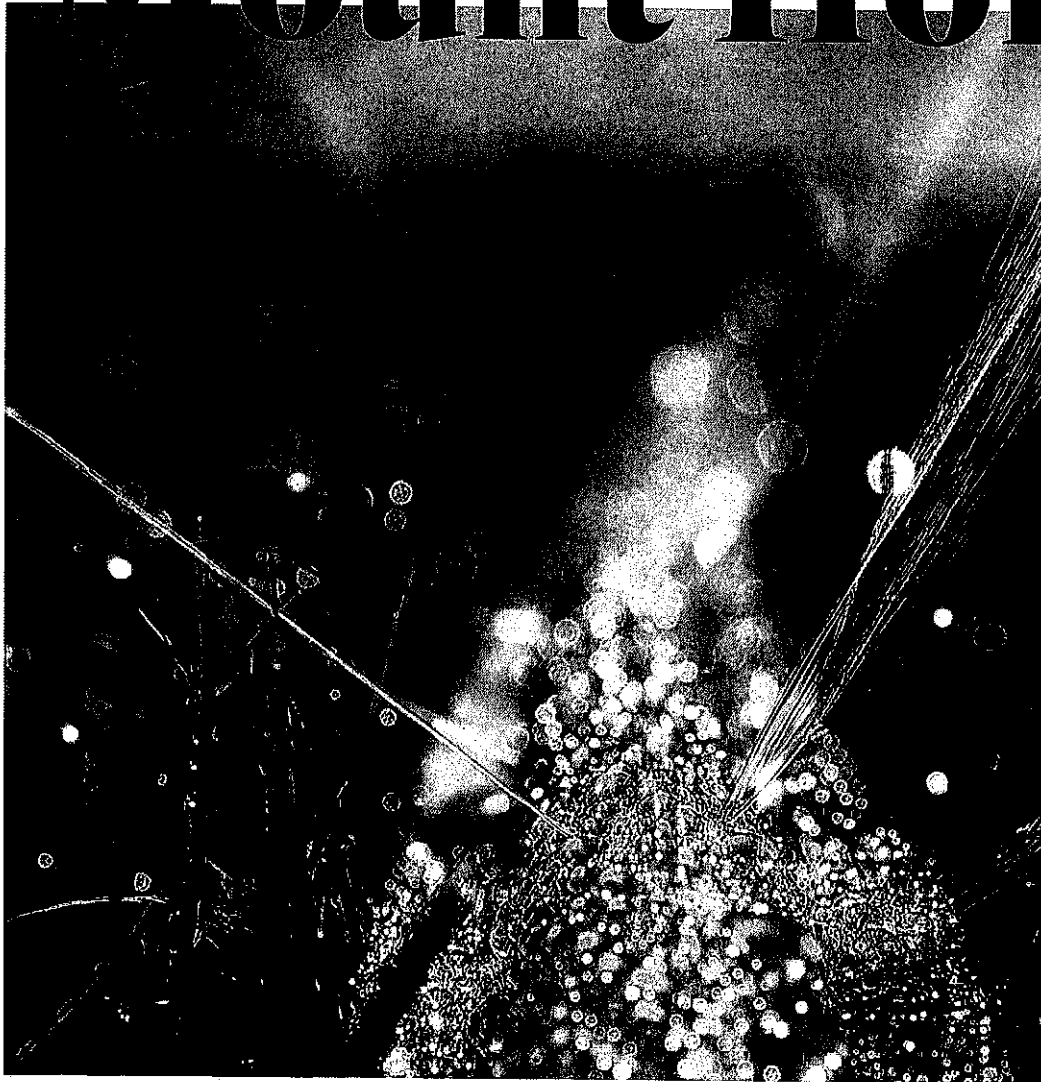
1 OF 1



City of Mount Holly Action Agenda Item

To: Mayor and City Council From: Africa Otis, Finance Director	Date: 1-7-19 Meeting Date: 1-14-19
Agenda Item to be considered: <i>Consent Item- Award the Statement of Qualification for a Utility Rate Study to the firm Raftelis Approve moving forward into agreement with the vendor Raftelis for Utility Rate Study.</i>	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: <i>On December 7, 2018, the City of Mount Holly received SOQ's from two interested firms concerning the development of a comprehensive Cost of Service and Rate study associated with the water and sewer operations of the department. Upon awarded the professional firm will review the current rate structure, the cost to provide water and sewer services, the future capital improvement program, and then develop recommendations for a rate structure methodology and potential rate levels within those structures. Upon review Raftelis provided a scope of work that will provide information needed to achieve our objectives, therefore staff recommends Raftelis as the vendor to provide what is needed to move forward in Utility Study.</i>	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☐ N/A
Preaudit Certification required	☐ YES ☐ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☐ N/A
Budget Transfer required	☐ YES ☐ NO ☐ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: Approval of staff's recommendation of Raftelis' Statement of Qualification	
Result of City Council Decision: 	
Attachments: <i>Raftelis Statement of Qualification</i>	

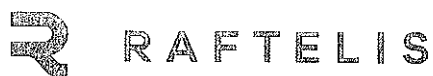
City of Mount Holly





**Raftelis is registered with the U.S.
Securities Exchange Commission (SEC)
and the Municipal Securities Rulemaking
Board (MSRB) as a Municipal Advisor.**

Registration as a Municipal Advisor is a requirement under the Dodd-Frank Wall Street Reform and Consumer Protection Act. All firms that provide financial forecasts that include assumptions about the size, timing, and terms for possible future debt issues, as well as debt issuance support services for specific proposed bond issues, including bond feasibility studies and coverage forecasts, must be registered with the SEC and MSRB to legally provide financial opinions and advice. Raftelis' registration as a Municipal Advisor means our clients can be confident that Raftelis is fully qualified and capable of providing financial advice related to all aspects of utility financial planning in compliance with the applicable regulations of the SEC and the MSRB.



December 6, 2018

Ms. Africa Otis
Finance Director
City of Mount Holly
400 East Central Avenue
PO Box 406
Mount Holly, NC 28120

Subject: Statement of Qualifications for Comprehensive Utility Rate and Cost of Service Studies for Water & Sewer Utility

Dear Ms. Otis:

Raftelis is pleased to submit this proposal to conduct a comprehensive utility rate and cost of service study for the City of Mount Holly's (City) water and sewer utility. We believe that our unique combination of experience, resources, and local knowledge will ensure a value-added project for the City.

Raftelis was established in 1993 and has the largest and most experienced utility financial and rate consulting practice in the country. Raftelis' primary focus is on financial and management consulting for water, wastewater, and stormwater utilities which allows us to provide unbiased recommendations, as we don't have any stake in our clients' future capital expenditures. Our staff of over 70 consultants have provided rate and/or financial planning assistance to more than 1,000 utilities across the United States, ranging from some of the largest and most complex utilities in the country to smaller utilities serving a few thousand customers. We are registered with the Securities and Exchange Commission (SEC) and the Municipal Securities Rulemaking Board (MSRB) as a Municipal Advisor, a new requirement under the Dodd-Frank Wall Street Reform and Consumer Protection Act, that will be critical to the capital financing elements of this project.

Raftelis was founded, and is headquartered, in Charlotte, NC, and we have provided rate and financial planning assistance to more than 50 water and wastewater utilities in North Carolina. Our Project Team for this study works in our Charlotte Office, which has a total of 13 utility rate and management consultants. For this engagement, I will serve as Project Manager and will manage the day-to-day aspects of the project, ensuring it is within budget, on schedule, and effectively meets the City's objectives. I recently provided assistance to the City in developing system development fees for the water and sewer system to comply with new legislation and am therefore familiar with the City's financial information. I will be assisted by Delaney Ridgley, who will be responsible for building the rate and cost of service model under my direction.

We are proud of the resources that we can offer and welcome the opportunity to be of assistance to the City on this project. Should you have any questions regarding our proposal, please do not hesitate to contact me at 704 936 4436 or econti@raftelis.com.

Very truly yours,

A handwritten signature in cursive script that reads 'Elaine Conti'.

Elaine Conti
Senior Manager

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Objectives

The objectives of this study are to provide the City with a forecast of operating and capital costs for the water and sewer utility that recognize the regionalization initiative, and the appropriate and equitable recovery of these costs from water and sewer customers. Since the City has not reviewed its rates structure in several years, another objective is to balance rate structure changes with impacts on customers.



Approach, Methodology, and Work Plan

1 Identification of Top Pricing Objectives

Raftelis has developed a tailored project approach for the City based on our our extensive experience in completing similar studies for other utilities, and taking into the City's unique situation and specific objectives.

The tasks of our scope of work are outlined in this flowchart.

2 Develop Financial Plan and Cost Allocation

3 Develop Cost of Service and Rate Design

4 Communicate Study Results



Successful Rate Adoption

TASK 1**Identification of Top Pricing Objectives**

The most important component of this task is the kick-off meeting to collect information and discuss the City's pricing objectives regarding its water and sewer rate structures. One of the primary goals of the kick-off workshop will be the discussion and identification of the City's pricing objectives with respect to the study. Developing rates that will provide sufficient revenues throughout the rate forecast is paramount. Pricing objectives that will be discussed include:

- Revenue stability
- Water efficiency
- Affordability
- Rate equity (cost of service)
- Economic development
- Simple to understand & customer understanding
- Rate stability
- Ease of implementation
- Minimal customer impacts
- Indirect costs
- Equitable contributions from new customers
- Shared cost with other departments

TASK 2**Develop Financial Plan and Cost Allocation**

With a firm understanding of the City's objectives and financial policy goals, Raftelis will develop a financial plan that becomes the roadmap for financial decision making in the future. The financial plan will become the source of information for the cost of ser-

vice analysis, which will then be used to design rates that are consistent with the cost of service analysis and achieve the pricing objectives identified in the workshop.

The financial plan will summarize the projected revenues and revenue requirements for the study period and will also incorporate annual debt service coverage requirements, compliance with applicable additional bond coverage tests, and will track reserve fund balances. The financial plan will project revenue shortfalls under the City's existing rates and provide an indication of the additional revenues necessary to support the projected revenue requirements and financial health of utility. The financial plan will be developed with an emphasis on the next five years, but with flexibility to consider much longer-term results.

Customer Demand Analysis / Bill Frequency Analysis

Raftelis will examine historical utility billing records to determine customer demands for water and sewer services. For water, Raftelis will examine water usage patterns as they relate to customer demands, population growth, and usage peaks during different periods of the year. Moreover, using a bill frequency analysis, we will study available historical water consumption of the City's different customer types in order to better understand the consumption patterns for each type of customer. This kind of analysis will allow better decision making regarding consumption block cut offs when setting tiered rates, determining appropriate rate or cost

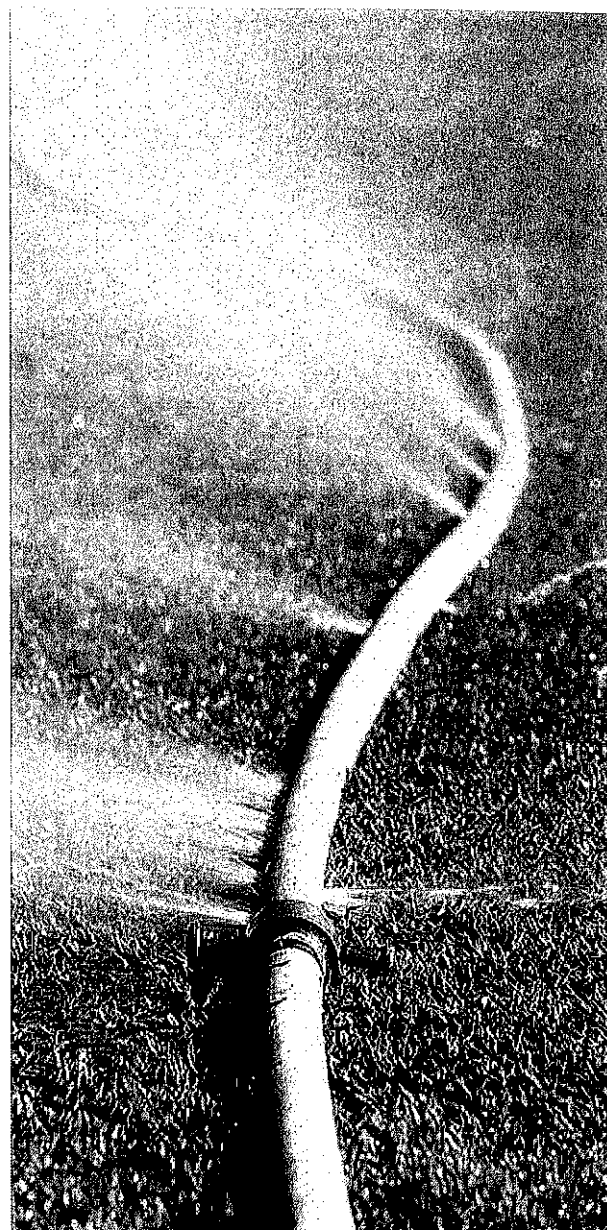
differentials between different customer classes, and analyzing customer impacts. Based on this historical analysis, and planning data from recently completed water system master plan, Raftelis will develop projections of water consumption and estimated wastewater flows.

Forecast Billable Units of Service and Revenues Under Existing Rates

One of the initial steps in the financial planning process is

to forecast revenue over the planning period at the existing rates. To do this, Raftelis will incorporate the results of the customer demand analysis to develop a forecast that projects billable units of service. The analysis will seek to develop an understanding of baseline indoor (non-discretionary) water use and the differences in water consumption characteristics of non-residential customers.

Once we have developed a



projection of accounts and billable flows, we will forecast revenues using the existing rates. In addition to revenue generated from service charges, we will also forecast revenues from various ancillary fees, miscellaneous revenue, and interest income over the planning period.

Project Revenue Requirements

Offsetting the revenues will be a projection of the total revenue requirements (or expenditures) over the planning period for both the water and sewer utilities. The revenue requirements will include all O&M costs, capital costs, reserve requirements, and bond covenants. The revenue requirements will also recognize the City's capital program and provide for estimated future debt service requirements.

One of the most important tasks when projecting revenue requirements will be reviewing and evaluating the City's Capital Improvement Plan (CIP). As a registered Municipal Advisor, Raftelis will be able to work with the City to develop a capital financing plan for the planning period. The financing sources for the capital improvement program will likely include a combination of debt and current revenues. We will review the proposed capital improvement plan with staff and make appropriate recommendations reflecting their perspectives and comments. As part of this task, Raftelis will include debt service on existing debt and project annual debt service requirements related to future borrowings to finance the capital program.

One of the most important tasks when projecting revenue requirements will be reviewing and evaluating the City's Capital Improvement Plan (CIP).

Finally, the forecast of revenue requirements will consider the City's financial and debt policies (such as debt service coverage ratios, fund balance targets, etc.). Policies will be tracked and incorporated into the forecast of revenue requirements.

Expand Financial Plan and Model

Combining the results from the previous work elements will result in a financial plan for the forecast period. The financial plan will summarize the projected revenues and revenue requirements and incorporate annual debt service coverage requirements, compliance with applicable additional bond coverage tests, and reserve fund balances. The financial plan will project revenue shortfalls under City's existing rates and provide an indication of the additional revenues necessary to support the projected revenue requirements and financial health of the utility.

At the heart of any successful

rate study is the computer model used to develop revenue requirements and perform operational and capital financial planning, review customer information, and calculate revenue and rates. Raftelis will build a model as part of the study. Raftelis will use this model but expand it to include the water system. During the course of the project, City staff will be provided with working copies of the model such that they will be able to provide input into its development.

TASK 3

Develop Cost of Service and Rate Design

The annual costs of providing water and sewer services determined in the financial plan development, will be allocated to customer classes commensurate with their service requirements. In this step, costs will be allocated among

the fixed and variable cost components, among customer classes, and tiers.

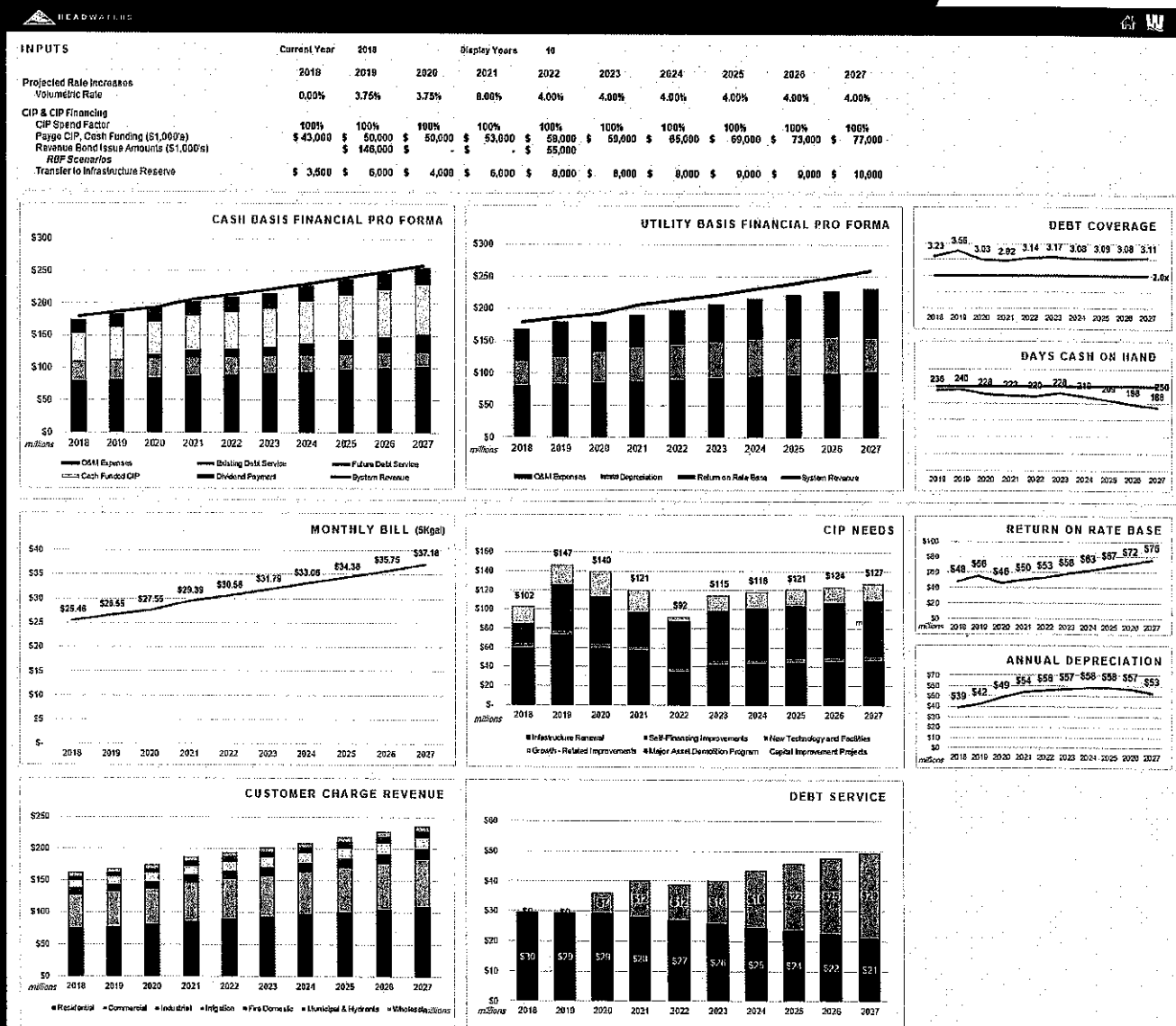
The model will include a cost of service module which assigns costs with the objective being to allocate revenue requirements to cost causative factors and customer classes to ensure equity and facilitate alternative rate designs. The level of cost allocation required will be determined based on the results of the kick-off meeting with City staff, and the policies and pricing objectives identified. This cost allocation process will allow for rates to be tailored to meet City's policies and pricing objectives.

Design and Calculation of Rates and Charges

Rates do more than simply recover costs. Properly designed rates should support and optimize a blend of various utility objectives, such as revenue sufficiency and stability, affordability for essential needs, water efficiency, chang-

With its rich experience in the water utility industry, the City of San Francisco has a long history of successfully managing its water infrastructure. The City's water infrastructure is a critical asset that provides the foundation for the City's economic and social well-being.

Shown below is a sample dashboard that we developed for another project.



ing customer behaviors, and ease of administration. Raftelis will identify alternative rate structures that meet the City's pricing objectives. Raftelis will calculate the rates under each alternative and discuss the advantages and disadvantages under each alternative.

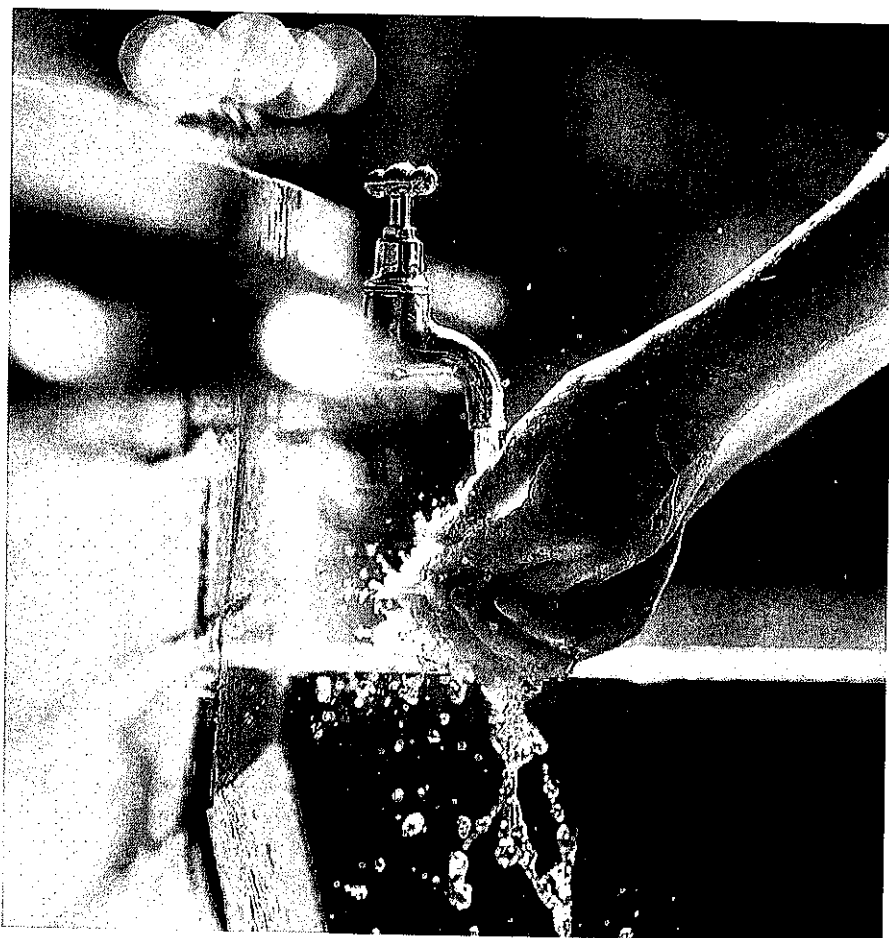
The evaluation will include an analysis of the impact on customers for each alternative. The rate model will include a series of schedules that present the anticipated impacts on different customer types at a variety of usage levels. These schedules will provide an invaluable tool for evaluating whether the rate recommendations are impacting different customer groups to ensure equitable recovery of costs from different customer types, and that other pricing objectives are being addressed effectively.

TASK 4

Communicate Study Results

Raftelis will prepare a presentation to communicate the study results to staff and to the City Council. Raftelis will prepare the presentation materials and give staff a chance to provide input prior to finalizing the presentation materials.

The rate model will include a series of schedules that present the anticipated impacts on different customer types at a variety of usage levels.



Schedule

Assuming a start date of January 2, 2019, Raftelis can complete the study by the end of April. Depending on the extent of the rate structure changes, the City may have to phase-in the changes to allow ample time to communicate with customers. If minor rate structure changes are warranted, then the City may be able to implement the rate structure change on July 1, 2019.

PROJECT FEES

Project Fees

We propose to complete the water and sewer rate study for \$33,500. This assumes the study is completed within a four-month period and data is readily available for the study. The following cost estimate provides an estimate of the level of effort required to complete each task, and we reserve the right to shift hours among personnel as circumstances change during the engagement. Expenses include costs associated with travel (mileage), and a \$10 per hour technology charge covering computers, networks, telephones, postage, etc.

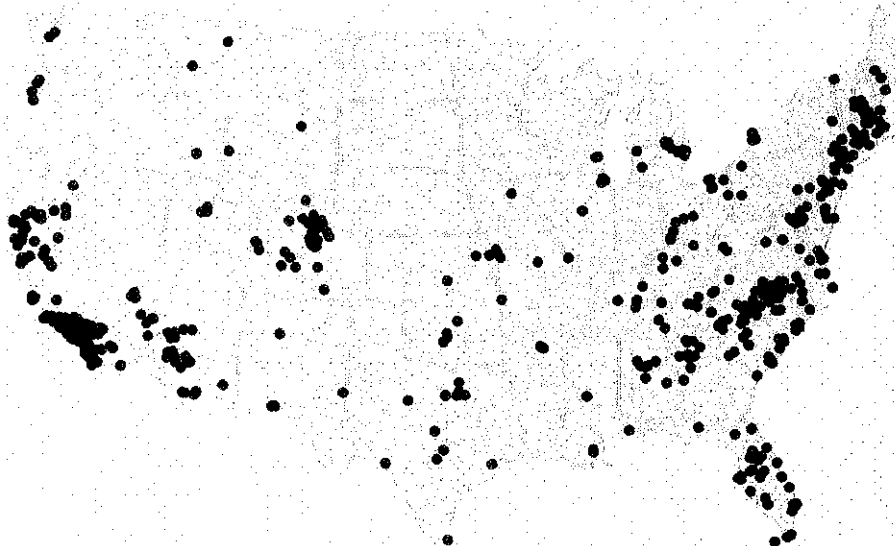
Water & Sewer Rate Study	Hours				Total
	EC	DR	Admin	Total	
Project Management and Administration	4			4	\$1,220
Identify Top Pricing Objectives	2	6		8	\$1,780
Develop Financial Plan and Cost Allocation	8	34		42	\$9,070
Develop Cost of Service and Rate Design	8	60		68	\$14,140
Communicate Study Results	12	16	4	32	\$7,140
Total Estimated Meetings / Hours	34	116	4	154	
Hourly Billing Rate	\$295	\$185	\$80		
Total Professional Fees	\$10,030	\$21,460	\$320	\$31,810	
Total Fees					\$31,810
Estimated Expenses					\$1,690
Total Fees & Expenses					\$33,500

EC - Elaine Conti
 DR - Delaney Ridgely
 Admin - Administrative Staff

Experience

RAFTELIS HAS THE MOST EXPERIENCED UTILITY FINANCIAL AND MANAGEMENT CONSULTING PRACTICE IN THE NATION.

Our staff have assisted more than 1,000 utilities across the U.S., including some of the largest and most complex agencies in the nation. In the past year alone, Raftells worked on more than 600 financial/organizational/technology consulting projects for over 400 water, wastewater, and/or stormwater utilities in 40 states, the District of Columbia, and Canada.



Raftells has provided financial/organizational/technology assistance to utilities serving more than

25%

of the U.S. population.

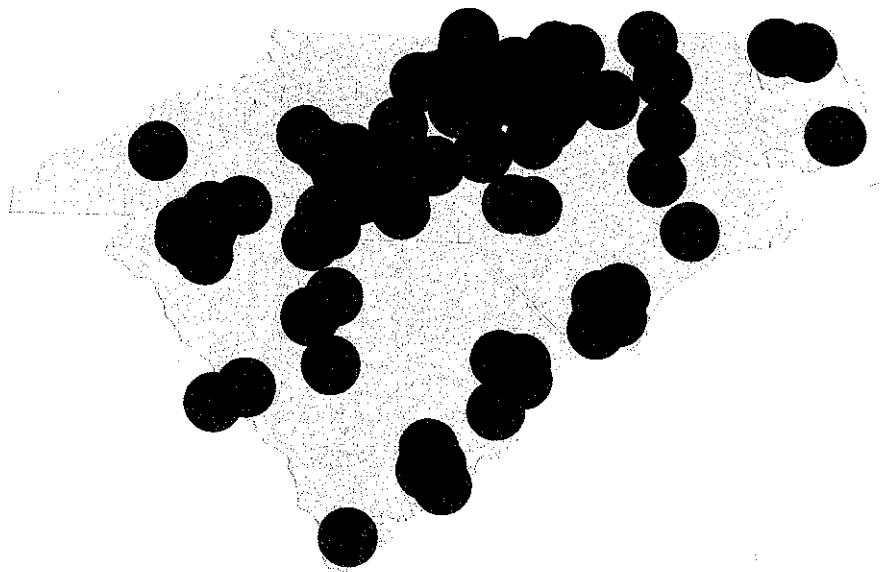
This map shows some of the utility clients that we have assisted.

		Finance						Organization				Technology					
Client		Affordability Analysis & Program Development	Capital Improvements Planning/Prioritization	Debt Issuance Support	Economic & Financial Evaluations	Financial Planning & Modeling	Rate, Charge, & Fee Studies	Stormwater Utility Development & Support	Organizational, Governance, & Operations Optimization	Performance Measurement & Benchmarking	Program Planning & Support	Stakeholder Engagement & Communication	Strategic Planning	Billing, permitting, & Customer Information Audits	Business Process Development	Data Management, Analytics, & Visualization	Software Solutions
AL	Birmingham Water Works Board	●	●	●		●	●			●		●	●			●	
AR	Central Arkansas Water		●			●	●		●				●	●			
AR	Little Rock Wastewater Utility		●			●	●			●		●					
AZ	Phoenix, City of	●	●	●		●	●			●							
AZ	Pima County		●			●	●										
AZ	Tucson Water		●			●	●					●					
CA	Alameda County Water District			●		●	●										
CA	Anaheim, City of		●			●	●										
CA	Central Contra Costa Sanitation District		●			●	●		●	●							
CA	East Bay Municipal Utility District	●	●			●	●										
CA	Long Beach, City of	●		●		●	●										
CA	Los Angeles, City of					●	●										
CA	Metropolitan Water District of Southern California					●	●			●							
CA	Palo Alto, City of		●			●	●										
CA	San Diego, City of		●			●	●										
CA	San Juan Capistrano, City of		●			●	●										
CA	Santa Cruz, City of		●			●	●										
CA	Thousand Oaks, City of	●	●			●	●										
CA	Ventura, City of					●	●					●					
CO	Boulder, City of		●			●	●	●									
CO	Denver Wastewater Management Division			●		●	●		●	●		●					
CO	Denver Water					●	●										●
CO	Greeley, City of		●	●	●	●	●	●									
CO	Metro Wastewater Reclamation District					●	●						●				
CT	Groton, City of		●		●	●	●		●		●	●				●	●
DC	DC Water		●			●	●		●	●			●			●	●
DE	Wilmington, City of					●	●		●				●			●	●
FL	Emerald Coast Utilities Authority		●	●		●	●						●				
FL	Florida Keys Aqueduct Authority		●	●		●	●										
FL	Pompano Beach, City of		●			●	●		●								
FL	St. Johns County		●	●		●	●										
GA	Augusta, City of		●			●	●										
GA	Columbus Water Works		●	●		●	●										
GA	Paulding County		●	●	●	●	●										
HI	Honolulu ENV, City and County of		●			●	●										
IL	Bloomington, City of		●			●	●										
IL	City of Naperville		●			●	●										
KS	Topeka, City of		●			●	●										
KS	Wichita, City of		●			●	●										
KY	Hardin County Water District #1		●			●	●										
LA	New Orleans, Sewerage & Water Board of		●	●		●	●	●		●		●				●	
MA	Boston Water & Sewer Commission		●			●	●		●		●	●				●	●
MA	Northampton, City of	●				●	●					●					
MD	Baltimore, City of	●	●			●	●	●	●			●	●			●	●
ME	Portland Water District					●	●										
MI	Detroit Water and Sewerage Department					●	●										
MI	Flint, City of					●	●									●	

[illegible]

Experience in the Carolinas

Raftelis has unparalleled experience providing financial and rate assistance to water, wastewater, and stormwater utilities in the Carolinas. This map and the list below show some of Raftelis' Carolina water, wastewater, and stormwater utility clients who we've assisted with financial and rate issues.



NORTH CAROLINA

- City of Asheville
- City of Belmont
- Town of Boone
- Brunswick County
- City of Burlington
- Water & Sewer Authority of Cabarrus County
- Town of Cary
- Charlotte Water
- City of Concord
- Dare County
- Davie County
- City of Durham
- Durham County
- City of Elizabeth City
- Fayetteville Public Works Commission
- Town of Fuquay-Varina
- City of Goldsboro
- City of Greenville
- Greenville Utilities Commission
- City of Havelock
- City of Hendersonville
- Town of Hillsborough
- Hoke County
- City of Jacksonville
- City of Kinston
- City of Lexington
- Lincoln County
- City of Lincolnton
- City of Locust
- Town of Midland
- City of Mount Holly
- Neuse Regional Water & Sewer Authority
- New Hanover County
- Town of Oakboro
- Town of Oak Island
- Onslow Water & Sewer Authority
- Orange Water and Sewer Authority
- Town of Oxford
- Piedmont Triad Regional Water Authority
- Village of Pinehurst
- City of Raleigh

- City of Reidsville
- Roanoke Rapids Sanitary District
- City of Salisbury
- City of Sanford
- City of Siler City
- Stanly County Utilities
- Union County
- Town of Wake Forest
- Wayne County
- City of Wilson
- Winston-Salem/Forsyth County Utilities Commission

SOUTH CAROLINA

- Berkeley County Water & Sanitation Authority
- Chester Metropolitan District & Chester Sewer District
- City of Conway
- Grand Strand Water & Sewer Authority
- Greenville Water
- Greer Commission of Public Works
- James Island Public Service District
- Joint Municipal Water and Sewer Commission
- Kershaw County & Lee County Regional Water Company, Inc.
- Laurens County Water & Sewer Commission
- Mt. Pleasant Waterworks
- City of Myrtle Beach
- Orangeburg County
- Renewable Water Resources
- City of Rock Hill
- South Island Public Service District
- Spartanburg Sanitary Sewer District/ Spartanburg Water System
- Town of Sullivan's Island
- Town of Ridgeland
- York County

On the following pages, we have provided detailed descriptions of several projects that we have worked on that are similar in scope to this project. We have included references for each of these clients and urge you to contact them to better understand our capabilities and the quality of service that we provide.

Town of Apex

NORTH CAROLINA

Reference: Vance Holloman, Finance Director, 73 Hunter Street, P.O. Box 250, Apex, NC 27502 - P: 919 249 3315 / E: vance.holloman@apexnc.org

Size of the organization: 25,000

In April 2016, Raftelis was engaged by Renewable Water Resources (ReWa) to perform a wastewater utility rate and new account fee (NAF) study (Study). The objectives of the rate study were to: evaluate revenue sufficiency and recommend rates that recover the necessary revenues to meet system revenue requirements; evaluate the cost recovery equity of ReWa's existing rates (specifically fixed vs. volume) and make recommendations for improvements; and provide a user-friendly financial planning model, designed for continuous use by ReWa Staff. As a part of the rate study, Raftelis also reviewed ReWa's existing NAF's to evaluate their cost justification and recommend modifications.

Raftelis utilized a systematic approach for rate setting, tailored specifically to ReWa's goals. The first step in the rate setting process was to hold a project kick-off meeting with ReWa Staff to identify the utility pricing objectives. Next, Raftelis developed a financial plan which included forecasting system revenues and revenue requirements and determining the level of rate revenue increases needed. Based on information provided during the kick-off meeting and subsequent correspondence, Raftelis developed preliminary rate recommendations to address the identified utility objectives and align with the financial plan. Raftelis modeled several different rate analyses for recovering the revenue increases needed, including: base charges by meter size, revenue impacts from the removal of the Summer Savings Program, and the timing of various levels of rate adjustments. After reviewing the financial implications and various impacts of the adjustments on ratepayers, ReWa Staff indicated its desire to maintain the existing rate structure. Subsequently, the main objective in the study was to ensure revenue sufficiency and stability, as well as to improve cost justification within the current rate

structure. For the NAF analysis, Raftelis reviewed the current NAF methodology, recalculated utility NAF's under industry standard approaches, and recommended structure adjustments to recover NAF revenue more equitably.

Raftelis modeled and presented three unique rate scenarios for recovering revenues to meet system revenue requirements, along with the results of the NAF analysis, to the ReWa Board of Commissioners. The rate scenarios included multi-year across-the-board increases to volume charges as well as cost justified base charge increases. The project concluded with Raftelis delivering a final Utility Rate Study Report, New Account Fee Letter, and the financial planning and rate model. Upon delivery of the model, Raftelis held a model training workshop at ReWa to facilitate the model transition and answer questions.

Town of Boone

NORTH CAROLINA

Reference: Joshua J. Eller, Deputy Director, 321 East King Street, Boone, NC 28607 - P: 828 268 6250 / E: josh.eller@townofboone.net

Size of the organization: 11,000

In late 2017, the Town of Boone engaged Raftelis to conduct a Water and Wastewater Financial Planning and Rate Study (Study). As is common in the water and wastewater industry, the Town's water and wastewater systems are facing increasing capital costs. The Town engaged Raftelis to identify the cash needs of the water and wastewater utilities over the next several years, the necessary rate adjustments sufficient to cover the cash needs, and any alternative rate structures that might be viable options. Concurrently, the Town engaged Raftelis to conduct a system development fee study to calculate fees as set forth in North Carolina General Statute 162A Article 8 "System Development Fees" (which are documented in a separate report dated April 4, 2018).

Raftelis completed the following tasks:

- Developed a 10-year financial planning and rate model for the water and wastewater enterprises to ensure financial sufficiency, meet operation and maintenance (O&M) costs, ensure sufficient funding for capital improvement needs, and improve the financial health of the enterprises
- Incorporated any revenue impacts resulting from the system development fee analysis
- Reviewed current rate structures for the water and wastewater enterprises and developed alternatives
- Calculated rates and customer impacts for various customer classes and usage levels

- Allocated wastewater treatment plant costs to update high strength surcharges

As part of the study, Raftelis identified the level of rate adjustments to ensure the financial sufficiency of the utilities throughout the forecast period. In addition, Raftelis identified and presented several water and sewer rate structure options to the Town Council. As of the date of this proposal, the Town Council had not decided on the rate adjustment or rate structure option to be implemented.

City of Winston-Salem/ Forsyth County Utilities

NORTH CAROLINA

Reference: Mike Koivisto, Business Analyst, P.O. Box 2511, Winston-Salem, NC 27102 - P: 336 747 6992 / E: mikek@cityofws.org

Size of the organization: 121,000

Raftelis has provided various services to the City of Winston-Salem/Forsyth County Utilities (City/County Utilities), which provides water and sewer service to the City of Winston-Salem, unincorporated portions of Forsyth County, and a number of small municipalities within the Forsyth County. Raftelis has been engaged in on-call services with City/County Utilities for the last 5 years. Raftelis has assisted with annual financial planning and rate setting, wholesale negotiations, data analyses, and bond issuances. Recently, Raftelis has completed a comprehensive water and sewer cost of service study for City/County Utilities, and is currently in the process of helping assess the feasibility of creating a regional utility with their neighboring county and municipalities. This work has involved rate studies, contract analyses, and management consulting services.

Raftelis is also currently assisting City/County Utilities with an upcoming debt issuance. In the past, we've prepared a comprehensive feasibility report for inclusion in the official statement (OS) for a \$77 million revenue bond issue in 2007. Since then, we have assisted the City with the preparation of a five-year forecast and have provided an Agreed Upon Procedures Letter to the North Carolina Local Government Commission stating that we have reviewed the forecast and that it is reasonable for two bond issues: a \$109 million revenue bond issue in 2009 and a \$120

million revenue bond issue in 2010 (which include two taxable and two tax exempt series).

Onslow County Water & Sewer Authority

NORTH CAROLINA

Reference: Jeffrey Hudson, Chief Executive Officer
228 Georgetown Rd., Jacksonville, NC 28540 - P: 910 937 7532 /
E: jhudson@onwasa.com

Size of the organization: 45,000

In 2017, the Onslow Water and Sewer Authority (ONWASA) engaged Raftelis to conduct a Water and Wastewater Financial Planning and Rate Study (Study). ONWASA's last water and wastewater rate increase was in 2010. Rate increases since this time had been able to be avoided due to staff implementing cost savings resulting from the use of technology, automation, refinancing of debt, etc. However, debt service coverage was declining. Furthermore, ONWASA had identified capital projects over the next 10 years to address repair and replacement of infrastructure and to expand wastewater capacity to unserved areas which will require funding sources. ONWASA engaged Raftelis to identify the cash needs of the water and wastewater utilities over the next several years, the necessary rate adjustments sufficient to cover the operating and capital costs of the utility, and any modifications to the rate structure. Concurrently, ONWASA engaged Raftelis to conduct a system development fee study to calculate fees as set forth in North Carolina General Statute 162A Article 8 "System Development Fees", which are documented in a separate report.

The goals of the study included the following:

- Develop five-year financial plans for the water and wastewater enterprises to ensure financial sufficiency, meet operation and maintenance (O&M) costs, ensure sufficient funding for capital improvement needs, and improve the financial health of the enterprises
- Review current rate structures for the water and wastewater enterprises and determine if rate adjustments are needed
- Calculate cost justified bulk rates for water and wastewater service
- Incorporate any revenue impacts resulting from the system development fee analysis
- Raftelis developed a rate and financial planning model to allow ONWASA to evaluate various capital improvement plans (CIP). The evaluation of each CIP included the identification of necessary rates to ensure the financial sufficiency of the utility as well as the impact on various types of customers (and various usage levels). The options were presented to the Board and the Board chose a CIP that would allow the Board to meet its strategic goals. The Board also approved an increase in water and sewer rates in FY 2019, and will continue to evaluate rates in the future to ensure funding for the chosen CIP

Lincoln County

NORTH CAROLINA

Reference: Georgetta Williams, Finance Director, 114 West Sycamore Street, Lincolnton, NC 28092 - P: 704 736 8980 / E: georgettawilliams@ci.lincolnton.nc.us

Size of the organization: 12,000

Raftelis recently completed a water and sewer financial planning and rate study for Lincoln County (County). The study included modifications to the County's existing water and sewer rate structures, and the development of water and sewer capacity fees and tap fees. Raftelis developed a 10-year financial planning model for the County that was designed to meet their pricing objectives of creating self-sufficient utilities (water vs. sewer) and overall revenue sufficiency, including the effects of the recent decline in capacity fee revenue due to slowing growth and the economy. Revenue sufficiency was a key objective, as the County recently completed construction of a new wastewater treatment plant. The debt service associated with the funding of this plant had a significant effect on the revenue requirements of the County's sewer utility. As such, examining debt service coverage ratios was critical. The County was also experiencing a slow down in growth and in capacity fee revenue, which was having a significant impact on the County's revenue stream. As part of the financial planning process, these variables were considered and projections were made to address this loss. It is the County's objective to update this model annually, as data becomes available, to better manage their financial future.

In addition, Raftelis is currently working with both Lincoln County and the City of Lincolnton to develop the marginal/incremental cost of producing water for each entity. This data will serve as the basis for the development of a water exchange rate between the two entities.

WHO IS **Raftelis**

**RAFTELIS IS THE
TRUSTED ADVISOR TO UTILITIES
AND THE PUBLIC SECTOR.**

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Raftelis provides utilities and public-sector organizations with insights and expertise to help them operate as high-performing, sustainable entities providing essential services to their citizens. We help our clients solve their finance, organizational, and technology challenges, achieve their objectives, and, ultimately, make their communities better places to live, work, and play.

THE CITY
& RAFTELIS

The Right Fit

We believe that Raftelis is the right fit for this project. We provide several key factors that will benefit the City and help to make this project a success.



RESOURCES & EXPERTISE

This project will require the resources necessary to effectively staff the project, and the skillsets to complete all of the required components.

With more than 70 consultants, Raftelis has the largest water-industry financial and rate consulting practice in the nation. Our depth of resources will allow us to provide the City with the technical expertise necessary to meet your objectives. In addition to having many of the industry's leading rate consultants, we also have experts in key related areas, like stakeholder engagement and data analytics, to provide additional insights as needed.



DEFENSIBLE RECOMMENDATIONS

When your elected officials and customers are considering the validity and merit of recommended changes, they want to be confident that they were developed by experts using the latest industry standard methodology.

Our senior staff are involved in shaping industry standards by chairing various committees within the AWWA and WEF. Raftelis' staff members have also co-authored many industry standard books regarding utility finance and rate setting. Being so actively involved in the industry will allow us to keep the City informed of emerging trends and issues, and to be confident that our recommendations are insightful and founded on sound industry principles. In addition, with Raftelis' registration as a Municipal Advisor, you can be confident that we are fully qualified and capable of providing financial advice related to all aspects of utility financial planning in compliance with federal regulations.



LOCAL & NATIONAL EXPERIENCE

An extensive track record of past similar work in the Carolinas and across the country will help to avoid potential pitfalls on this project and provide the know-how to bring it across the finish line.

Raftelis staff have assisted 1,000+ utilities throughout the U.S., including more than 50 in NC, with financial and rate consulting services, with wide-ranging needs and objectives. Our extensive experience will allow us to provide innovative and insightful recommendations to the City, and will provide validation for our proposed methodology ensuring that industry best practices are incorporated.



USER-FRIENDLY MODELING

A modeling tool that your staff can use for scenario analysis and financial planning now and into the future will be key for the City going forward.

Raftelis has developed some of the most sophisticated yet user-friendly financial/rate models available in the industry. Our models are tools that allow us to examine different policy options and cost allocations and their financial/customer impacts in real time. Our models are non-proprietary and are developed with the expectation that they will be used by the client as a financial planning tool long after the project is complete.



RATES THAT ARE ADOPTED

For the study to be a success, rates must be successfully approved and implemented.

Even the most comprehensive rate study is of little use if the recommendations are not approved and implemented. Raftelis has assisted numerous agencies with getting proposed rates successfully adopted. We develop a message regarding the changes that is politically acceptable, and convey that message in an easy-to-understand manner. We focus on effectively communicating with elected officials about the financial consequences and rationale behind recommendations to ensure stakeholder buy-in and successful rate adoption.

25 years
serving the
utility industry

Our team includes

70+ consultants
focused on utility finance/
organization/technology

8 current and previous
AWWA and WEF committee
and division chairs

14 members of
AWWA, WEF, and NACWA
utility finance and management committees

Raftelis has provided financial/organizational assistance for

1,000+ water/wastewater/
stormwater
utilities

which serve more than

25% of the
U.S. population

and includes the utilities serving

33 of the nation's
50 largest cities

In the past year alone, we worked on

600+ projects for **400+** utilities in **40** states



Project Team

WE HAVE DEVELOPED A TEAM OF CONSULTANTS WHO SPECIALIZE IN THE SPECIFIC ELEMENTS THAT WILL BE CRITICAL TO THE SUCCESS OF THE CITY'S PROJECT.

CITY OF MOUNT HOLLY

**PROJECT MANAGER
Elaine Conti**

**STAFF CONSULTANT
Delaney Ridgley**

Our team includes a senior-level Project Manager to provide experienced project leadership, with support from talented consultant staff. This is the same team that recently worked with the City on the system development fee project, providing them with an understanding of the City's unique situation that will allow them to hit the ground running on this project.

Our full staff of more than 70 utility financial and management consultants, 13 of which are in our Charlotte Office, will be available to provide additional support on this project as necessary.

Here, we have included an organizational chart showing the structure of our Project Team. On the following pages, we have included brief profiles and project roles for each of our team members, followed by detailed resumes.

Raftelis staff shape industry standards for water and wastewater utility finance and management through our active leadership in AWWA, WEF, and EPA. Raftelis' staff includes:

AWWA

- Asset Management Committee - 1 member
- Benchmarking Committee - 1 member
- Finance, Accounting, and Management Controls Committee - 2 members
- Management and Leadership Division - Chair and Vice Chair
- Public Affairs Council - Chair
- Rates and Charges Committee - Chair and 7 members
- Strategic Management Practices Committee - Chair
- Technical and Education Council - 1 Trustee

WEF

- Finance and Administration Subcommittee - Chair
- Technical Practices Committee - 1 member
- Utility Management Committee - 4 members
- WEFTEC Conference Planning Committee - 1 member

EPA

- Environment Financial Advisory Board - 1 member

Raftelis staff have co-authored many of the industry's leading guidebooks regarding water and wastewater financial and management issues, including:

- Affordability of Wastewater Service (WEF)
- Financing and Charges for Wastewater Systems, Manual of Practice 27 (WEF)
- Manual M1, Principles of Water Rates, Fees and Charges (AWWA)
- Manual M5, Water Utility Management (AWWA)
- The Effective Water Professional (WEF)
- Water and Wastewater Finance and Pricing: The Changing Landscape
- Water and Wastewater Rate Survey (conducted and published collaboratively with AWWA and Raftelis)
- Water Rates, Fees, and the Legal Environment (AWWA)

**PROJECT MANAGER****Elaine
Conti**

Senior Manager

PROJECT ROLE

Responsible for overall project accountability, leading the consulting staff in conducting analyses and preparing deliverables for the project, and serving as the City's main point of contact.

CAREER HIGHLIGHTS

- 18 years of experience
- Former Chair of NC AWWA-WEA Finance & Management Committee
- Co-author of *Water and Wastewater Finance and Pricing*
- Financial/rate consulting experience with Spartanburg Water System, York County/Rockhill, Concord, Brunswick County, Wake Forest, & Wilson

**STAFF CONSULTANT****Delaney
Ridgley**

Consultant

PROJECT ROLE

Will provide conduct analyses and prepare deliverables for the project.

CAREER HIGHLIGHTS

- 2 years of experience
- Financial/rate consulting experience with Richmond, Concord, Birmingham, Apex, & Smyrna



Elaine Conti

Project Manager

Senior Manager

SPECIALTIES

- Cost of service and rate structure studies
- Bond forecasts and feasibility studies
- Litigation support
- Economic feasibility studies
- Financial valuation and appraisal
- Effective utility management studies
- Customer service assessments
- Performance benchmarking studies
- Privatization feasibility studies and implementation analysis

PROFESSIONAL HISTORY

- Raftelis: Senior Manager (2017-present); Manager (2009-2016); Senior Consultant (2000-2009)
- Wachovia Bank, NA: Assistant Vice President (1995-2000)

EDUCATION

- Masters in Business Administration - Wake Forest University (2004)
- Bachelor of Science in Business Administration - University of North Carolina at Chapel Hill (1995)

PROFESSIONAL MEMBERSHIPS

- Former Chair - NC AWWA-WEA Finance & Management Committee

Ms. Conti joined Raftelis in 2000 and has managed numerous water and wastewater cost of service and rate and financial planning studies. She has performed rate studies for numerous clients across the country and has assisted in providing utilities with benchmarking data and industry standards from which they can assess their utility's performance and efficiency. Ms. Conti has also assisted several utilities in their efforts to implement management practices consistent with the Effective Utility Management (EUM) framework. Ms. Conti is the former Chair of the North Carolina AWWA-WEA Finance & Management Committee. She also co-authored a chapter entitled, "Outside-City Rates for Retail and Wholesale Customers, and Wheeling Rates," for the Fourth Edition of the industry guidebook, *Water and Wastewater Finance and Pricing: The Changing Landscape*.

RATE AND FINANCIAL PLANNING EXPERIENCE

City of Mount Holly (NC)

Ms. Conti served as the Project Manager on a project with the City of Mount Holly, NC (City) to provide water and wastewater financial consulting services. The project involved the analysis of existing fixed capital assets, the determination of costs incurred by the City to provide capacity to future utility customers, and the development of cost-justified water and wastewater capital recovery fees using the system-buy in approach.

City of Concord (NC)

Ms. Conti has served as project consultant for the rate study conducted for the City of Concord (City), North Carolina. The City was experiencing rapid growth but also a persistent drought that limited the City's raw water supply. The City was also faced with a significant capital improvement plan in order to address water supply needs. Raftelis developed a rate model for the City that included a review of cost allocations between water and wastewater to ensure that neither utility was subsidizing the other. The model was also used to evaluate alternate financing plans concerning the City's capital improvement plan. A new water rate structure was recommended based on a two-tiered residential rate to encourage water conservation. Rates for commercial and industrial users were also determined based on the cost of service study. The rate model has been updated since the original study to assist the City in determining future rates, as well as to produce data for feasibility studies required for the issuance of revenue bonds. Ms. Conti served as Project Manager for the studies.

City of Raleigh (NC)

Raftelis assisted the City of Raleigh (City) in evaluating volume-based systems (VBS) for collecting residential waste and increasing recycling for the City's Solid Waste Services Department (Department). The project involved developing a financial planning model for the Department to be used in the future for planning, budgeting, and rate setting. In addition, the model will be used to model various VBS options. An integral part of the study were the assumptions regarding customer behavior for solid waste and recycling under various VBS options. To develop a range of assumptions, the Raftelis team gathered case study information from various communities throughout the country that implemented a VBS option. In addition, garbage and recycling data were mapped by route with census track data within the City to further refine assumptions, and more importantly, to identify any social equity impacts on various customer demographics.

Town of Cary (NC)

Raftelis developed a five-year water financial planning and rate model for the Public Works and Utility Department of the Town of Cary (Town). The project included a review of cost allocations between water and sewer to ensure that neither utility was subsidizing the other. A new water rate structure was recommended based on a three-tiered residential rate to encourage conservation. The Town was planning significant capital expenditures in the near future to expand the water treatment plant and to accommodate a high rate of growth in customers and demand. The model has been used to evaluate rate impacts of alternative financing plans. In addition, the project involved development of updated and cost-justified development fees for water, sewer, streets, and recreation facilities. Both the proposed rate structures and development fees were designed to assist the Town in managing growth more effectively. The original engagement took approximately four months and was completed in July 1998. Since that time, Raftelis has assisted in the development of a water conservation master plan and utilized the rate model to generate forecasts for bond feasibility studies for inclusion in Official Statements issued in 2001 and 2004 for approximately \$19 million and \$26 million, respectively. Ms. Conti served as the Lead Consultant for the bond feasibility studies. In addition, Raftelis helped the Town develop water and sewer impact fees.

City of Jacksonville (NC)

In 2009, Raftelis developed a five-year water and wastewater financial planning and rate model (Model) for the City of Jacksonville (City). Ms. Conti served as the Project Manager for this study. The City was interested in making modifications to its existing rate structures. As Project Manager, Ms. Conti lead two workshops with the City Council: 1) a conceptual design workshop to discuss rate structure alternatives, the pros and cons of each alternative, and to identify which alternatives should be used to develop rates 2) a workshop to discuss the resulting rates and customer impacts under the alternatives chosen in the conceptual design workshop. The Model is currently being used by the City to forecast annual rate adjustments that will recover both O&M costs and projected future capital costs, and ensure adequate bond coverage requirements.

Brunswick County (NC)

In 2007, Brunswick County (County) was experiencing rapid growth and, therefore, faced a significant capital improvement plan in order to address infrastructure needs. The County was interested in the development of a rate and financial planning model to determine the impact of growth and debt service costs resulting from the capital improvement plan. Raftelis designed a rate model for the County that included a review of cost allocations between water and wastewater to ensure that neither utility was subsidizing the other. The model was used to determine the costs to be recovered from the fixed versus the volumetric component. The model was also used to evaluate alternate financing plans concerning the County's capital improvement plan. The model subsequently was used to produce a bond feasibility study for inclusion in an Official Statement issued in January 2008 for a revenue bond issue of approximately \$56 million. Ms. Conti served as Project Manager

for this study.

City of Wilson (NC)

Ms. Conti served as Lead Consultant on a bond feasibility and rate study for the City of Wilson (City). Raftelis conducted a bond feasibility study for a revenue bond issue of approximately \$15 million to finance construction improvements to the City's water, wastewater and gas systems. The feasibility analysis utilized the rate model developed by Raftelis to project water and wastewater rates based on the proposed bond issue and additional financing including several state revolving loans. The resulting rates from the rate model and other financial data regarding the five-year forecast period were incorporated into a bond feasibility model and report. The feasibility report was included as part of the official statement to be issued in November 2002. The rate model was updated by Raftelis in 2010.

Wake Forest (NC)

In 2003, the Town of Wake Forest (Town) and the City of Raleigh (City), North Carolina had begun investigating the possibility of merging the Town's water and sewer utility operations into the City's utility. Raftelis was engaged to assist the Town in evaluating the economic feasibility and potential benefits of the merger. Raftelis prepared a long-term economic forecast of operating results and customer rate impacts assuming continued operation by the Town, and based upon various assumptions related to expected results under a merged system. The analysis demonstrated that over the long term both the Town and the Town's utility customers were significantly better off with a merged utility. The methodology developed by Raftelis to perform the feasibility analysis was subsequently used to adjust certain aspects of the merger agreement between the Town and the City, to the benefit of both parties. Ms. Conti served as Lead Consultant for this study.

York County / City of Rock Hill (SC)

York County (County) has experienced significant growth over the last decade and anticipates a continuation of above average levels of growth in future years. The increase in population throughout the County has impacted the ability of water and wastewater service providers (the City of Rock Hill, the City of York, the Town of Fort Mill, the Town of Clover, the City of Tega Cay, and York County) to address their service area's growing needs. Historically, each entity has independently provided these services, either through a contract with a neighboring utility or with the use of its own water and wastewater treatment plants. However, as the population has increased, the demands on each individual system have grown, causing some entities to incur significantly higher costs which are passed on to retail customers in the form of higher water and wastewater rates. In 2001, the municipalities joined with the County to form the York Countywide Water and Sewer Committee (Committee) to explore the best method for providing water and wastewater services within the County. In an effort to more efficiently meet the growth in demand and provide more rate equity among retail customers, the Committee engaged Raftelis to help determine the most cost-effective solution for providing water and wastewater services in the York County area.

To assist the Committee in determining the most cost-effective solution for providing water and wastewater services, Raftelis conducted an economic feasibility study which was comprised of two phases. Phase I identified the "status quo" costs and existing relationships that would serve as the baseline for all comparisons. Raftelis developed an economic feasibility model which incorporated each entity's capital improvement plan, operations and maintenance costs, and indirect expenses such as engineering costs, billing and collection costs, etc. These costs were projected over a twenty-year planning period for each entity. Phase I also involved the identification of viable alternatives for providing long-term water and wastewater services within York County. Raftelis relied upon a review of the existing relationships, analysis of the status quo costs, and our extensive experience in conducting economic feasibility studies to identify two regional alternatives for the most cost effective, long-term means of providing water and wastewater services within York County. Next, Raftelis evaluated different scenarios within each alternative based on the ownership and operation of system assets. Phase II projected long-term costs for the alternatives identified in Phase I and utilized the model to compare the alternatives to the status quo costs. Ms. Conti served as Lead Consultant for this study.

Spartanburg Water System (SC)

Ms. Conti has served as Lead Consultant and Project Manager on a number of projects for Spartanburg Water, formerly Spartanburg Water System and Spartanburg Sanitary Sewer District SWS and SSSD). Raftelis built the original rate models for SWS and SSSD in the early 1990s. Ms. Conti has participated in annual rate and model updates for both utilities for the last eight years. She has also assisted in the preparation of six Bond Feasibility studies and provided other consulting services including a miscellaneous fee study which calculated updated costs for new accounts, tap fees, etc.

City of Phoenix Water Service Department (AZ)

Ms. Conti served as the project manager for a water and sewer cost of service study for the City of Phoenix Water Services Department (City). The study included using the City's pro forma information to determine cost of service rates based on industry accepted allocation methodologies. The study also included an comprehensive affordability study, including determining the adequacy of the existing customer assistance program. Ms. Conti worked with the City and the Citizens' Water Rate Advisory Committee (CWRAC) to determine the most appropriate metric for determining "at-risk" customers. Raftelis then utilized a dynamic heatmapping processes to understand customer demographics and paint a picture of current water rate affordability. These analyses included heatmapping by census tract within the City limits for various affordability metrics (such as median household income, affordability ratio, etc.), population below the poverty line, concentration of single-family units, and average single-family consumption by season. The heatmaps allowed the City and the CWRAC to determine an affordability threshold using the chosen affordability metric, and then to identify the number of customers "at-risk". Raftelis is continuing to work with the CWRAC to monitor customer affordability going forward and to finalize the

cost of service study.

New York City Department of Environmental Protection (NY)

Ms. Conti served as the project manager for two engagements with the New York City Department of Environmental Protection (DEP). The first engagement started in 2013 and involved the calculation of a water shortage rate to assist DEP in achieving additional reductions in water use during a water shortage event, in addition to mandatory and other conservation initiatives. The second engagement began in 2016 and involved assistance with reviewing various types fixed rate structures, rates, and customer impacts. Raftelis worked with staff to identify viable fixed fee structures based on a set of criteria.

San Antonio Water System (TX)

Ms. Conti served as Lead Consultant for the water and sewer rate study conducted for the San Antonio Water System (SAWS), which is responsible for providing water and wastewater services to approximately 300,000 customers within the City of San Antonio and the portions of the surrounding metropolitan area. In 2003, the San Antonio Water System engaged Raftelis to conduct a detailed cost of service study, including the development of a model that would analyze the rates and customer impacts under various alternative rate structures. Raftelis assisted SAWS in identifying viable rate structures that would meet the majority of SAWS' objectives which included conservation and financial sufficiency. Raftelis was subsequently engaged by SAWS in 2008 to conduct a water and sewer rate study. Similar to the study conducted in 2003, Raftelis developed a rate model to assist SAWS in analyzing various rate structures, and developed a model that can be used by staff in future years to determine rate adjustments. Ms. Conti served as Lead Consultant on both engagements with SAWS and participated in several presentations with SAWS staff.

Central Arkansas Water (AR)

Central Arkansas Water (CAW) was challenged with increasing capital costs associated with addressing aging infrastructure and regulatory requirements. While CAW was able to cash fund capital projects in the past, the capital projects identified through the asset management program required the issuance of several bonds over the next five years. As a result, CAW was interested in developing a rate and financial planning model to forecast revenue requirements over the next several years to ensure bonds could be issued and to determine the impact on water rates under various levels of bond funded and cash funded capital projects. CAW was also interested in reviewing its rate structure and making modifications to address several pricing objectives. CAW engaged Raftelis to conduct a comprehensive water rate study. As part of the study, Raftelis developed a rate and financial planning model to forecast rate adjustments for both retail and wholesale customers, and used the rate model to identify alternative rate structures for the Commission to consider. Raftelis also conducted several workshops with the Commission on rate setting principals and to review various rate structure alternatives. Ms. Conti served as the Project Manager for this engagement.

Stockton East Water District (CA)

Raftelis was engaged in 2011 by the Stockton East Water District (District) to conduct a wheeling rate study. The District owns and operates the New Melones Conveyance System (NMCS) which is used to convey water to the District and to one of the District's wheeling customers, Central San Joaquin Water Conservation District (Central). The District and Central are involved in litigation regarding the wheeling rate that was assessed to Central. Raftelis was engaged to conduct a wheeling rate study to determine the wheeling rate under California water codes and water industry standards. Ms. Conti served as the Project Manager for the wheeling rate study and provided litigation support.

City of Pompano Beach (FL)

Ms. Conti served on the team for this project in which Raftelis partnered with the City of Pompano Beach Utilities Department (CPUD) to introduce the EUM framework to senior leadership, departmental management, and operational staff with the intent to help link the organization across departmental boundaries. CPUD leadership was interested in an independent evaluation to assess if CPUD was implementing and performing all five keys to success, and if CPUD was addressing the ten attributes of EUM effectively. The results of the workshops and interview sessions identified that employee leadership and employee development could be enhanced. In the end, a list of key measures for each of the ten attributes as well as a prioritized list of initiatives for CPUD to more effectively address the ten attributes and five keys to success was developed.

Ms. Conti is also serving as the Lead Consultant for a multi-year contract for the City of Pompano Beach (City). Raftelis was engaged to conduct a rate and financial planning study for the City's water, sewer, reuse and stormwater utilities. As part of the study, Ms. Conti developed a rate and financial planning model to calculate revenue requirements for each utility using the City's budget and capital improvement plan. Raftelis has utilized the model to determine the self-sufficiency of each utility and the level of water, sewer and stormwater rate adjustments necessary over the next five-year period to ensure sufficient revenues and adequate debt service coverage. In addition, Ms. Vasits completed a review of miscellaneous fees, which included a comparison of fees with peer utilities, a work flow analysis, and the calculation of costs to perform each miscellaneous service fee.

Mobile Area Water and Sewer System (AL)

Ms. Conti was the Project Manager for Raftelis' 2008 engagement with Mobile Area Water and Sewer System (MAWSS) to conduct a comprehensive water and sewer rate study. She created a rate and financial planning model which was used to analyze MAWSS' existing rate structure by allocating costs to each utility, and more importantly, between the fixed monthly component and the volumetric component. She also led Raftelis' efforts with the wholesale rate study, impact fee study, and miscellaneous fee study. The rate study and miscellaneous fee study involved gathering benchmarking and key metric data to compare MAWSS' miscellaneous fees, reserve fund policies and debt service coverage ratios and identify

areas of improvement.

PROFESSIONAL PRESENTATIONS

- "Right sizing the fixed component of your rate structure", North Carolina AWWA-WEA - November 2013
- "EUM Concepts and a Case Study: The Central Arkansas Water Experience", May 2010
- "Six Sigma and EUM", North Carolina AWWA-WEA - November 2009
- "Drought Surcharges", North Carolina AWWA Workshop - February 2009
- "Miscellaneous Fees", Alabama-Mississippi AWWA Conference - October 2006
- "Cost Effective Regional Planning", Joint Management Conference - (Dallas, TX); February 2003



Delaney Ridgley

Staff Consultant

Consultant

SPECIALTIES

- Utility financial and rate analyses
- Rate modeling
- ArcGIS geospatial analysis
- SAS and SPSS statistical analysis

PROFESSIONAL HISTORY

- Raftelis: Consultant (2018-present); Associate Consultant (2016-2017)
- Indiana University School of Public and Environmental Affairs (2014-2016)
- The Nature Conservancy (2015)
- Indiana Department of Natural Resources Division of Fish & Wildlife (2015)
- Anthropological Center for Training & Research on Global Environmental Change (2014-2015)

EDUCATION

- Master of Public Affairs - Indiana University School of Public and Environmental Affairs
- Bachelor of Science - Ohio University College of Arts and Science

Ms. Ridgley has a background in environmental economics and policy, geography, natural resource management, and land conservation. Her primary expertise includes: utility financial and rate analyses, rate modeling, environmental economics and policy, policy analysis, and GIS analysis.

RELEVANT PROJECT EXPERIENCE

City of Mount Holly (NC)

Ms. Ridgley served as an Associate Consultant on a project with the City of Mount Holly, NC (City) to provide water and wastewater financial consulting services. The project involved the analysis of existing fixed capital assets, the determination of costs incurred by the City to provide capacity to future utility customers, and the development of cost-justified water and wastewater capital recovery fees using the system-buy in approach.

City of Concord (NC)

Ms. Ridgley served as an Associate Consultant on a project with the City of Concord, NC (City) to provide water and wastewater financial consulting services. The project involved the analysis of existing fixed capital assets, the determination of costs incurred by the City to provide capacity to future utility customer, and the development of cost-justified water and wastewater capital recovery fees using the system-buy in approach.

City of Apex (NC)

Ms. Ridgley assisted in the development of a utility rate and financial planning model to provide enhanced financial planning and to address key issues facing the Town related to:

- Capital planning to address asset management, capital maintenance and growth
- Analyses and cost-of-service information to support and provide justification for each component of the exiting rate structure (base charges and volumetric rates) and to demonstrate that each utility is independently self-supporting
- A general review of the water and wastewater rate structures to identify alternative rate structures that may be more responsive to the pricing objectives identified by the Town

City of Durham (NC)

Ms. Ridgley supported an economic and financial feasibility study for the construction of a regional water treatment plant between the City of Durham, Town of Pittsboro, the Orange County Water and Sewer Authority, and Chatham County. The analysis considered projects of customer and/or demand growth, capacity needs, operating revenue requirements, and capital financing alternatives for each of the partners, as well as supplemental sensitivity analyses related to variability in growth.

Water & Sewer Authority of Cabarrus County (NC)

Ms. Ridgley served as an Associate Consultant on a project with the Water & Sewer Authority of Cabarrus County to provide water and wastewater financial consulting services. The project involved the analysis of existing fixed capital assets, the determination of costs incurred by the utility to provide capacity to future utility customers, and the development of cost-justified water and wastewater capital recovery fees using the combined system buy-in and marginal incremental approach.

City of Hendersonville (NC)

Ms. Ridgley is currently assisting the development of a utility rate and financial planning model to provide enhanced financial planning and to address key issues facing the City related to:

- Capital planning to address asset management, capital maintenance and growth
- Analyses and cost-of-service information to support and provide justification for each component of the existing rate structure (base charges and volumetric rates) and to demonstrate that each utility is independently self-supporting
- A general review of the water and wastewater rate structures to identify alternative rate structures that may be more responsive to the pricing objectives identified by the City

City of Chester (SC)

Ms. Ridgley serves as an Associate Consultant on a project with the City of Chester, SC (City) to provide water and wastewater rate and financial consulting services. Ms. Ridgley developed a comprehensive rate and financial planning model for both utilities. The models were built to develop a ten-year financial plan for the water and sewer utilities, determine the cost of providing water and wastewater services to utility customers, and calculate cost-justified rates. In addition, Ms. Ridgley has developed both water and wastewater capital recovery fee models to support the fixed assets of both the water and sewer systems.

Grand Strand Water & Sewer Authority (SC)

Ms. Ridgley supported the review of information technology resources for Grand Strand Water and Sewer Authority. Ms. Ridgley assisted the project team in analyzing current IT systems and processes and evaluating how supportive they are for the current functions and near-term goals of the utility. The team interviewed key personnel within the organization to identify the organization's vision for the future and how technology most likely will need to support this vision and any specific near-term needs or goals.

City of Smyrna (GA)

Ms. Ridgley assisted in a water, sewer, and stormwater financial planning rate study and a high level financial sufficiency assessment of the solid waste utility. Ms. Ridgley supported the development of a rate and financial planning model, which provides a projection of operating and maintenance expenses based on the estimated operating budget and capital costs based on annual debt service, pay-as-you-go funding, and projected contributions to reserves. The model also incorporates a financial planning component that includes the capital projects proposed over the planning horizon. Finally, the model includes a module to assess the customer impacts of the recommended rates.

Birmingham Water Works Board (AL)

Ms. Ridgley supports the Birmingham Water Works Board (the Board) with multiple financial consulting needs. Recently, Ms. Ridgley has supported the Board with a bond feasibility and bond refunding analysis along with monthly bill frequency and consumption analyses.

Richmond Department of Public Utilities (VA)

Ms. Ridgley supports a water and wastewater rate and cost of service study for the Richmond Department of Public Utilities (DPU). DPU is seeking a comprehensive analysis of the existing and projected cost basis of utility operations and an evaluation of the appropriateness of its existing rate structure for providing water and sewer services. Ms. Ridgley has assisted in developing a rate and financial planning model to provide a forecast of rates, revenues, expenses, debt service, debt service coverage, and reserves over a 5-year forecast period. Ms. Ridgley has also developed cost-justified capacity and connection fees in addition to public fire protection charges.

RELEVANT PROFESSIONAL EXPERIENCE

Indiana University School of Public and Environmental Affairs (SPEA)

Ms. Ridgley served as a subcontracted researcher to deliver a guide for carbon taxation policies for the World Bank Partnership for Market Readiness, partnering with SPEA, Climate Focus, the Gnarly Tree Sustainability Institute. The Carbon Tax Guide: A Handbook for Policy Makers serves as a resource for policymakers on the national level to support their efforts to mitigate carbon pollution. This Guide provides a practical tool to help policymakers determine whether a carbon tax is the right instrument to achieve their policy goals and to support them in designing and implementing a tax that is best suited to their specific needs, circumstances and objectives. The guide provides both conceptual analysis and important practical lessons learned from implementing carbon taxes around the world.

The Nature Conservancy

Ms. Ridgley conducted an economic analysis of conservation in Indiana, utilizing benefit-cost analysis and environmental economic theory. She also conducted an empirical analysis of the impact of conservation on property tax revenue in the state of Indiana and individual counties. This involved data compilation and analysis of over 400 grant proposals.

Anthropological Center for Training & Research on Global Environmental Change

Ms. Ridgley was part of a nation-wide research project, Ecological Homogenization of Urban America, which aimed to understand how urban land use change has affected carbon storage and nitrogen pollution at multiple scales, and to understand of how humans perceive, value and manage their surroundings. She conducted statistical analysis of over 9,400 household telephone interviews and field survey data using statistical and geospatial software such as SPSS and ArcGIS.



City of Mount Holly Action Agenda Item

To: City Council From: Jonathan Wilson	Date: December 6, 2018 Meeting Date: December 10, 2018
Agenda Item to be considered: Call for a public hearing, regarding a request by Eric Lanier for a rezoning of Tax Parcel ID 221751 from R-1 Gaston County to Single Family Conditional District.	
Will this require a public hearing? ☒ YES ☐ NO	
Background/Purpose of Request: An application was received by staff requesting a rezoning. The property is currently located in Gaston County's zoning jurisdiction and zoned R-1. The property is approximately 138 acres in size. The applicant wishes to rezone the property to a Conditional District to include Single Family Residential as detached homes. Additionally, the applicant is requesting annexation into the City of Mount Holly.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☒ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☒ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☒ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: At the November Planning Commission meeting the Planning Commission made a recommendation to City Council to call for a public hearing for this rezoning request. Staff and the Planning Commission would like to request that the public hearings be held in the month of February.	
Result of City Council Decision: _____	
Attachments:	

**City of Mount Holly
Mount Holly City Council Meeting
Monday, November 11, 2018
Council Chambers
7:00 pm**

Call to Order

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

Mayor Bryan Hough	Danny Jackson, City Manager
Mayor Pro Tem Perry Toomey	Miles Braswell, Assistant City Manager
Councilwoman Carolyn Breyare	Ryan Baker, Fire Chief
Councilman Charles McCorkle	Tony Walker, Assistant Streets and Solid Waste Director
Councilman Jeff Meadows	Dave Johnson, Utilities Director/City Engineer
Councilman David Moore	Don Roper, Chief of Police
Councilwoman Lauren Shoemaker	Greg Beal, Planning Director
Kemp Michael, City Attorney	Africa Otis, Finance Director

Invocation

Dr. Kendall Cameron the Pastor at First Baptist Church in Mount Holly gave the invocation.

Pledge of Allegiance

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

SET THE AGENDA

With no changes to the agenda, Councilwoman Breyare set the agenda as presented. Councilman Moore seconded the motion. All council members voted in favor. (Motion carried)

CONSENT AGENDA

1. Approval of Amendment to the Grand Hall Rental Policy and Fee Schedule
2. Call for public hearing on an amendment to the Downtown Development Manual for limiting the types of colors for painting commercial buildings
3. Call for public hearing for a rezoning of 725 Elm Street, Gaston County Parcel ID 123513 from H-1 Heavy Industrial to Conditional District
4. Final Plat Approval of Imagery on Mountain Island Phase 1, Maps 9-11
5. Approval of the minutes of the October 8, 2018 Council Meeting
6. Approval of the minutes of the October 22, 2018 Work Session Meeting

Councilwoman Shoemaker made a motion to approve the consent agenda. Mayor Pre Tem Toomey seconded the motion. All Council Members present voted in favor. (Motion carried)

PUBLIC HEARING

1. Public hearing on amendment to the Downtown Development Manual for repeal of residential design standards that are illegal under NC General Statute 160A-381, Part H

Mr. Wilson advised that Planning Staff is in the process of making updates to the Downtown Development Manual. During the process staff has discovered discrepancies with current legislation as it relates to design standards for single family residential homes in our downtown. He advised that only language that regulates the aesthetics of residential buildings is being recommended for repeal.

At this time, Councilman Moore made a motion to enter in to Public Hearing. Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried) With no one signed up to speak, Councilman McCorkle made a motion to close the public hearing. Mayor Pro Tem Toomey seconded the motion. All Council Members voted in favor. (Motion carried)

Councilman Meadows made a motion to approve the amendment to the Downtown Development Manual for repeal of residential design standards that are illegal under NC General Statute 160A-381, Part H. Councilman McCorkle seconded the motion. All Council Members voted in favor. (Motion carried)

PUBLIC COMMENT – Three (3) Minute Limit

James Houghman advised that he lives in the Riverbend area and has for the past 16 years. He came before the City Council to ask for Council's help with the poor internet service that is provided by Spectrum. He advised that in this day in time the internet effects all aspects of life from working from home to kids home work to home security. He further advised that he has been waiting some time for Spectrum to improve their services and is now asking for help from the City Council.

OLD BUSINESS

1. Consideration and Approval of City Summit Memorandum of Understanding

Mr. Jackson advised that all entities in Mount Holly have come together and agreed to work together for the greater good of the City. Mr. Jackson introduced members of the City Summit. Mayor Hough thanked the members for their interest in the City. Mayor Pro Tem Toomey made a motion to approve the City Summit Memorandum of Understanding. Councilman Moore seconded the motion. All Council Members voted in favor. (Motion carried)

NEW BUSINESS

1. Consideration and Approval of an Amendment to the Naming Rights Policy

Mr. Jackson advised that the Parks and Recreation Committee met on October 23rd and voted unanimously to adopt the proposed amendment to the Naming Rights Policy. Councilman Moore made a motion to approve the amendment to the Naming Rights Policy. Councilman McCorkle seconded the motion. All Council Member voted in favor. (Motion carried)

2. Consideration and Approval of an Naming Rights Application

Danny Jackson

Mr. Jackson advised that at the October 23rd Parks and Recreation Meeting the Commission recommended that the Council make a counter proposal to the applicant. The first would be to pay the renovation expenses of \$1.2 or join into a fundraising campaign with the City to raise the funds for renovating the gym. Council agreed that Mr. Jackson talk with the applicant's attorney and discuss the condition of the gym and the sum of the proposed renovations and bring back at a future meeting.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Meadows made the motion to adjourn the November 12, 2018 Council Meeting. Councilman Moore seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 7:41 p.m.

PRESENTATIONS



City of Mount Holly Action Agenda Item

To: City Council Greg Beal, Economic Development	Date: January 10, 2019
From: Coordinator, Planning Director	Meeting Date: January 10, 2019
Agenda Item to be considered: <u>Special Recognition of Region of Excellence Award Winners</u>	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: <u>At the instruction of the City Manager, Assistant City Manager Miles Braswell and I submitted a detailed application for Centralina COG's Annual Region of Excellence Award for Improving the Quality of Life through the Mount Holly River Front Greenway Project. The Mount Holly Community Development Foundation and FROGS (Friends of the Greenway System) were our partners in not only the award process, but they have been a valued partner throughout concept, design and construction of various sections of the greenway. On October 23rd, we were informed that through this highly-competitive process, the City of Mount Holly won this prestigious award out of the 9-County Charlotte Region. On Friday, November 30th, Mayor Hough, City Manager Danny Jackson, Assistant City Manager Miles Braswell and I accepted the award on behalf of the City and our partners at the Charlotte Speedway Club. We were also able to display materials, which told the story of the greenway. Appreciation was given to Foundation and Frogs for supplying materials for the display as well. We hope to set up the display in the Grand Hall for the public to see before the Council meeting.</u>	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☒ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☒ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☒ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: <u>Staff is preparing a resolution to honor our partnership with the Foundation and FROGS in recognition of being the recipient of the Region of Excellence Award.</u>	
Result of City Council Decision:	
Attachments:	

[illegible]



City of Mount Holly Action Agenda Item

To: Mayor and City Council Ryan Baker, Fire Chief	Date: January 7, 2019 Meeting Date: January 14, 2019
Agenda Item to be considered:	
Swearing in of new Firefighters Ashton Chaney and Blake Nance.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request :	
We would like to conduct a swearing in ceremony during the City Council Meeting for Firefighters Ashton Chaney and Blake Nance.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☒ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☒ NO ☐ N/A
Budget Transfer required	☐ YES ☒ NO ☐ N/A
Total City Dollars:	
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☐ N/A
Manager/Staff Recommendation:	
Result of City Council Decision:	
Attachments: Oath of Office	

Firefighter

I solemnly swear that I will support and defend the Constitution of the United States of America and the State of North Carolina against all enemies, both foreign and domestic, and I will faithfully and impartially discharge my duties as a firefighter of the City of Mount Holly under the appointment of the City of Mount Holly to the laws of the North Carolina to the best of my skills and abilities, so help me God.



City of Mount Holly Action Agenda Item

To: Mayor and City Council From: Danny Jackson, City Manager	Date: December 7, 2018 Meeting Date: December 10, 2018
Agenda Item to be considered: Introduction of New Employees	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : Periodically new employees with the City will come before Council for a formal introduction.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☒ N/A
Reviewed by Finance Director	☒ YES ☐ NO ☐ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☐ N/A
Manager/Staff Recommendation:	
Result of City Council Decision:	
Attachments: None	



City of Mount Holly Action Agenda Item

To: City Council From: Chief Roper	Date: 1-4-19 Meeting Date: 1-14-19
Agenda Item to be considered: Recognition of Officers for exemplary service.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: Major Reagan, Captain Sisk, Captain Harris, and Sgt. Monroe will be awarded the MHPD Commander's coin for excellence.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO x N/A
Reviewed by Finance Director	☐ YES ☐ NO x N/A
Preaudit Certification required	☐ YES ☐ NO x N/A
Capital Project Ordinance required	☐ YES ☐ NO x N/A
Budget Transfer required	☐ YES ☐ NO x N/A
Total City Dollars:	
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO x N/A
Manager/Staff Recommendation:	
Result of City Council Decision: _____	
Attachments: 1. MHPD award program description	



Don Roper
Chief of Police

Mount Holly Police Department

400 E Central Avenue • Mount Holly, NC • 28120 • (704) 827-4343 • (704) 822-2932

Memorandum

Reference: MHPD Awards Program

The Mount Holly Police Department has established an Awards Program to recognize employees who have distinguished themselves by acts of special accomplishments or other acts of service above and beyond those normally expected by members of the department.

Recognition may be awarded to any employee of the department for a highly creditable accomplishment which brings public acclaim to themselves, the department, or the police profession as a result of devotion to duty or service to the public. The award is given to the employee with the understanding that it not only recognizes the excellence of the individual receiving it, but that they receive it on behalf of their team members and colleagues that assist in their accomplishment.

Currently, the following forms of recognition will be awarded to employees for service determined to be of a distinguishing nature:

MHPD Commander's Coin

Letter of Commendation

Public acknowledgement of superior job performance

The Commanders Coin is awarded upon a recommendation of a supervisor, and after this recommendation has progressed through a chain of command review and received final approval from the Chief of Police. The Commander's Coin will be awarded to the employee during a ceremony at a Council meeting, and will be accompanied by a memorandum detailing the distinguishing act deemed worthy of the award. This is the highest award currently available to members of the department. This award recognizes acts that go beyond the scope of regularly assigned duties, and are deemed to display extreme excellence on the part of the employee.

Letter of Commendation will be awarded to employees for an act or acts of service to the public which are commendable and illustrate the high standards imposed upon members of the MHPD. This award recognizes acts that exceed the level of service expected by employees, but do not meet the criteria for a higher award.

Public acknowledgement of superior job performance will be afforded to members of the department that display through their actions the level of quality customer service that is the goal of the Mount Holly Police Department.

Members of the department recognize that the level of service that is the standard for an employee of the MHPD may exceed those of other agencies. It is the goal of MHPD to provide a level of customer service to our citizens that goes beyond what is considered routine. This awards program serves to illustrate this level of commitment.

PUBLIC HEARINGS



City of Mount Holly Action Agenda Item

To: City Council Greg Beal, Economic Development	Date: January 10, 2019
From: Coordinator/Planning Director	Meeting Date: January 14, 2019

Agenda Item to be considered: Public hearing to consider adopting the Strategic Vision Plan Update document

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request: This past Tuesday, the Mayor and City Council members should have received a copy of the Draft Strategic Vision Plan Update document. Staff sent the bound copy to you so that you would have some extra time to review this document. At the regularly scheduled meeting on January 14th, Tripp Muldrow will focus on the highlights of this 16-month planning process. City Council's last update focused on one single question in regard to the Vision Plan Update Document, particularly the matrix for projects:

"What project, within a certain area, is done by whom, at what time, and how?"

However, as we near the completion of the project, you may have other questions in regard to the Plan itself. As a refresher, I would like to offer some background on the project.

BACKGROUND ON PROJECT

In late 2016, City Council, upon recommendation by the Economic Development Committee, chose Arnett Muldrow as the most qualified firm to draft the new Strategic Vision Plan, which would serve as an update to the 2008 Strategic Vision Plan by UNCC, Warren & Associates and the Urban Institute. Upon approval of the contract and budget appropriations, Arnett Muldrow and their team of Mahan Rykiel (Urban Designer, Landscape Architect) JM Teague (Transportation and Engineering) kicked off the project in late August 2017. All matters of the planned were vetted through the Steering Committee, which was composed of Council representatives David Moore and Perry Toomey, Planning Commission members Leroy Thorns and Will Crist, local business owners, citizens, nonprofit representatives, and real estate experts, as well as City staff.

During the months of October and November 2017, over 300 local citizens and stakeholders were reached through public meetings, one-on-one meetings with the consultants, or group luncheons focusing on topics such as art and placemaking (public art), parks and recreation, transportation, the role of nonprofits. At many of these group meetings of 20 or more people, we had local and regional representation.

The months of December 2017 and January 2018 focused on the Market Study portion of the Strategic Vision Plan Update project. The Project Team presented their findings at the Steering Committee meeting and Council Work Session in January.

In March 2018, Tripp Muldrow presented updates on the detailed survey portion of the plan; the survey had nearly 550 people complete it. This amount of participation was very good for data collection.

The months of April and May 2018 saw little in the form of new updates from the consultants, which led to a meeting between the City and staff to ensure that the Plan

schedule of a June 2018 completion was being followed. It was at this time that City staff realized that an extension of the project would have to be done because there was little in the form of creating a public document, focusing on specific core values by geographic location, for example, Downtown and the River Front, the Woods and Water District and the South Gateway.

In July 2018, Arnett Muldrow held a re-engagement meeting with the Steering Committee, City Council and the general public, the latter had over 50 people in attendance. Once milestones were laid out, City Council asked to be updated on the project at a future meeting.

On August 27, 2018, Tripp Muldrow presented a draft plan to City Council. The Mayor and Council members gave specific direction on items to be included in future edits. Unfortunately, it has taken the consultants over four months to complete the edits into a final draft document. However, City staff has worked with them every step of the way. We feel, with the exception of a few additions, which are covered in the attached memo, that this thoroughly-vetted document is ready to be presented and adopted.

It is unfortunate that this process was not as consistent as the City would have liked. However, I do not want that to take away from the outstanding participation from citizens and stakeholders and the many hours of work that went into this monumental document.

The most important thing on Monday is to be prepared to ask questions or voice any concerns. Arnett Muldrow realizes that their work is not complete until the City of Mount Holly is fully satisfied with the project and all edits have been incorporated.

Fiscal Impact:

Will Item affect current budget	☐ YES	☐ NO	☒ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	☐ YES	☐ NO	☒ N/A

Manager/Staff Recommendation: The Planning Commission made a unanimous recommendation that City Council adopt the Strategic Vision Plan Update document with consideration given to the recommended edits from the Planning Commission. There was a lot of discussion at the Planning Commission meeting and some very good points were made. For reference, there is an attached memo from Tripp Muldrow that explains the recommended additions to the document from Planning Commission.

Result of City Council Decision:

Attachments: Strategic Vision Plan Update sent separately on Tuesday, January 8th.
Memo on Planning Commission recommended edits

MEMORANDUM

TO: Mount Holly City Council
FROM: Tripp Muldrow
DATE: 9 January 2019
RE: Planning Commission Comments

We were very grateful to receive a positive review and unanimous vote to send the Strategic Vision Plan Update to City Council for approval provided that comments voiced during the Planning Commission hearing either be incorporated into the document or provided to City Council via a memorandum.

The comments and responses are detailed below:

- Page 24 and 25: it was suggested that language acknowledging the Bike Mount Holly Plan and recommendations encouraging separated trails that are not part of road right of way be incorporated into this section. *These changes have been included.*
- Page 35: it was suggested that recommendation 2.2.3 for a transit loop be modified to include a trolley concept for Mount Holly. *This change has been included.*
- Page 37: it was suggested that the plan not mandate that multi-family residential and non-residential developments include parking resources for bicycles. *The language has been changed to read "should consider" instead.*
- It was suggested that language encouraging pedestrian and bike connectivity through cul-de-sacs in neighborhoods be encouraged in new developments. *This was incorporated into recommendation 7.3.3. number 4.*
- A suggestion was made that the downtown portion of the plan does not include a recommendation for a parking garage with the exception of an over/under parking deck that could take advantage of grade changes along East Central Avenue and would be developed in concert with a private sector development. *Typically, a plan of this nature does would not recommend a ramped parking deck as the development identified in the plan can be accommodated with surface parking. Additionally, the consultant team tends to not recommend parking decks in smaller communities until the need arises as the cost per space tends to outweigh the benefit.*
- The plan recommends shade trees as preferential for street trees. It was suggested that planting shade trees be predicated on not interfering with existing above and below ground infrastructure. *This is a good suggestion, we can look through the report and identify places where placing this qualifier in the language can be useful.*
- A comment was made that this plan does not address water and sewer needs. *That is correct, the scope of this project was not to complete a utility needs plan for Mount Holly. This is typically addressed in a comprehensive plan, which the City is in the process of starting.*
- A suggestion was made that the plan recommend a tunnel underneath the railroad tracks to connect the north and south sides of downtown.
- *Regrettably, experience both in Mount Holly and other jurisdictions shows that such a facility will not be permitted by a railroad. Consequently, this recommendation was not pursued in the plan.*



City of Mount Holly Action Agenda Item

To: City Council
From: Brian DuPont

Date: 12-5-18
Meeting Date: 12-10-18

Agenda Item to be considered: Public hearing for a text amendment to the Downtown Development Manual for limiting the types of colors for painting Commercial Buildings.

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request : In October, staff held public hearings to amend the Downtown Development Manual to insert specific steps for painting and maintaining existing painted buildings in the Downtown Overlay District. During the public hearing before City Council, this item was adopted and Council directed staff to bring back a recommendation for limiting the types of colors for painting commercial buildings.

Under Section 4.3, Restoration & Addition of Commercial Buildings, Section 8, Design Review and Section 10, Appendix, it is recommended to add the following language:

Commercial buildings in the downtown overlay zoning district that are to be painted must follow the process for painting commercial buildings outlined in the Appendix. Keep color scheme simple using no more than 4 colors on entire building. When selecting a color scheme, the colors should complimentary to the building material of the structure or others in the area (such as the dark red-brown brick or buff, taupe, or gray hints of stone) or soft muted earth tones or pastels. Accent colors should be used sparingly and only on architectural details. Do not use loud, harsh, overly vivid, bright or showy color schemes. Spray-on vinyl coatings are not an appropriate substitute for paint.

This language was developed after looking at other jurisdictions in North Carolina (Belmont, Statesville and Goldsboro) as well as Charleston, SC. From research found there are two manners to restrict downtown either via a Development Manual (Statesville, Goldsboro, Mount Holly) or a Historic Preservation Commission (Belmont and Charleston). The primary difference is the level of review by either staff (Manual/Ordinance) or separate review Commission. City Council through adoption of the original Downtown Development Manual in 2005 has chosen this method.

Fiscal Impact:

Will Item affect current budget	☐ YES	☐ NO	☒ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	☒ YES	☐ NO	☐ N/A

Manager/Staff Recommendation: Review and approval for an amendment to the Manual for Downtown Development for the color limitation for painting commercial buildings in the Downtown Overlay District.

Result of City Council Decision:

Attachments:

1. Other City example language and recommended language
2. Picture Examples of downtown buildings
- 3.

Goldsboro, NC

Paint schemes for Federal and Greek Revival buildings often used colors with high contrast in an attempt to replicate traditionally used marble materials. These buildings usually had white trim with shutters painted a dark color such as green or black. In paint schemes for Italianate style buildings wood siding was often painted to resemble masonry with grays and earth tones being most popular. Trim was painted in contrasting colors including browns, grays and fawn. Victorian houses often used bright colors, with the darkest colors reserved for the trim, and often with the use of more than two colors. There are many printed and online resources discussing color palettes for Victorian-era houses. Although bright colors were common in Victorian houses, it may be wise to consider the context: the brilliant colors of San Francisco Victorians may be a little out of place among more conservatively painted houses in Goldsboro. Gold, yellow, sage green, dark red, and dark blue with white or cream trim appear to have been common colors used in the Victorian era in Goldsboro. There is information available locally and nationally about period-appropriate color choices, and many paint brands now carry historic or even "National Trust"-approved colors.

Statesville, NC

Keep color scheme simple using no more than four colors on entire building. Please reference the Building Materials and Planning Reference Manual for appropriate color schemes. If there is not a color scheme suitable to the applicant, it will be up to the applicant to create a color scheme that is keeping within the historic period in which the structure was built. Supporting documentation will need to be provided. Note: Usually soft muted earth tones or pastels for the base or body of the building. Actual colors of, or complimentary to, the dominant neutral building material of the structure or others in the area (such as the dark red-brown brick or buff, taupe, or gray hints of stone) are recommended. Do not use loud, harsh, or garish colors. Accent colors should be used sparingly and only on architectural details. Enhance the architectural character of a historic building through appropriate placement of exterior paint colors. Spray-on vinyl coatings are not an appropriate substitute for paint.

Belmont, NC

Any changes in the downtown historic district must be reviewed and approved by the Historic Preservation Commission and issued a Certificate of Appropriateness.

Charleston, SC

Any changes in a historic district or site (Rainbow Row, Old Historic District) must be reviewed and approved by the Board of Architectural Review.

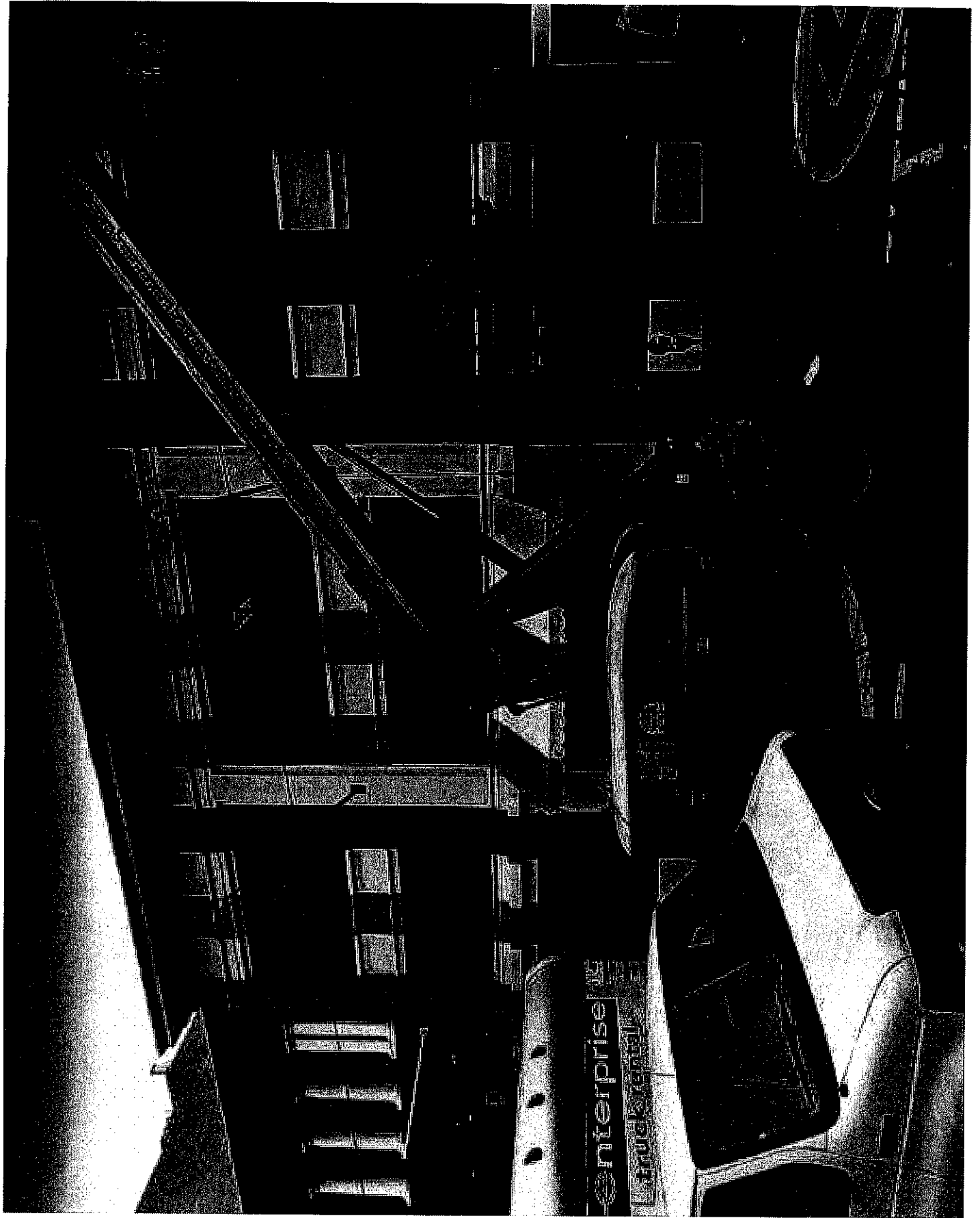
Recommendation

Commercial buildings in the downtown zoning district that are to be painted must follow the process for painting commercial buildings outlined in the Appendix. Keep color scheme simple using no more than 4 colors on entire building. When selecting a color scheme, the colors should be complimentary to the building material of the structure or others in the area (such as the dark red-brown brick or buff, taupe, or gray hints of stone) or soft muted earth tones or pastels. Accent colors should be used sparingly and only on architectural details. Do not use loud, harsh, overly vivid, bright or showy color schemes. Spray-on vinyl coatings are not an appropriate substitute for paint.



CATAWBA COUNTY CO.

THE CATAWBA







City of Mount Holly Action Agenda Item

To: City Council Greg Beal, Economic Development	Date: January 8, 2019
From: Coordinator, Planning Director	Meeting Date: January 14, 2019

Agenda Item to be considered: Public hearing to consider an application by the City of Mount Holly to rezone a 2.06 acre tract of land and a 0.02 acre tract of land, Parcel ID #'s 222554 and 123513, located at 725 Elm Street, from H-1 Heavy Industrial and Residential Downtown, respectively, to Conditional District Commercial-Multifamily.

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request: At the October Council meeting, Council unanimously gave direction to move forward with a property owner initiated Conditional District Zoning for the City-owned Street and Solid Waste Property. Since this is a voluntary process, one must own the property before choosing this route.

A conditional district zoning process can be as complex as one wants to make it with voluntary conditions being attached to the use of the property. However, extra conditions, outside of minor ones and permitted uses that the Mayor and Council seek to allow on this property, will only limit the perspective tenants.

In lieu of a site specific plan with location of proposed buildings, and even more detail, the Zoning Ordinance allows for a general development plan to be submitted for consideration. The general development plan, sometimes referred to as a bubble plan, must include ingress/egress, parking areas and buildable or developable areas. This is similar to the plan and zoning attached to the Crescent Business Park tract, which the Planning Commission and City Council approved several months ago.

Based on some discussions, Council chose to limit the uses to the ones below:

- 1) Restaurant
- 2) Brew Pub
- 3) Microbrewery
- 4) Brewery
- 5) Distillery

However, after discussing the proposed uses with Danny Jackson and Miles Braswell, we were concerned that limiting the uses to five would strictly limit the site's marketability. Therefore, Sam Kline, Coldwell Banker MECA, and I met to discuss alternatives. Mr. Kline agreed and said that rather than limiting it to 5 commercial uses, he would allow mixed use residential, which would open up the site to a wider range of prospects. The City crafted language to state that in order to construct a maximum 30 multifamily units on site or office space, the developer would have to have dedicated commercial onsite, such as one or more of the five uses outlined above. After all, having maximum investment on this property and potentially putting it back on the tax scroll should be of high interest.

The required Public Involvement Meeting was held on November 29th from 3:00 PM until 6:00 PM. Property owners within 250 feet of said property were notified of the drop-in informational meeting. One property owner, Mary Dogan, attended the

meeting at 3:00 PM to learn more about the plan. She said that she planned to sell her two rental houses nearby, but was encouraged to hear that the City was considering uses that would not be detrimental to the surrounding neighborhood, such as intense manufacturing, which is currently allowed. Mrs. Dogan stated that she is happy that things are beginning to happen in the River Street Park Area, which she noted had been overlooked in the past.

In consideration of the proposed rezoning to Conditional District Commercial-Multifamily, the following conditions are proposed to be placed on this property:

General Development Conditions:

Flexibility should be allowed with parking and building area to allow creativity and compatibility with the surrounding neighborhood in the development of this site. All uses will conform to the parking requirements found in Section 8 in the City of Mount Holly Zoning Ordinance. For example, restaurants shall have ten (10) parking spaces plus one (1) parking space for every three seats. General office space shall be required to have one (1) parking space per 200 square feet of net rentable area (Net rentable area shall be considered to be 80% of gross floor area unless otherwise shown by the applicant). Multifamily residences shall be required to have 1.5 parking spaces per dwelling unit. For example, if the maximum number of multifamily units were developed, forty-five (45) parking spaces would be required onsite (30 units X 1.5 = 45 parking spaces).

Permitted uses should take advantage of the existing parking area on the site; however, flexibility in the location of the parking area will be allowed during site plan review through the Technical Review Committee.

To achieve the mixed-use zoning for the property, which is permitted to include office and up to thirty (30) multifamily units, the development and operation of a 1) Restaurant; 2) Brew Pub; 3) Brewery; 4) Microbrewery and/or 5) Distillery must take place.

The Commercial Use(s), limited to the five (5) uses listed above, must be a minimum of 5,000 square feet in size. --Added by Planning Commission as a recommendation.

The developable area, including all new and/or renovation of existing buildings shall conform to Section 5.20 as it relates to Architectural Standards for Commercial Buildings.

No vinyl or aluminum siding shall be allowed onsite.

Decorative capped lighting shall be required to reduce light pollution to the surrounding area.

The developable area and building footprints can be expanded so long as it conforms to Section 5.15 Watershed Overlay District requirements.

End of Proposed Conditions

Miles Braswell and I are working with City Attorney Kemp Michael to close the

numerous unopened street rights-of-way (3) on the property because they serve no purpose. Please refer to the attached survey map.

It is the recommendation that if the CD-Zoning of the site is approved, staff would work on a new survey of the property, upon consideration and approval of the closing of the unopened rights-of-way to be utilized in the marketing of the site.

Fiscal Impact:

Will Item affect current budget	☐ YES	☐ NO	☒ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	☒ YES	☐ NO	☐ N/A

Manager/Staff Recommendation: On December 3rd, the Planning Commission unanimously voted to recommend that Council approve the rezoning of 725 Elm Street, consisting of two parcels, a 2.06 acre tract and 0.02 acre tract, from H-1 Heavy Industrial and Residential Downtown respectively to Conditional District Commercial-Multifamily based on the above conditions with the addition that the commercial use be a minimum of 5,000 square feet in size. That recommendation is good for 45 days and due to the cancelled meeting on December 10th, is still valid; this public hearing was readvertised for two consecutive weeks in the Gaston Gazette as required by Statutes and adjacent property owner notices sent.

Result of City Council Decision:

Attachments: Rezoning Application
Survey of Property
Zoning Map (color; separate email attachment)
General Development Plan (color; separate email attachment)
Section 14.5 Conditional District Zoning Process

**REZONING APPLICATION
CITY OF MOUNT HOLLY, NORTH CAROLINA**

Date Filed: November 14, 2018 Application Number: 11-14-18A

The undersigned does (do) hereby respectfully make the application and request to the City of Mount Holly to amend the Zoning Map of Mount Holly as hereinafter requested and in support of this application the following facts are shown:

1. The real property, sought to be rezoned, is owned in fee simple by: City of Mount Holly
Address: 400 East Central Avenue, Mount Holly, NC 28120 as evidenced by Deed Book
0702; 0238 on Page 0410; 0573 in the Gaston County Registry. There are no
restrictions or covenants of record appearing in the chain of title, which would prohibit the
property from being put to the use specified in Paragraph five (5) of this application.

2. The real property sought to be rezoned is located at/on 725 Elm
Street on the Left or Right side of the Sixth Street
(physical address) (circle one) (street)
between Third Avenue (unopened) and Second Avenue (Dutch Avenue Unopened), and
(street) (street)
has a Tax Listing of: Tax Parcel # 123513, portion of 123347. Said lot(s) has (have) a frontage
of 168.87 feet and is approximately 2.06 and 0.02 acres in size.

3. A complete legal description of the boundaries of said realty (to be completed by an attorney) is attached to this application along with a survey or tax map of said realty.

4. It is desired and requested that the real property herein described be rezoned from
H-1 Heavy Industrial and Residential Downtown Zone to Conditional District Commercial-
Multifamily Zone.

5. If Conditional District rezoning is requested, a site specific plan (see Appendix) is hereby
attached (check) X Yes or N/A.

6. If the Conditional District Rezoning is requested, it is proposed that the real property be
put to the following use, with the following specific improvements including building sizes and
proposed screening in accordance with the attached site plan as mentioned in Paragraph five (5).

Please see the attached General Development Plan and Proposed General Development
Conditions per Section 14.5 of the Zoning Ordinance.

7. Attached is a list of all the properties adjacent to the subject property including the
owners' name(s) and address and tax book, map, and parcel number of each lot as shown on the
Gaston County Tax Maps. Adjacent properties are considered all those immediately or
diagonally adjacent to the subject property, including any properties immediately across any
creeks, rivers, railroads, highways or other natural or man-made barriers.

City of Mount Holly
Name of Applicant(s)

Property Owner
Interest of Applicant in Subject Realty:
(Must be the owner if requesting
Conditional District Rezoning)

Applicant's Address: 400 East Central Avenue, Mount Holly NC 28210

Phone Number: 704-827-3931

Signature: Danny J. Jackson

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of (See Fee Schedule) at least 15 days prior to the Planning Commission meeting for initial consideration.

Parcel Number	Current Owners	Mailing Address	Physical Address	Deed Book	Deed Page	Sale Date	Deed Book	Deed Page	Acreage
123347	MT HOLLY CITY OF	PO BOX 406 , MT HOLLY , NC 28120-0406	330 N RIVER ST	0238	0573	08/20/1928	001	025	6.46
123363	NICHOLS JOHNNIE EARL NICHOLS DONNA BUCHANAN	534 DOGWOOD DR , MT HOLLY , NC 28120-0000	534 DOGWOOD DR	4233	0526	06/27/2006			5.29
123510	DOGAN ANTHONY NEIL SR DOGAN MARY JOSEPHINE	9000 CENTERGROVE LN , CHARLOTTE , NC 28214-9539	233 NASSAU PL	3564	0341	10/30/2002	004	104	0.21
123515	DUKE ENERGY CORPORATION	422 S CHURCH ST , CHARLOTTE , NC 28242-0900	735 ELM ST	2681	0586	07/14/1997			3.71
123509	DOGAN MARY JOSEPHINE	342 SCOTT ST , MOUNT HOLLY , NC 28120-1665	227 NASSAU PL	4608	0699	04/27/2012	005	104	0.34
123513	MT HOLLY CITY OF	PO BOX 406 , MT HOLLY , NC 28120-0406	725 ELM ST	0702	0410	08/13/1957	001	025	1.74
123512	MT HOLLY CITY OF	PO BOX 406 , MT HOLLY , NC 28120-0406	328 N RIVER ST	0870	0136	08/01/1964	001	025	3.01
123514	DUKE ENERGY CORPORATION	422 S CHURCH ST , CHARLOTTE , NC 28242-0900	ELM ST	2681	0586	07/14/1997			1.15

deemed necessary to permit the city to determine the sufficiency and accuracy of the petition.

SECTION 14.5 CONDITIONAL DISTRICTS (CD)

A. Application

1. Petitioning for a CD zoning district is a voluntary procedure and can be initiated only by the owner(s) of the property (ies) in question or by his/her authorized agent. Every application for the rezoning of property to a CD district shall be accompanied by a site plan, drawn to scale containing all of the information outlined in Section 14.5 (B) of this Ordinance. The Administrator shall schedule a meeting with the applicant, prior to any public involvement meeting (PIM) being advertised and/or held to review the rezoning application and site plan to make sure that it meets, at a minimum, all minimum requirements of this Ordinance.
2. Furthermore, no application shall be considered complete unless it is accompanied by a fee, in accordance with a fee schedule approved by the governing board for the submittal of an application for rezoning to a CD district. Said fee shall be waived for any application submitted by any official or agency acting on behalf of the City of Mount Holly or the State of North Carolina
3. The Administrator may require the petitioner to submit more than one copy of the rezoning application in order to have enough copies available to circulate to other government agencies for review and comment. When dealing with the conditional zoning district process, it may be desirable to request additional information in order to evaluate a proposed use and its relationship to the surrounding area. Therefore, the Planning Commission and/or City Council may request additional information [in addition to that required above], as they deem necessary.

B. Procedures

A pre-application meeting between the applicant and the Administrator shall be required in order to familiarize the applicant of the procedure for securing approval of a conditional use permit. The Administrator shall accept no conditional use permit application for review without such meeting having first occurred unless the Administrator determines that such meeting would not serve any meaningful purpose and waives the meeting requirement.

Procedures for application submittal are as follows:

- A. A complete conditional use permit application that is signed by the

applicant and which is accompanied by a submittal fee (in accordance with a fee scheduled approved by City Council) shall be filed with the Administrator.

- B. The application shall be accompanied by a drawing or plan, drawn to scale, that includes or is accompanied by the following:
1. Name, address and phone number of the property owner (or his agent) and the property identification number of the property. (Note: The property owner or his authorized agent are the only two parties who may initiate a request for a conditional use permit).
 2. A boundary survey and vicinity map, showing the property's total acreage, general location in relation to adjoining streets, railroads and/or waterways, date and north arrow. The zoning classification of the property in question and contiguous properties shall also be shown. (In lieu of the boundary and survey maps, one or more up-to-date tax maps depicting the area in question may be submitted. Any required drawing or depiction of the proposed development or use shall not appear on the tax maps but rather shall appear on the drawing or plan.)
 3. The name and addresses of all owners, tax parcel numbers and existing land use(s) of all contiguous properties.
 4. Proposed use of all land and structures including the number of residential units proposed, if any, and total square footage of nonresidential development.
 5. Location of all proposed structures, their approximate area and exterior dimensions, height, and proposed number of structures.
 6. A description of all screening and landscaping required by the Zoning Ordinance and/or proposed by the applicant; the delineation of any wooded, landscaped or grassed areas existing prior to development and proposed to remain on the property once the development is completed.
 7. All existing easements, reservations and rights-of-way.
 8. Proposed phasing, if any, and approximate completion time for the project.
 9. Delineation of areas within the regulatory floodplain as shown on the official Federal Emergency Management Agency (FEMA) flood hazard boundary maps for Gaston County.

10. Traffic, parking and circulation plans, showing the proposed location and arrangement of parking spaces and ingress and egress to adjacent streets.
11. A list, if any, of all additional development conditions or standards that differ from those that would normally apply to that use. Only conditions that exceed the Zoning and Subdivision Ordinance minimum standards can be considered and listed by the applicant.
12. The Administrator reserves the right to waive the depiction of some or all of the information contained in paragraphs (5) through (10) when, in his opinion, such information is not a requirement of this Ordinance for the particular conditional use being requested. Notwithstanding, if either the Planning Commission or City Council determines that additional information as set forth in paragraphs (5) and (10) of this subsection is needed to render a recommendation or decision on the application, they may require the applicant to submit such additional information.
13. In lieu of showing all of the information in paragraphs (5) through (11) of this subsection, the applicant may submit a general development plan which shows on the proposed site, by land use type, the areas to be developed for buildings and parking and shall show all points of ingress and egress onto thoroughfares and collector streets.

C. Public Involvement Meeting

1. Once the requisite number of complete applications has been submitted to the Administrator and the requisite fees have been paid, and prior to the public hearing on the rezoning request, a Public Involvement Meeting (PIM) shall be scheduled and held. Such meetings shall occur prior to any recommendation by the Planning Board and approval by the City Council. The PIM is designed to provide a framework for creating a shared vision with community involvement directed by the applicant in accordance with the following requirements:
 - a. The applicant shall provide an agenda, schedule, location, and list of participants such as landscape architects, engineers, etc. to answer questions from citizens and service providers for the PIM in cooperation with the Administrator.
 - b. It is recommended that the PIM last 2-4 hours, depending on the nature of the proposed development and its location. A

minimum of one (1) hour should be scheduled during normal business hours to allow service providers and other public agencies (such as public works officials, NCDOT, NCDENR, QNRC, etc) to participate as needed and to allow for citizens to drop in at a convenient time throughout the period. It is recommended (but not mandated) that this portion of the PIM take place at the proposed development site. In addition, a second one (1) hour (minimum) meeting should be scheduled at a conveniently located meeting site agreed upon by the applicant and the Administrator.

Notwithstanding the above, a PIM may last for different amounts of time, depending on the nature of the development, its location, and the number of parties involved and/or attending the meeting.

- c. Notice of the PIM shall at a minimum, be given as follows:
- i. A public notice shall be sent by the City of Mount Holly to a newspaper having general circulation in the City of Mount Holly not less than 10 days or more than twenty-five (25) days prior to the date of the PIM.
 - ii. A notice shall be sent by first class mail by the City of Mount Holly to the applicant and to the owners of all properties that lie in Gaston County within two hundred fifty (250) feet as measured from the exterior boundaries of the proposed development and which are located within an annexation agreement boundary that such City/Town has with any other municipality. The applicant shall furnish the City of Mount Holly with mailing labels that depict the names and addresses of the owners of all properties within said two hundred fifty (250) foot area. Such notice shall be sent not less than ten (10) days prior to the date of the PIM. The notification shall contain information regarding the PIM time and location(s) as well as a general description of the proposal.
 - iii. With respect to Subsection (c) above, the applicant shall reimburse the City of Mount Holly for all postage and advertising expenses incurred for such notifications.
 - iv. A PIM notification sign shall be posted by the City of Mount Holly in a conspicuous place at the property

not less than 10 days prior to the PIM. The sign shall indicate date, time, and location(s) of the PIM. In lieu of any or all of this information to be contained on this posted notice, the notice may give a phone number where interested parties may call during normal business hours to get further information on the PIM.

- d. The Administrator will keep notes of comments received during the PIM. A summary of the comments made shall be included in any staff report prepared by the Administrator relative to the rezoning request.

2. Following the PIM, the applicant shall have the opportunity to make changes to the application to take into account information and comments received. One or more revised copies of the application shall be submitted to the Administrator for review. No additional fee shall be required to be paid for making such changes provided the Administrator receives the revised application within thirty (30) days following the PIM. If a revised application is not received during said thirty (30) day period, the Administrator shall review the original application submitted.

D. Administrator Approval

The Administrator shall have up to thirty (30) days following any revision of the application to make comments. If the Administrator forwards no comments to the applicant by the end of any such thirty-day period, the application shall be submitted to the Planning Board for their review without any further comment.

E. Plans and Other Information to Accompany Petition

1. Every application for the rezoning of property to a CD district shall be accompanied by a site plan, drawn to scale containing all of the information outlined in Section 14.5 (B) of this Ordinance.
2. Furthermore, no application shall be considered complete unless it is accompanied by a fee, in accordance with a fee schedule approved by the governing board for the submittal of an application for rezoning to a CD district. Said fee shall be waived for any application submitted by any official or agency acting on behalf of the City of Mount Holly or the State of North Carolina

F. Public Hearing Notification Requirements

1. Before any property is rezoned to a CD district, the Planning Commission and City Council must hold a public hearing after the

public information meeting has been concluded. Any complete application shall be submitted to the Administrator at least thirty (30) days prior to the first public hearing before the Planning Commission. This shall be sufficient time period for the staff to review the application and produce a staff report and to ensure that all applicable notification requirements can be met. The second public hearing shall take place before City Council after the Planning Commission has been given an opportunity to review and make a recommendation on the application. Notification of the public hearing shall be as follows:

- a. A notice shall be published in a newspaper having general circulation in the City of Mount Holly once a week, for two successive weeks; the first notice to be published not less than ten (10) days or more than twenty-five (25) days prior to the date established for the first public hearing.
 - b. The Administrator shall post at least one notice on the site proposed for rezoning or an adjacent public street or highway right-of-way at least ten (10) days prior to the governing board public hearing. Where multiple parcels are included within a proposed zoning map amendment, a posting on each individual parcel is not required, but the City of Mount Holly shall post sufficient notices to provide reasonable notice to interested persons. Such notice shall state the nature of the public hearing and its date, time, and location at which it is to be held. The notice shall be removed only after final action has been taken on the matter. In lieu of any or all of this information to be contained on this posted notice, the notice may give a phone number where interested parties may call during normal business hours to get further information on the conditional use permit requested.
 - c. A notice of the public hearing shall be sent by first class mail by the Administrator to the applicant and to all adjacent property owners at least ten (10) days prior to the first public hearing.
2. Any public hearing notice published or mailed shall state the nature of the public hearing, the date, time, and place at which the hearing is to occur, and who to call and/or see for more information.

G. Planning Commission Review

The Planning Board shall have at least forty-five (45) days to make a recommendation on the proposed change, said forty-five (45) days being

measured from the date of the date of initial referral of the amendment by staff to the Planning Commission. If a recommendation is not made during said time period, the application shall be forwarded to City Council without a recommendation. Any such Planning Commission recommendation shall be accompanied by statements that address (1) whether the proposed amendment is consistent with any comprehensive plan that has been adopted by the governing board and any other officially adopted plan that is applicable, and (2) other matters that the Planning Commission deems appropriate and (3) why it considers the action taken to be reasonable and in the public interest.

H. Action by City

Conditional zoning district decisions are a legislative process subject to judicial review using the same procedures and standard of review as apply to general use district zoning decisions. Once the public hearing has been held, City Council shall take action on the petition. The public hearing, once opened, can be continued to a later date and action take at that time. City Council shall have the authority to:

1. Approve the application as submitted.
2. Deny approval of the application
3. Approve the application with modifications that are mutually agreed to by the applicant and the governing board. Such conditions shall be in compliance with Subsection F herein.
4. Submit the application to the Planning Commission for further study. The Planning Commission shall have up to thirty (30) days from the date of such submission to make a report to the governing board. If no report is issued, the governing board can take final action on the petition. City Council reserves the right to schedule and advertise a new public hearing based on the Planning Commission's report.

I. Conditions to Approval of Petition

In approving a petition for the reclassification of a piece of property to a CD district, the Planning Commission may recommend, and City Council may require that reasonable and appropriate conditions be attached to approval of the petition. Such conditions shall be limited to those that address the conformance of the development and use of the site to City of Mount Holly ordinances and an officially adopted comprehensive or other plan and those that address the impacts reasonably expected to be generated by the development or use of the site. The petitioner will have a reasonable opportunity to consider and respond to any additional requirements prior to approval or denial by the governing board. In no instance shall any of these conditions be less restrictive than any

requirements that would otherwise pertain to that particular development if it were located in a general or parallel conditional use zoning district. Such conditions may exceed any performance criteria or minimum requirements listed elsewhere in this Ordinance that pertain to that development. Statements that (1) analyze whether the rezoning is consistent with an adopted comprehensive plan and any other officially adopted plan, and (2) other matters that the City Council deems appropriate and (3) why it considers the action taken to be reasonable and in the public interest shall be prepared and accompany each final decision relative to the CD rezoning request

J. Effect of Approval; Zoning Map Designation

If a petition for a CD district is approved, the development and use of the property shall be governed by the predetermined ordinance requirements applicable to the district's zoning classification, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Zoning Map. Following the approval of the petition for a CD district, the subject property shall be identified on the Zoning Map by the appropriate district designation followed by the letters CD (i.e., CD-RSF.) Notwithstanding, the Administrator may make minor changes to the approved site plan administratively without necessitating a need to rezone the property to a different conditional district classification.

OLD BUSINESS



City of Mount Holly Action Agenda Item

To: City Council

Date: January 7, 2019

From: Danny Jackson, City Manager

Meeting Date: January 14, 2019

Agenda Item to be considered: *Old Business #1 – Update regarding a Naming Rights Application*

Will this require a public hearing?

☐ YES

☒ NO

Background/Purpose of Request : *Recently a Naming Rights Application was submitted to the City Council and Parks and Recreation Commission by Mr. Jim Nantz. The City Council after much discussion directed the City Manager to reach out to Mr. Nantz to seek feedback regarding alternatives to the request for naming rights. The City Manager via the Attorney/Agent for Mr. Nantz made it known that the City Council had questions and sought feedback from the applicant. Mr. Nantz sent a written response to the City Manager, that which is enclosed for your review.*

Fiscal Impact:

Will Item affect current budget	☐ YES	☒ NO	☐ N/A
Reviewed by Finance Director	☐ YES	☒ NO	☐ N/A
Preaudit Certification required	☐ YES	☒ NO	☐ N/A
Capital Project Ordinance required	☐ YES	☒ NO	☐ N/A
Budget Transfer required	☐ YES	☒ NO	☐ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	☐ YES	☒ NO	☐ N/A

Manager/Staff Recommendation: *N/A*

Result of City Council Decision:

Attachments:

JIM NANTZ

POST OFFICE BOX 7, PEBBLE BEACH, CALIFORNIA 93953

11.29.18

Danny -

We are so grateful for the time
and effort you've put into this.

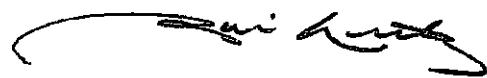
I was so excited to pursue
this project. Was hoping to inspire
others to get involved. And help.

We Nantz's are proud of our Mt. Holly
Heritage - And I'm certain my Dad, →

His siblings, and my grandparents
(my granddad, Jimmy Nantz Sr, was the
town's postmaster). Bought respect
and honor in return.

If you have any reasonable
suggestions to help save this idea,
please let us know.

With deep respect,



NEW BUSINESS



City of Mount Holly Action Agenda Item

To: City Council From: Brian DuPont	Date: 1-8-19 Meeting Date: 1-14-19
Agenda Item to be considered: Consideration and approval of Carolina Thread Trail Grant Application	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : Staff has been working with the consultant, Kimley-Horn, for the past few months on reviewing and developing 30% designed construction plans for the Dutchman's Creek Greenway that is proposed from the CaroMont Emergency Department to River Street Park within the City's existing sanitary sewer easement. These are expected to be completed by February. The City will need to continue finalizing the remaining 70% designed plans, which once completed will allow the City to move forward with easements and construction. However, the opportunity to utilize a non-matching grant through the Carolina Thread Trail (CTT) has been presented to staff. After discussion with the CTT Director about this possible application, it was stated that Mount Holly would have a very strong application to receive up to \$50,000 to assist in the remaining 70% design process. In essence, if the City were awarded this grant it would stretch our City dollars to pay for additional work associated with this greenway at a later date (i.e. easements, construction). <u>There is no match required as part of the grant application</u>, but the City has shown through initial funding for design that this is a priority project and that does improve our competitiveness in the application review. The application window opened December 18, 2018 and the <u>deadline for applications is February 1, 2019</u>. Staff has done preliminary work on the application in advance of council approval, but more work will need to be done by the February 1st deadline.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☒ YES ☐ NO ☐ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☒ YES ☐ NO ☐ N/A
Manager/Staff Recommendation:	
Result of City Council Decision:	
Attachments:	
1. Carolina Thread Trail Grant Application (blank)	
2. Grant Guidelines	
3.	



CAROLINA THREAD TRAIL

2019 REGIONAL TRAIL IMPLEMENTATION GRANT PROGRAM

Grant Guidelines

Introduction

The Carolina Thread Trail is a regional network of trails that connect 2.9 million people in 15 counties in North and South Carolina. The Thread Trail is an example of unprecedented regional collaboration that works to connect people and communities to nature and each other through its 1,610 miles of trails, greenways, and blueways. Unlike many endeavors of this type, private funds are serving as a catalyst for creating the Carolina Thread Trail. Local communities and partners in the 15-county area are invited to participate in planning and building the Thread Trail. Communities and partner organizations are empowered through financial and technical support from the project to create and implement their own community-based trails. The communities, working together, may apply for grants from the private pool of capital that can serve as catalytic funding and help attract public funding sources.

Grant Program Objectives

- Help local communities plan and implement trail projects, with a focus on constructing trail in key priority corridors, including the North-South Spine, South Fork River Corridor, Catawba River Corridor, and Rocky River Corridor.
- Build the capacity of local communities to develop future trail, greenway, and blueway projects.
- Promote collaboration among community partners and neighboring communities.
- Increase public support and awareness of the benefits of trails and land conservation.
- Reach all members of the population across the 15-county region, including those of differing socio-economic status, age, ability, and ethnicity.

Eligibility

The Carolina Thread Trail Implementation Grant Program is intended to assist local governments (municipal or county) and non-profit organizations partnering with local governments in the following counties: Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly, Union (North Carolina) and Chester, Cherokee, Lancaster, York (South Carolina).

Project Types

- **Trail Construction**
 - **Objective:** Complete construction of segments of the Carolina Thread Trail that may include varying trail types, such as natural surface, unpaved aggregate or stone material, and asphalt or concrete pavement. All parcels where trail will be constructed must have been previously secured through acquisition, donation, or easement.
 - **Maximum Grant Request:** \$150,000

- **Trail Project Design**
 - **Objective:** Conduct site due diligence, permitting, construction budgeting, and drawing for segments of the Carolina Thread Trail. Project design costs include engineering and soil analysis.
 - **Maximum Grant Request:** \$50,000
- **Land Acquisition**
 - **Objective:** Acquire land or purchase easements or development rights for segments of trail that align with the Carolina Thread Trail Master Plan. Land acquired may include open space for viewsheds, riparian buffers, wildlife habitat, or recreation along the trail.
 - **Maximum Grant Request:** \$75,000
- **Detailed Corridor Planning**
 - **Objective:** Identify trail alignment on parcel by parcel basis by working with landowners on a specific segment of the Carolina Thread Trail Master Plan and develop the scope of work necessary to successfully implement the plan and construct the trail. Important elements include identification of routes of entry and physical obstacles.
 - **Maximum Grant Request:** \$5,000
- **Canoe/Kayak Launch Construction**
 - **Objective:** Complete construction of canoe or kayak launches into designated Carolina Thread Trail Blueways (Rocky River, South Fork River, Catawba River, Pee Dee River).
 - **Maximum Grant Request:** \$10,000

Selection of Grant Recipients

- **Grant Application Process**
 1. Download and complete Grant Application Form.
 2. Gather all supplemental materials (budget sheet, project location map, and any letters of endorsement or support).
 3. Submit complete application with supplemental materials by **Friday, February 1, 2019**.
 - For electronic submissions, email to Bret Baronak at bret@carolinathreadtrail.org
 - For hard copy submissions, mail to Bret Baronak, Director – 4530 Park Road, Suite 420, Charlotte, NC 28209
 4. Please be prepared to attend applicant interview on Wednesday, Feb. 6, or Thursday, Feb. 7, 2019. Selected applicants will be notified of their interview time and date by Monday, Feb. 4, 2019.
- **Grant Decisions**
 - Grants are awarded by the Carolina Thread Trail Governing Board. Recommendations for grants will be made by the Governing Board's Grants Review Committee.
 - The degree to which the proposed project meets the "Grant Program Objectives" (see page 1) will be the most important selection factor considered by the Governing Board.
- **Grant Awards**
 - Grant awardees will be expected to sign a grant agreement and grants funds must be spent within two years of the executed agreement.
 - Throughout the duration of the project, applicants will be required to provide interim and final progress reports to the Carolina Thread Trail.
 - For acquisition projects, grant funding will not be disbursed until awardee has fully executed an easement or acquisition agreement.

For more information, please call Bret Baronak at 704-376-2556 ext. 216 or bret@carolinathreadtrail.org.



CAROLINA THREAD TRAIL

2019 REGIONAL TRAIL IMPLEMENTATION GRANT PROGRAM

Application Deadline: February 1, 2019

IMPORTANT NOTE: Download form to your computer before editing.

I. Applicant Information

Name of Applicant:

Primary Contact:

Title:

Email:

Phone:

Federal Tax ID #:

County:

Street Address:

City:

State:

Zip:

II. Project Type (Check all that apply.)

Trail Construction

☐

Trail Project Design

☐

Land Acquisition

☐

Detailed Corridor Planning

☐

Canoe/Kayak Launch Construction

☐

III. Project Description

Provide a description of your project. Include the physical characteristics of the project (length, width, planned surface type, and any other pertinent characteristics of the facility).

IV. Funding

Maximum request per project type:

- Trail Construction \$150,000
- Trail Project Design \$50,000
- Land Acquisition \$75,000
- Detailed Corridor Planning \$5,000
- Canoe/Kayak Launch \$10,000

Total amount of funding requested from CTT*

*Applicants **must** provide a **separate budget sheet** showing all funding sources that have been **SECURED** and allocated for the project. This can include both public and private sources.

V. Project Location

Describe the location of this project and include where it is located along a Carolina Thread Trail Master Plan corridor.**

List the locally adopted plan (besides the Carolina Thread Trail Master Plan) which identifies this project. Please identify the year of adoption.

Is the project located on the following trail and/or blueway corridors? (Check all that apply.)

- North-South Spine ☐
- South Fork River Corridor ☐
- Catawba River Corridor ☐
- Rocky River Corridor ☐

Applicants **must provide a detailed location map of the project.

VI. Detailed Project Questions

1. Given the regional context of the Carolina Thread Trail and the need to increase contiguous miles along a planned corridor, provide a narrative of how this project goes beyond fulfilling a local trail priority and helps to advance regional connectivity along a major trail corridor within the Thread Trail footprint.

Information should include: connection to an existing trail project, adding to local mileage within the community, facilitating community to community connections, other trails in the area to which this project could connect in the future.

2. To what extent will this project have multiple benefits? Explain how it enhances recreational, transportation, community revitalization, and other community benefits at the local and regional level.

3. Explain how this project demonstrates collaboration with neighboring communities and other entities benefitting from a completed project. List the other coordinating communities and partners involved. Explain how their involvement enhances the viability of the project.

4. Explain how the project provides an opportunity to serve all members of the population, including people of differing socio-economic status, age, ability, and ethnicity. Also, explain whether the project has the potential to serve the needs of those who have certain physical mobility challenges.

5. Explain project readiness or provide an implementation timetable. What phases of project development have been completed thus far? Will the CTT funding complete all necessary funding for the short-term implementation of the project?

For land acquisition or trail design requests, provide the anticipated timeframe for project construction.

6. Describe the level of public support for the project. Additionally, explain the support of any private entities for the project. Letters of endorsement are encouraged.

7. Describe how public access will be provided and encouraged for use of the trail. (Trailheads, other parking lots, bicycle/pedestrian accommodations on connecting streets, neighborhood connection side trails, etc.)

8. Describe the plan for ongoing trail maintenance. What staff and monetary sources will be dedicated to ensuring the trail is kept in excellent condition for use by the public?

9. Describe the signage plan for the project. List the official CTT signage you plan to utilize (double post, "lollipop," strap). Are you willing to pay 100% for these specific CTT signs?

If you plan to create your own signage for the trail, explain how it will incorporate CTT branding.

10. List any additional information not previously described that demonstrates project excellence. Examples could include, but not limited to, facilitating connection or preservation of environmental and historic resources, involvement of local advocacy groups, ability to engage student education opportunities, etc.

VII. Supplemental Materials

1. Budget sheet
2. Project location map
3. Letters of endorsement or support (optional)

VIII. Signature

The applicant hereby acknowledges that the grant application is complete and includes a budget sheet and project location map.

Print Name:

Date:

IX. Application Submission Instructions

Application Deadline: Friday, February 1, 2019

Applicant Interviews will be conducted on: Wednesday, February 6 or Thursday, February 7, 2019

For **electronic submissions**, save your application to your computer and then email your complete application (with all supplemental materials) to Bret Baronak at bret@carolinathreadtrail.org.

For **hard copy submissions**, mail your complete application (with all supplemental materials) to:

Bret Baronak, Director
4530 Park Road, Suite 420
Charlotte, NC 28209

For questions or concerns, please contact Bret Baronak at (704) 376-2556 ext. 216 or bret@carolinathreadtrail.org.



City of Mount Holly Action Agenda Item

To: City Council

Date: January 10, 2019

From: Greg Beal, Planning Director

Meeting Date: January 14, 2019

Agenda Item to be considered: Consideration and Approval of Business Incentive Grant Application for The Summit Craft Beer Bottle Shop and Taproom

Will this require a public hearing?

☐ YES

☒ NO

Background/Purpose of Request: The Incentive Review Committee, comprised of, Angela Saunders, Chair of the Mount Holly EDC, James Allen, EDC member and Mount Holly Chamber Board Member, and I, have discussed the details of the Business Incentive Grant for The Summit Craft Beer Bottleshop and Taproom, located at 122 South Main Street in the building formerly occupied by Jacqueline's Boutique. The Incentive Review Committee was prepared in November to move to a recommendation to approve said application, but there were some scheduling issues, and most importantly, the City's Finance Department needed to be involved in the funding aspect. This followed the City Council work session on September 24th, where Council gave direction to proceed with the Business Incentive Grant Program under the change that a pre-submittal meeting take place before one submits for the grant. Jonathan Todd, owner of The Summit, had already submitted his application before the September meeting. However, he had met with City staff, even holding a meeting at the County level with City involvement, at the very beginning of the process.

Both staff and the Incentive Review Committee have been well aware of the work being proposed since the beginning of the project, which includes the installation of an additional restroom, installation of a commercial walk-in retail cooler, installation of a commercial handmade bar for beverage service, installation of a commercial grade Micro-Matic, 24 tap draft beer system, finishing of all floors to a polished concrete service, installation of all general and decorative lighting, installation of commercial custom retail shelving and exterior upfit to the building façade to include updated moldings, paint and storefront signage. Prior to the work on the building, the estimated costs for upfit were in excess of \$65,000. I am awaiting updated numbers from the owner, but I was told that this number was exceeded and the costs of the plumbing upgrades alone were \$21,000. The Committee made the considerations below when recommending awarding the maximum grant allowance of \$15,000 to The Summit Bottleshop. Please note that The Summit's Business Plan has proprietary and financial information that Mr. Todd was concerned about sharing publicly. Therefore, to relay major points of consideration, those considerations in *italics* below were based on the Business Plan.

- In an effort to attract small businesses to Mount Holly and encourage existing business expansion, Council adopted the Business Incentive Grant Program in June 2011. A main goal then, which still exists today, was getting unusable space brought up to Code through building improvements. This particular space, located at 122 South Main Street, was not the recipient of any grant funding from the City when the owner did a complete renovation of the interior of the former TV Repair Shop, an eyesore that required legal intervention from the City. While this has less to do with this application, this action paved the way for The Summit.

- The Summit is one of only two locations in the Gaston County area that are providing these type of craft beer and wine products. They are the largest bottle shop taproom in the surrounding area.
- The location in a growing town and a downtown that is blossoming is ideal. There are no current businesses that are offering this type of service in Mount Holly, and therefore, the cannibalization of current businesses was not a concern.
- The ability for one to visit the taproom area and enjoy offerings in-house as well as buying a product or products from the walk-in cooler or retail shelves for offsite consumption is unique to the area.
- The Summit has had a positive reception in the community, and even before opening, helped to organize the Crafted Beer Festival in conjunction with the Mount Holly Farmers Market. Jonathan Todd, the owner, worked with the neighboring Lutheran Church of the Good Shepherd on the ABC permits with the Church providing supporting documentation that was critical in the approval process.
- The Operations Systems, especially the point of sale location, are state of the art. This will help with tracking what products are selling and average dollar values to help gauge their market at this location. The owner will be able to adjust products accordingly. The owner has recently related information on what products are selling the best; he has adjusted his stock accordingly.
- Having the ability to now see the work that has gone into the space, such as the handcrafted maple wood bar service area and tables, the custom steel pipe tap system, the reclaimed Tennessee barn wood walk-in cooler, the 100 year old Virginia apple orchard ladders that have been incorporated into the lighting system and the custom bathrooms, gives one the ability to truly appreciate the craftsmanship and planning that has gone into The Summit. Every piece has a story to tell.

Jonathan Todd will be at the meeting on Monday night to share more information with Council. We hope to provide some before and after photos for your reference as well.

Fiscal Impact:

Will Item affect current budget	☐ YES	☐ NO	☐ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☐ N/A
Preaudit Certification required	☐ YES	☐ NO	☐ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☐ N/A
Budget Transfer required	☐ YES	☐ NO	☐ N/A

Total City Dollars:

\$

Budget Code

Reviewed by City Attorney	☐ YES	☐ NO	☐ N/A
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It is important to note that if this grant is approved by Council, a subsequent budget amendment at the next work session to allocate funds to the appropriate account is needed, showing completion of the work and proper paperwork, (paid-in-full invoices, W-9 form, inspection report and certificate of occupancy from Gaston County) as outlined in the grant application.

Manager/Staff Recommendation: The Incentive Review Committee recommends that City Council approve the Business Incentive Grant application for 122 South Main Street, The Summit Craft Beer Bottle Shop and Taproom, for the maximum grant

award of \$15,000 to cover items related to plumbing and the installation of restrooms to meet the NC Building Code. Typically, the building owner has received the reimbursement check in the past. However, since all work has been completed and paid by the business owner, the Committee is requesting that he receive the funding as 1) Mr. Todd will be the future building owner and 2) this will make thing much simpler when it comes to 2019 tax filings by the business.

Attachments:

- 1. Business Incentive Grant Guidelines***
- 2. Business Incentive Grant Application for 122 South Main Street (The Summit)***



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

DATE: 6/27/2018
NAME OF APPLICANT: Jonathan M. Todd
BUSINESS NAME: The Summit Craft Bottle Shop & Taproom
ADDRESS: 122 S. Main Street
Mt. Holly, NC 28120
TELEPHONE: 704-747-7794

If Property Owner differs from Business Owner

PROPERTY OWNER NAME: David W. Howard
ADDRESS: P.O. Box 428
Iron Station, NC 28080
TELEPHONE: 704-400-6244
PROJECT ADDRESS: 122 S. Main Street
Mt. Holly NC 28120

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)** na
- ✓ 5. Samples of all paint colors and awning fabrics to be used **(if applicable)**.

* Business Plan Attached

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: July 2, 2018
ANTICIPATED COMPLETION: September 14, 2018

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.

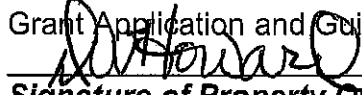
Meter Size: _____ **System Development Fee:** _____

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 Jonathan M. Todd

PROPERTY OWNER CONSENT

If property owner differs from the business owner, I David W. Howard Owner of the aforementioned property, consent to the proposed work being undertaken by Jonathan M. Todd dba The Summit Beer Shop, 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.

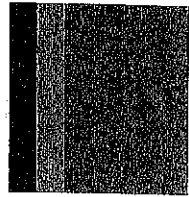

Signature of Property Owner (if different from business owner)
David W. Howard

Office Use Only

Date Received: _____

Comments: _____

Jonathan M. Todd
The Summit Craft Bottle Shop & Taproom, L.L.C.
122 South Main Street, Mount Holly, NC 28120
704-747-7794
Jonathan@thesummitbeershop.com



June 27, 2018

City of Mount Holly
Business Incentive Grant Department
Mount Holly, NC 28120

Dear City of Mount Holly,

Regarding my grant application, please be advised that the total estimated costs of the upfit for the taproom is \$65,000. This includes, but not limited to:

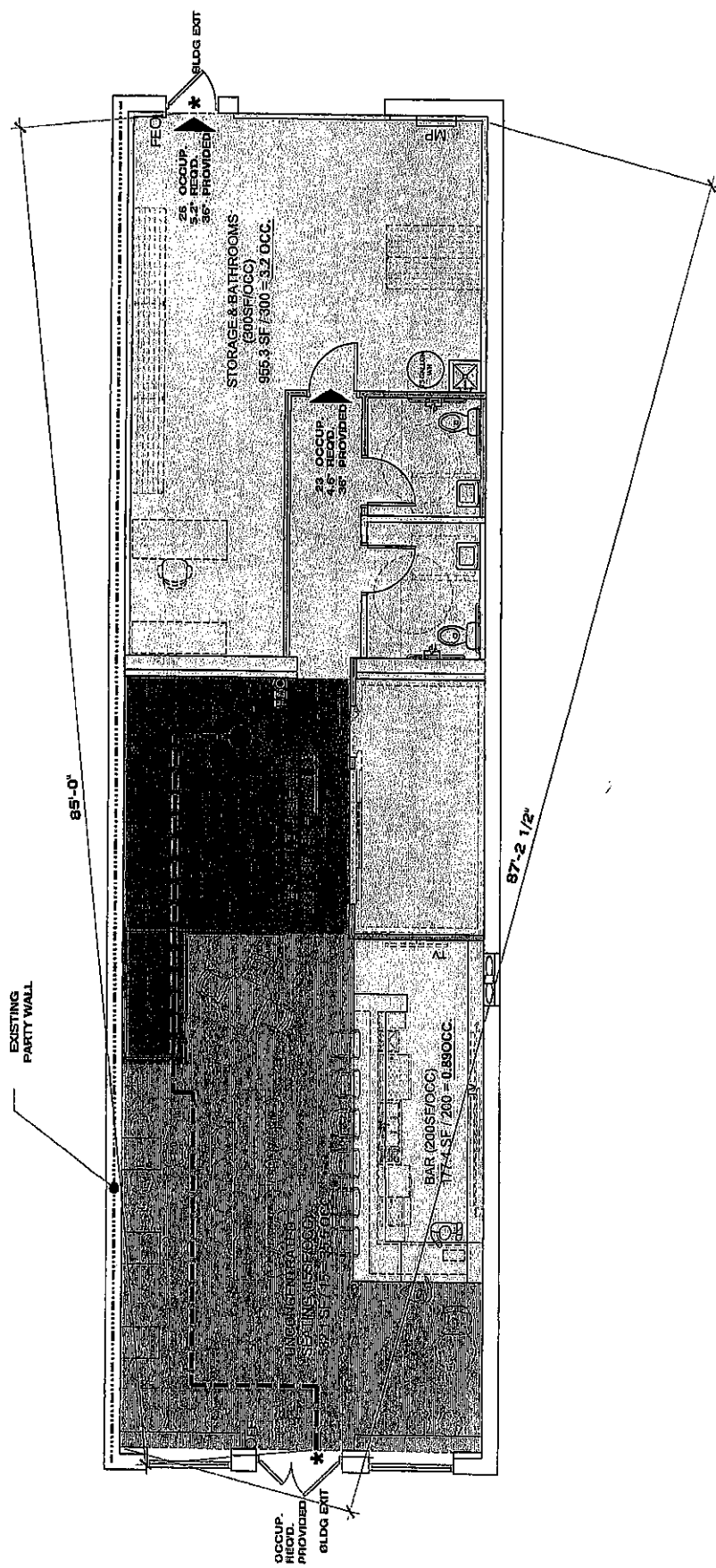
- Installation of an additional restroom, all associated electrical and plumbing requirements as needed
- Installation of a commercial walk in/retail cooler, including all electrical and plumbing requirements as needed
- installation of commercial bar for beverage service, including all electrical and plumbing requirements as needed.
- Installation of a commercial grade Micro-Matic draft beer tap system
- all floors to be refinished to a polished surface
- all upgraded general and decorative lighting per plans and specs
- Installation of commercial custom retail shelving to be added and affixed to interior walls, see plans for detail
- building exterior façade to be refinished including updated moldings, paint and storefront signage as approved by municipality

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Todd", written over a horizontal line.

Jonathan Todd





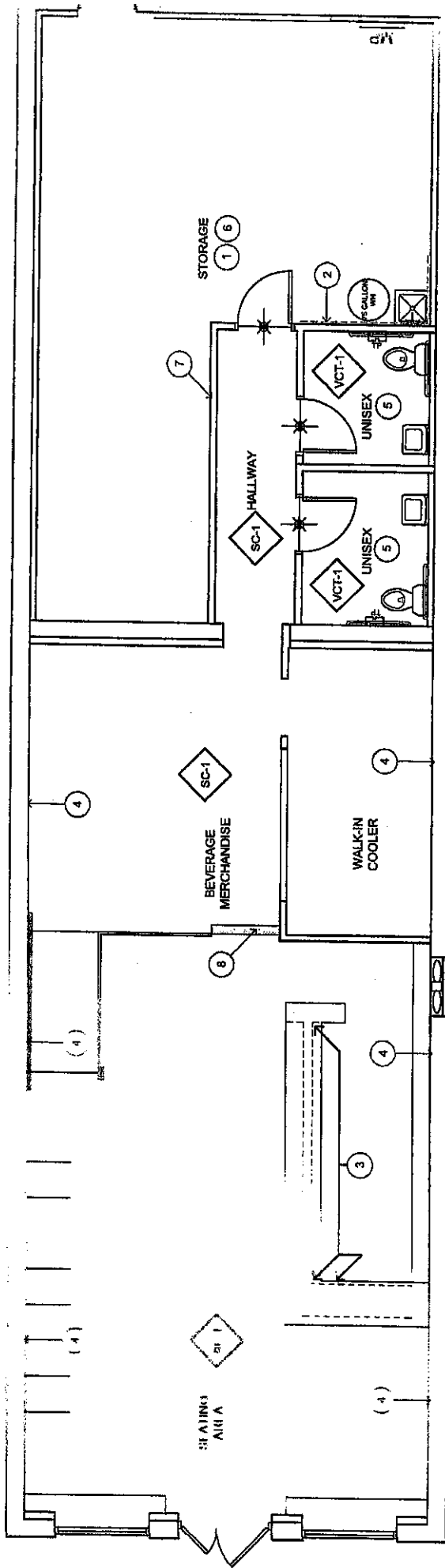
FESAFETY FLOOR PLAN

ALN: 1/8" x 1'-0"



LIFE SAFETY PLAN SYMBOLS LEGEND:

THE POSITION OF THE MEANS OF EGRESS WHICH IS SEPARATED FROM OTHER INCHEN-PLACED

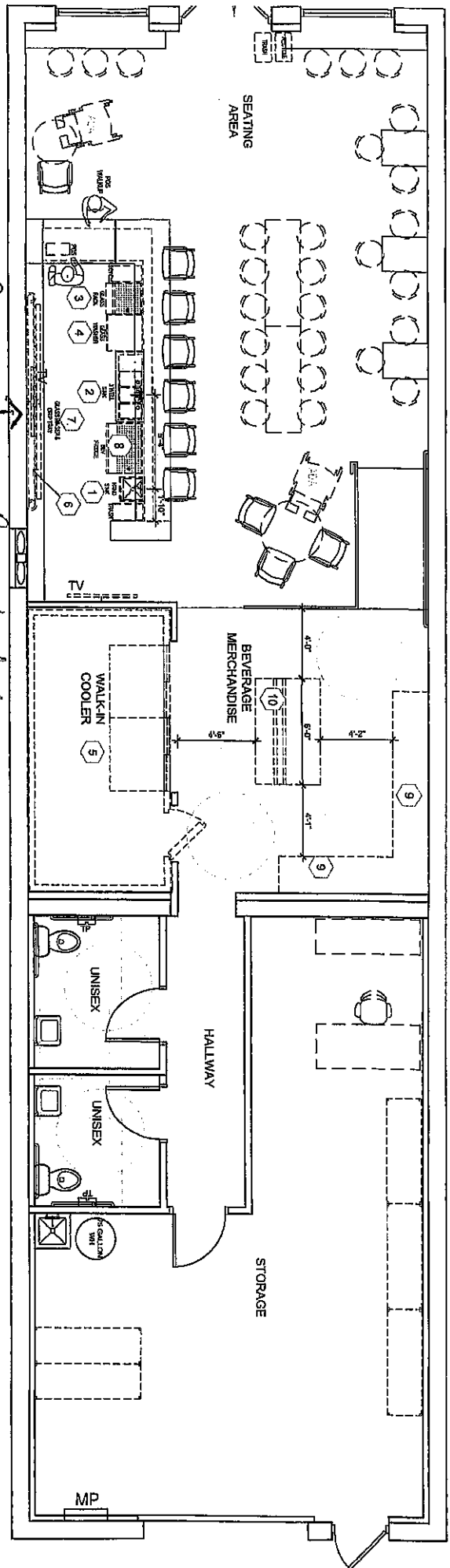


NOTES	
1	PLY WITH TABLE 803.9 OF THE CSBC.
2	WORKED BY THE OWNER/TEENANT. SHALL BE SUBMITTED TO THE
3	1 BOARD WALLS TO RECEIVE JTED EXCEPTIONS.
4	NANT SPACE SHALL BE PAINT TO MATCH (P-1); USE LOW-VOC DIVIDE PERIMETER TRIM TO
5	HALL RECEIVE (P-2).
6	4G & MERCHANDISE AREAS
7	7AL DECK, DUCTWORK, PIPING, 7E PAINT FINISH (P-3).
8	7 EXCEPTIONS.

FINISH KEY NOTES	
1	PAINT FINISH ON EXISTING EXPOSED ROOF STRUCTURE AND DECK TO REMAIN AS-IS.
2	GWB TO RECEIVE (FP-1) ALONG INDICATED LENGTH OF WALL TO 8'0" A.F.F. COORDINATE EXACT EXTENTS WATER HEATER AND MOP SINK LOCATION PRIOR TO CONSTRUCTION. GWB ABOVE TO BE PAINTED (P-4) TYPE EPOXY. BASE TO BE: (WB-3).
3	FULL HEIGHT OF KNEE SPACE BELOW BAR COUNTER (AS INDICATED) TO RECEIVE (FP-1). BASE TO BE (WB-1).
4	EXISTING EXPOSED BRICK WALLS (AS INDICATED BY ARROWS) TO BE POWER WASHED FROM FLOOR TO CEILING TO REMOVE DIRT. EXISTING PAINT, AND ADHESIVES, COORDINATE WITH TENANT EXTENT OF CLEANING
5	GWB WALLS IN BATHROOMS TO BE PAINTED (P-4) TYPE EPOXY. BASE TO BE: (WB-3).
6	U.N.O. NO FINISH CHANGES WITHIN STORAGE AREA.
7	GWB WALLS IN THIS AREA TO RECEIVE: WB-3

FINISH SCHEDULE	
PAINT SPECIFICATIONS	
P-1	MANUF.: SHERWIN WILLIAMS, TYPE: LOW-VOC INTERIOR LATEX, COLOR: T.B.D., FINISH: EGGSHELL, FLAMMABILITY RATING: CLASS A (0.20) (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) 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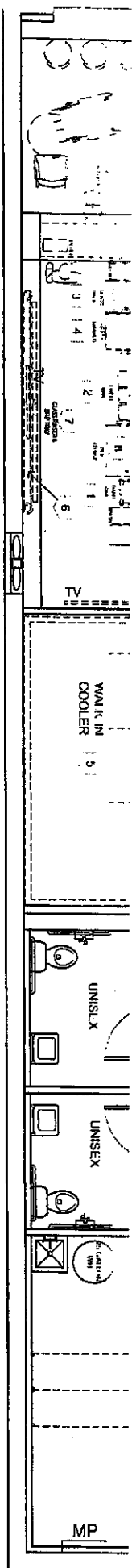
See following page for schedule

JIPMENT PLAN



WHEELCHAIR SPACES	
SYMBOL	DESCRIPTION/CODE REFERENCE
	WHEELCHAIR SYMBOL INDICATING ACCESSIBLE WHEELCHAIR SPACE IN SEATING AREA - SAME SERVICE OFFERED AT TABLE/CHAIR AREA AS OFFERED AT BAR
	TAP ROOM (INTERIOR) PER SECTION 1108.2.2.1 AND TABLE 1108.2.2.1, (2) TOTAL WHEELCHAIR SPACES ARE REQUIRED IN THE GENERAL SEATING AREA BASED ON A TOTAL SEATING CAPACITY OF 47 PERSONS.

BAR SERVICE EQUIPMENT SCHEDULE		
SEE ELECTRICAL AND PLUMBING DWGS. FOR REQUIRED EQUIPMENT CONNECTIONS		
KEY	EQUIPMENT NAME	SPECIFICATION
1	HAND SINK	REGENCY: MODEL # 600311014, PROVIDE MATCHING FAUCET
2	THREE COMPARTMENT UNDERBAR SINK	REGENCY: MODEL # 60033101413, PROVIDE MATCHING FAUCET
3	GLASS RACK	ADVANCE TABCO MORTI (MORTI 29 C1)



EQUIPMENT PLAN



WHEELCHAIR SPACES

SYMBOL	DESCRIPTION/CODE REFERENCE
	WHEELCHAIR SYMBOL INDICATING ACCESSIBLE WHEELCHAIR SPACE IN SEATING AREA - SAME SERVICE OFFERED AT TABLES/CHAIRS AREA AS OFFERED AT BAR TAP ROOM (INTERIOR): PER SECTION 1108.2.2.1 AND TABLE 1108.2.2.1 (2) TOTAL WHEELCHAIR SPACES ARE REQUIRED IN THE GENERAL SEATING AREA BASED ON A TOTAL SEATING CAPACITY OF 47 PERSONS.

EQUIPMENT SYMBOLS LEGEND

SEE ELECTRICAL FOR POWER/DATA REQUIREMENTS

SYMBOL	NAME/DESCRIPTION
	WALL MOUNTED FLAT PANEL TV (PROVIDED BY TENANT) G.C. TO PROVIDE POWER/DATA AT EACH LOCATION. SEE ELECTRICAL DWGS. VERIFY EXACT LOCATION AND MOUNTING HEIGHT W/ TENANT PRIOR TO ROUGH-IN.
	POINT OF SALE (P.O.S.) (PROVIDED BY TENANT) G.C. TO PROVIDE POWER/DATA AT NOTED LOCATION. SEE ELECTRICAL DWGS. VERIFY EXACT LOCATION AND MOUNTING HEIGHT W/ TENANT PRIOR TO ROUGH-IN.
	2' X 6' STORAGE SHELVING, 6' MAX HEIGHT, PROVIDED AND INSTALLED BY TENANT.

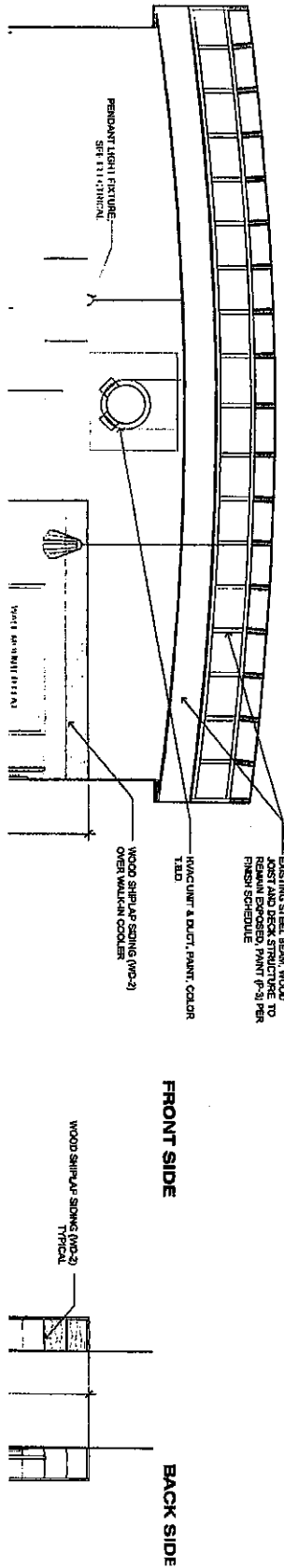
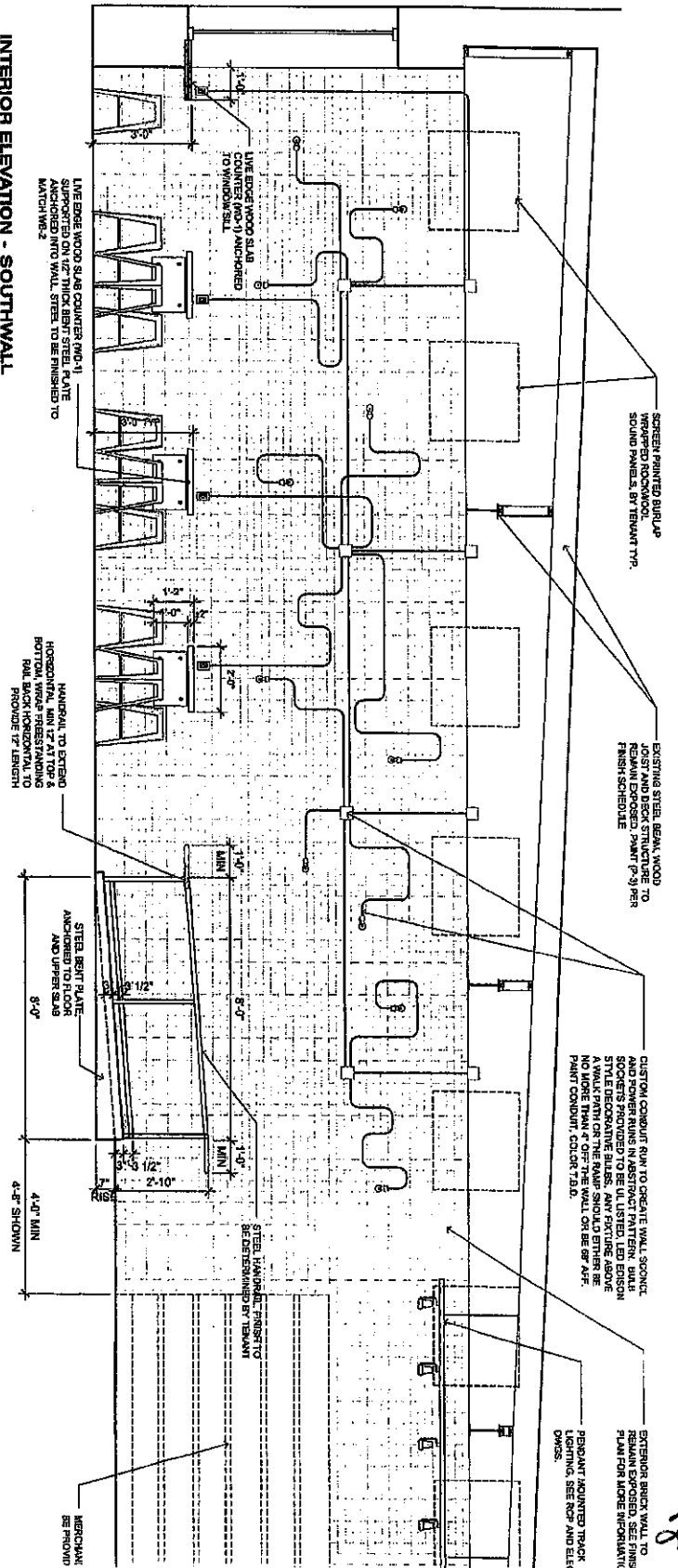
BAR SERVICE EQUIPMENT SCHEDULE

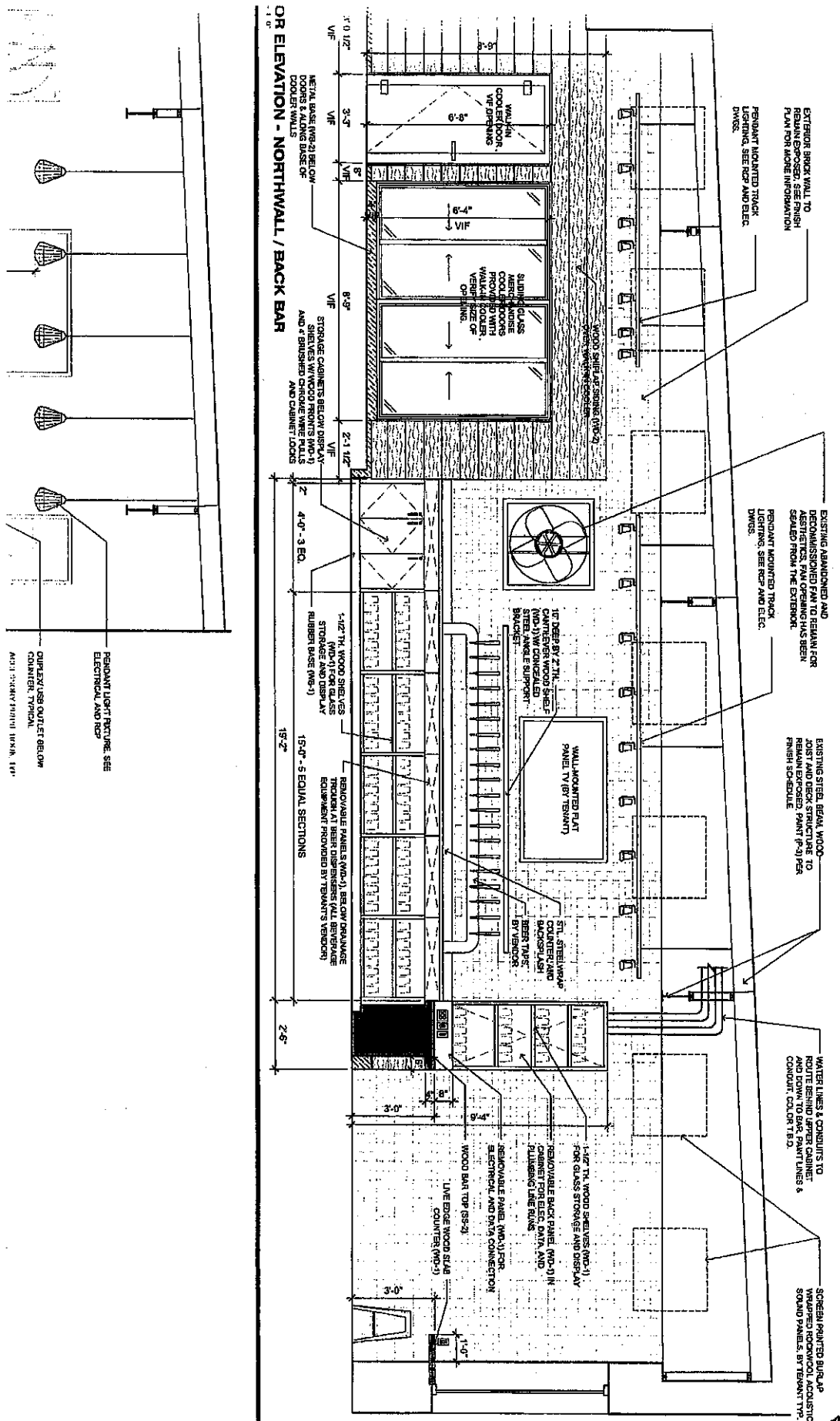
SEE ELECTRICAL AND PLUMBING DWGS. FOR REQUIRED EQUIPMENT CONNECTIONS

KEY	EQUIPMENT NAME	SPECIFICATION
1	HAND SINK	REGENCY: MODEL # 600B11014, PROVIDE MATCHING FAUCET
2	THREE COMPARTMENT UNDERBAR SINK	REGENCY: MODEL # 800B3101413, PROVIDE MATCHING FAUCET
3	GLASS RACK	ADVANCE TABCO: MODEL #RCR-24-CT
4	UNDERCOUNTER GLASSWASHER	ECOLAB: ULT DISHWASHER
5	WALK-IN COOLER	NEW MERCHANDISE & WEG COOLER TO BE PROVIDED BY TENANT VENDOR. SEE ELECTRICAL FOR UNIT CONNECTIONS. (APPROX. 16L X 8D X 7.5H)
6	WALL MOUNTED BEER TAP DISPENSER	PROVIDED AND INSTALLED BY TENANT'S VENDOR
7	GLASS RINGER MOUNTED AT TOP OF TROUGH DRAIN	PROVIDED AND INSTALLED BY TENANT'S VENDOR
8	UNDER COUNTER BEVERAGE FRIDGE W/ WORKTOP	BEVERAGE AIR: WTR34HC-25
9	MERCHANDISE SHELVING	SHELVING BY TENANT VENDOR, COORDINATE INSTALL.
10	MERCHANDISE GONDOLA	SHELVING BY TENANT VENDOR, COORDINATE INSTALL.

1 INTERIOR ELEVATION - SOUTH WALL

SCALE: 1/8" = 1'-0"





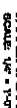
OR ELEVATION - NORTHWALL / BACK BAR

10.

SCALE: 1/8" = 1'-0"



Scale 145 = 1-9



3 INTERIOR SCALE 1/8" = 1'-0"



MINED I-15 WITH JOBSITE & EXISTING CONDITIONS. G.C.
21 OF ANY CONFLICTS BETWEEN THE PROPOSED WORK
ATIONS.

HOMEPRECHORDS IN THE FIELD AND THEIR NEUTRALIZATION
LITERATURE OF THE FIELDS AND THEIR NEUTRALIZATION

1. UNO-CAL STUDY WALL FINISHING: AN EFFECT OF CYCLING WALL BOARD (GWB), UNO-CAL BRK1 CEILING BOARD, FIBERGLASS INSULATION, TOXIC NITROGEN DIOXIDE.
2. GTC: 100 PERCENT CRYSTALLINE POLYETHYLENE TEREPHTHALATE (PET) FILM, CRYSTALLINE POLYETHYLENE TEREPHTHALATE (PET) FILM, UNO-CAL BRK1 CEILING BOARD, FIBERGLASS INSULATION, TOXIC NITROGEN DIOXIDE.
3. GTC: 100 PERCENT CRYSTALLINE POLYETHYLENE TEREPHTHALATE (PET) FILM, UNO-CAL BRK1 CEILING BOARD, FIBERGLASS INSULATION, TOXIC NITROGEN DIOXIDE.
4. UNO-CAL STUDY WALL FINISHING: AN EFFECT OF CYCLING WALL BOARD (GWB), UNO-CAL BRK1 CEILING BOARD, FIBERGLASS INSULATION, TOXIC NITROGEN DIOXIDE.

[illegible]



#3

123734 09/13/2016

Tax Information	Tax Information	Election Information
LOCATION: 122 S MAIN ST PID #: 123734 PIN #: 3596-89-3045 NBHD #: MH001 NBHD NAME: MT HOLLY CENBD TOWNSHIP : RIVER BEND TOWNSHIP	PLAT BOOK: / PAGE: LEGAL DESC. 1: LEGAL DESC. 2: STRUCTURE TYPE: RETAIL GENERAL YEAR BUILT: 1955 SQUARE FOOTAGE: 2262 BASEMENT: NO BEDROOMS: 0 / BATHS: 0 MULTI-STRUCTURES: NO ACREAGE: 0.08 DISTRICT CODE: 230 TAX DISTRICT: MOUNT HOLLY CITY VOLUNTARY AG DISTRICT: NO	PRECINCT NAME: MT HOLY II POLLING PLACE: CORNERSTONE FAMILY WORSHIP POLLING ADDRESS: 709 RANKIN AVENUE WARD #: CONGRESS REPRESENTATIVE: MEMBER PATRICK MCHENRY CONGRESSIONAL DISTRICT: 10 HOUSE REPRESENTATIVE: REPRESENTATIVE JOHN A. TORBETT (REP) / HOUSE DISTRICT: 108 SENATOR: SENATOR KATHY HARRINGTON (REP) SENATE DISTRICT: 43
OWNER ID : 00951330 CURRENT OWNERS : HOWARD DAVID W MAILING ADDRESS : P O BOX 428 , IRON STATION , NC 28080-0000 JANUARY 1st OWNERS: HOWARD DAVID W DEED TYPE: NW DEED BOOK: 4863 / PAGE: 0122 DEED RECORDING DATE: 08/18/2016 SALES AMOUNT: \$0	MARKET LAND VALUE: \$34,850 MARKET IMPV. VALUE: \$72,407 MARKET VALUE: \$107,257 FARM DISCOUNT: NO TAXABLE VALUE: \$107,257	Parcel Information POLICE DISTRICT: MOUNT HOLLY FIRE DISTRICT: MOUNT HOLLY EMS RESCUE: STATION #: GEMS STATION 7 FLOOD: CENSUS TRACT: 311.02

Disclaimer: The information provided is not to be considered as a legal document or description. The map & parcel data is believed to be accurate, but Gaston County does not guarantee its accuracy. Values shown are as of January 1, 2015. - Document created for printing on 6/27/2018

OTHER BUSINESS

REPORTS

Mount Holly Parks & Recreation

Monthly Report

Sole Patrol- The Sole Patrol met 18 days during the month of December. The total attendance was 253, with 37 different members attending. They met for a monthly birthday party, and Christmas luncheon.

Fitness Center- The Fitness Center was open 22 days during the month of December. The total attendance was 88 with 17 different members attending. Of the 17, 7 were seniors, 6 were paying residents, and 4 were employees.

Athletics- Youth basketball began practicing in December. We have 270 children playing on 32 teams in our program.

Free-play basketball at the Old Gym and Tuckaseege Community Center has been averaging 34 people per session.

Pickleball is played Wednesdays at the Tuckaseege Community Center from 11-2. We have been averaging 9 people per session.

Rentals & Special Events- Santa at the Grand Hall was a popular special event again this year. Santa posed for pictures and talked with children on December 6, 7, 13, and 14 from 2-5pm.

News & Notes- Parks & Recreation Commission will meet on Tuesday January 22 at 630pm for their monthly meeting. Kimley Horn is scheduled to present their findings from the Downtown Park Feasibility Study to the Commission at this time.

Registration for youth spring sports (soccer, baseball, girls' softball, and girls' volleyball) is currently going on.

Zumba classes started back up on January 8. The class is held Tuesday evenings from 630-730pm upstairs at the Municipal Complex.

PUBLIC WORKS REPORT

	NOVEMBER	2018	2017	2016
<u>Water</u>				
Daily Average (mgd)		2.464	2.520	2.910
Daily Maximum (mgd)		2.920	3.409	3.451
Daily Minimum (mgd)		2.070	2.226	2.355
Monthly Total (mg)		73.930	75.609	87.289
Customers				
Inside City Limits		6223	6030	5851
Outside City Limits		491	491	483
TOTAL		6714	6521	6334
<u>Wastewater</u>				
Daily Average (mgd)		2.289	1.873	1.868
Daily Maximum (mgd)		5.791	2.463	2.975
Daily Minimum (mgd)		1.353	0.838	1.144
Monthly Total Flow (mg)		68.680	56.197	56.053
American & Efird Total Flow (mg)		17.556	18.009	12.349
Customers				
Inside City Limits		5823	5635	5468
Outside City Limits		53	55	55
TOTAL		5876	5690	5523
<u>Sanitation</u>				
Number of Customers				
Residential		5434	5236	5122
Commercial / Industrial		153	145	146
Recycling		5545	5346	5228
Garbage Collected (tons)		501.02	445.17	404.23
General Yardwaste (tons)		82.64	47.47	47.20
Chipping (tons)		0.00	0.00	0.00
Leaves (tons)		87.00	108.00	42.00
Total Yardwaste (tons)		169.64	155.47	89.20
White Goods (tons)		0.00	0.00	0.00
Recycling (tons)		121.10	107.37	75.70

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(12/01/2018 - 12/31/2018)

Offense:	Arrest/No Supp.:	Arrest/Oth. Agency:	Death of Offender:	Vic. Ref. to Cooper.:	Prosecut. Declined:	Extradit. Declined:	Located Missing:	Unfound.:	Reported:	Actual:	Further Invest.:
0510 - Burglary - Forcible Entry	0	0	0	0	0	0	0	0	4	4	3
0520 - Burglary - Non-Forced Entry	1	0	0	0	0	0	0	0	1	1	0
0630 - Larceny - Shoplifting	0	0	0	0	0	0	0	0	1	1	1
0640 - Larceny - From Motor Vehicle	0	0	0	0	0	0	0	0	1	1	1
0650 - Larceny - Auto Parts & Accessories	0	0	0	0	0	0	0	0	1	1	1
0660 - Larceny - From Buildings	0	0	0	0	0	0	0	0	1	1	1
0690 - Larceny - All Other Larceny	0	0	0	0	0	0	0	0	9	9	8
0810 - Simple Physical Assault	1	0	0	0	0	0	0	0	3	3	2
0820 - Simple Non-Physical Assault	0	0	0	0	0	0	0	0	1	1	1
0900 - Arson	0	0	0	0	0	0	0	0	1	1	1
1015 - Forgery - Using/Uttering	0	0	0	0	0	0	0	0	1	1	1
1150 - Fraud - Credit Card/Automated Teller Machine	0	0	0	0	1	0	0	0	5	5	4
1170 - Fraud - Impersonation	0	0	0	0	0	0	0	0	1	1	1
1180 - Fraud - Wire/Computer/Other Electronic Manipulation	0	0	0	0	0	0	0	0	1	1	0
1190 - Fraud - All Other Fraud	0	0	0	0	0	0	0	0	2	2	2
1400 - Criminal Damage to Property (Vandalism)	2	0	0	0	1	0	0	0	6	6	2
1530 - Possessing/Concealing Weapons	1	0	0	0	0	0	0	0	1	1	0
1590 - Other Weapons Violations	1	0	0	0	0	0	0	0	1	1	0
1810 - Drug Violations	4	0	0	0	0	0	0	0	7	7	3
1834 - Drug Violations - Equipment/Paraphernalia - Possessing/Concealing	3	0	0	0	0	0	0	0	3	3	0
2100 - DWI - Alcohol and/or Drugs	1	0	0	0	0	0	0	0	1	1	0

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(12/01/2018 - 12/31/2018)

Offense:	Arrest/No Supp.:	Arrest/Oth. Agency:	Death of Offender:	Vic. Ref. to Cooper.:	Prosecut. Declined:	Extradit. Declined:	Located Missing:	Unfound.:	Reported:	Actual:	Further Invest.:
2640 - Contempt of Court, Perjury, Court Violations	1	0	0	0	0	0	0	0	1	1	0
2650 - Escape From Custody or Resist Arrest	1	0	0	0	0	0	0	0	1	1	0
2690 - All Other Offenses	1	0	0	0	0	0	0	2	3	1	0
4010 - All Traffic (except DWI)	9	0	0	0	1	0	0	2	12	10	0
4040 - Non-Criminal Detainment (Involuntary Commitment)	1	0	0	0	0	0	0	0	2	2	0
9910 - Calls for Service	0	0	0	0	0	0	0	2	6	4	2
Totals:	27	0	0	0	3	0	0	6	77	71	34

Arrest Status/Disposition Totals by Offense

MOUNT HOLLY POLICE

(12/01/2018 - 12/31/2018)

Offense:	Further Invest.:	Inactive:	Closed/ Cleared:	Arrest/No Supp.:	Arrest/No Invest.:	Felony:	Misd.:	Juvenile:	Adult:	Offense:
0410 - Aggravated Assault	0	0	1	1	0	0	1	0	1	1
0660 - Larceny - From Buildings	0	0	1	1	0	1	0	0	1	1
0690 - Larceny - All Other Larceny	0	0	3	0	3	1	2	0	3	3
0810 - Simple Physical Assault	0	0	4	2	2	0	4	0	4	4
0820 - Simple Non-Physical Assault	0	0	1	0	1	0	1	0	1	1
1120 - Fraud - Obtaining Money/Property by False Pretense	0	0	2	1	1	1	1	0	2	2
1150 - Fraud - Credit Card/Automated Teller Machine	0	0	2	2	0	2	0	0	2	2
1530 - Possessing/Concealing Weapons	0	0	2	2	0	1	1	0	2	2
1810 - Drug Violations	0	0	2	2	0	1	1	0	2	2
1834 - Drug Violations - Equipment/Paraphernalia - Possessing/Concealing	0	0	2	2	0	0	2	0	2	2
2100 - DWI - Alcohol and/or Drugs	0	0	2	2	0	0	2	0	2	2
2290 - All Other Liquor Law Violations	0	0	1	0	1	0	1	0	1	1
2620 - Kidnapping	0	0	1	1	0	1	0	0	1	1
2640 - Contempt of Court, Perjury, Court Violations	0	0	9	7	2	1	8	0	9	9
2690 - All Other Offenses	0	0	1	1	0	1	0	0	1	1
4010 - All Traffic (except DWI)	0	0	8	7	1	0	8	0	8	8
Totals:	0	0	42	31	11	10	32	0	42	42

Citation Totals by Charge

MOUNT HOLLY POLICE

(12/01/2018 - 12/31/2018)

Charge:	Number of Charges:
Speeding (Infraction)	2
No Operator License	3
Driving While License Revoked	3
Expired Registration	3
Unsafe Movement	1
Failure To Stop (Stop Sign/Flashing Red Light)	1
Running Red Light	2
No Insurance	2
Failure To Reduce Speed	1
Other (Misdemeanor)	1
Other (Infraction)	8
Other (2nd Charge - Misdemeanor)	2
Other (2nd Charge - Infraction)	8
Total:	37

Mt Holly PD
400 E CENTRAL AV MT HOLLY , NC 28120

CFS By Department - All Departments By Date
12/1/2018 - 12/31/2018

MOUNT HOLLY COMMUNICATIONS	Count	Percent
SCHOOL RES OFFICER	2	100.00%
Total Records For MOUNT HOLLY COMMUNICATIONS	2	Dept Calls/Total Calls 0.13%

MOUNT HOLLY POLICE	Count	Percent
ALARM B	26	1.74%
ALARM R	24	1.60%
ANIMAL COMPLAINT	1	0.07%
ARSON	1	0.07%
ASSAULT AL OCC	2	0.13%
ASSIST CITY DEPARTMENT	2	0.13%
ASSIST FD/EMS	19	1.27%
ASSIST LE AGENCY	15	1.00%
ASSIST OTHER	5	0.33%
ATTEMPTED B & E	4	0.27%
B & E BUSINESS AL OCC	1	0.07%
B & E OF BUSINESS IN PROGRESS	2	0.13%
B & E RES AL OCC	2	0.13%
B & E RES IN PROG	7	0.47%
B & E TO VEHICLE ALR OCC	7	0.47%
B & E VEHICLE IN PROGRESS	1	0.07%
CHECK ROADWAY	14	0.94%
CHECK THE WELFARE	31	2.07%
CIVIL DISPUTE	14	0.94%
COMMUNICATING THREATS	6	0.40%
COURT	5	0.33%
DAMAGE TO PROPERTY	7	0.47%
DEATH INV UNATTENDED	1	0.07%
DEATH NOTIFICATION	1	0.07%
DIRECT TRAFFIC	4	0.27%
DISCHARGE FIREARM	8	0.53%
DISTURBANCE NATURE UNK	6	0.40%
DOMESTIC ARGUMENT	33	2.21%
DOMESTIC ASSAULT	4	0.27%
DOMESTIC ESCORT	1	0.07%
DRUGS	8	0.53%
FIGHT MULTIPLE SUBJ	3	0.20%
FOLLOW UP INVESTIGATION	16	1.07%
FOOT PATROL	3	0.20%
FOUND PROPERTY	7	0.47%
FRAUD	9	0.60%
FUNERAL ESCORT	8	0.53%
HANGUP 911	7	0.47%

MOUNT HOLLY POLICE	Count	Percent
HARRASSMENT	4	0.27%
HIT & RUN PD	5	0.33%
IDENTITY THEFT	1	0.07%
INFORMATION ONLY	18	1.20%
INTOXICATED DRIVER	9	0.60%
INTOXICATED PEDESTRIAN	3	0.20%
JUVENILE	7	0.47%
K9 DEPLOYMENT	2	0.13%
LARCENY AL OCC	19	1.27%
LARCENY FROM VEHICLE	1	0.07%
LOST PROPERTY	1	0.07%
MENTAL COMMITMENT	2	0.13%
MISSING PERSON ADULT	1	0.07%
MV COLLISION PD	44	2.94%
MV COLLISION PI	5	0.33%
NOISE VIOLATION	13	0.87%
OVERDOSE	1	0.07%
PARKING VIOL	6	0.40%
PERSONAL ESCORT	16	1.07%
PROWLER	5	0.33%
PUBLIC NUISANCE BIKES/SKATEBOARDS/ATV/DIRT BIKES	7	0.47%
RADAR/TRAFFIC ENFORCEMENT	2	0.13%
RECOVER STOLEN PROPERTY	4	0.27%
SCHOOL RES OFFICER	34	2.27%
SCHOOL TRAFFIC	5	0.33%
SERVE WARRANT	15	1.00%
SOLICITATION	2	0.13%
SPEC ASSIGNMENT TRAFFIC	4	0.27%
SPECIAL ASSIGNMENT	28	1.87%
SPECIAL CHECK	598	39.97%
STOLEN VEHICLE AL OCC	2	0.13%
STRANDED MOTORIST	28	1.87%
SUBJECT WITH A GUN/WEAPON	2	0.13%
SUICIDAL SUBJECT	5	0.33%
SUSPICIOUS PERSON	42	2.81%
SUSPICIOUS VEH OCCUP	69	4.61%
SUSPICIOUS VEH UNOCCUP	73	4.88%
TRAFFIC OTHER	5	0.33%
TRAFFIC STOP	73	4.88%
TRESPASS	12	0.80%
UNAUTHORIZED USE OF CONVEYANCE	1	0.07%
VANDALISM AL OCC	1	0.07%
VERBAL ARGUMENT	6	0.40%
Total Records For MOUNT HOLLY POLICE	1496	Dept Calls/Total Calls 99.01%

No Units	Count	Percent
ALARM B	2	15.38%
ASSIST FD/EMS	1	7.69%

No Units	Count	Percent
CHECK ROADWAY	1	7.69%
INFORMATION ONLY	2	15.38%
NOT AN ACTUAL CALL	1	7.69%
SPECIAL CHECK	2	15.38%
SUSPICIOUS PERSON	1	7.69%
SUSPICIOUS VEH UNOCCUP	1	7.69%
TRAFFIC OTHER	1	7.69%
TRAFFIC STOP	1	7.69%
Total Records For No Units	13	Dept Calls/Total Calls 0.86%
Total Records		1511