



January 11, 2021
Council Meeting

Mayor Bryan Hough
Mayor Pro-Tem Lauren Shoemaker
Councilwoman Phyllis Harris
Councilman Charles McCorkle
Councilman Jeff Meadows
Councilman David Moore
Councilwoman Christina Pawlish
Marie M. Anders, City Attorney
Miles Braswell, City Manager

Due to COVID-19 restrictions on public gatherings, the City strongly encourages people to watch this meeting on the live stream: www.mtholly.us

**CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL MEETING AGENDA**



**January 11, 2021
7:00 P.M.**

CALL TO ORDER BY THE MAYOR

INVOCATION

PLEDGE OF ALLEGIANCE

SET THE AGENDA

CONSENT AGENDA

1. Approval of Plat for Phase 2 of Beatty Woods
2. Approval of Preliminary Investigation of Minimum Commercial Maintenance Code at 700 Tuckaseege Road
3. Approval of Planning Commission Member Appointments/Re-appointments

PRESENTATIONS

- | | |
|---|--------------------------|
| 1. Presentation of The Commander's Coin Award for Officer Tyler Herndon | <i>Chief Don Roper</i> |
| 2. Presentation of Employees Service Awards | <i>Mayor Bryan Hough</i> |
| 3. Presentation of Retirement Resolution for Sergeant Todd Calhoun | <i>Mayor Bryan Hough</i> |

PUBLIC HEARING

1. Public Hearing on the Question of Annexation for Gaston County Parcel ID: 304155 (Riverbend)
Marie Anders

PUBLIC COMMENT – Three (3) Minute Limit

OLD BUSINESS

- | | |
|--|--------------------------|
| 1. Tyler A. Herndon Memorial Committee Update | <i>Bobby Black</i> |
| 2. Discussion of Street/Bridge Renaming in honor of Office Tyler Herndon | <i>Mayor and Council</i> |

NEW BUSINESS

- | | |
|---|------------------------|
| 1. Grand Hall-NC and American Flag Display Discussion | <i>David Moore</i> |
| 2. Discussion of the Property located at 219 East Catawba Avenue | <i>Jonathan Wilson</i> |
| 3. Consideration and Approval of the Low Bid for Mowing Contract | <i>Jonathan Wilson</i> |
| 4. Consideration of a request by Grant Gildehaus to approve sewer utilities as an outside Customer to 00 Brook Crossing Drive, Gaston County Tax Parcel ID#221429 | <i>Greg Beal</i> |

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S 143-318.11 (a)(3, 5 and 6)

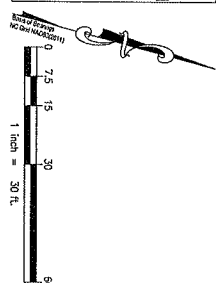
ADJOURN

CONSENT AGENDA



City of Mount Holly Action Agenda Item

To: City Council From: Brian DuPont	Date: 1-5-21 Meeting Date: 1-11-21																																
Agenda Item to be considered: Approval of Beatty Woods, Phase 2 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 a plat for phase 2 of the Beatty Woods Subdivision. These development plat consists of 30 townhome units as part of the Special Use Permit issued by the Zoning Board of Adjustment on August 6, 2018. Planning Commission unanimously recommended plat approval contingent upon a Subdivision Agreement between the City and Brookline Homes. No Financial Guarantee is part of this plat as there will be no public infrastructure included in this phase.																																	
Fiscal Impact: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 45%;">Will Item affect current budget</td> <td style="width: 15%;">☐ YES</td> <td style="width: 15%;">☐ NO</td> <td style="width: 25%;">☒ N/A</td> </tr> <tr> <td>Reviewed by Finance Director</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Preaudit Certification required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Capital Project Ordinance required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Budget Transfer required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Total City Dollars:</td> <td colspan="3">\$</td> </tr> <tr> <td>Budget Code</td> <td colspan="3"></td> </tr> <tr> <td>Reviewed by City Attorney</td> <td>☒ YES</td> <td>☐ NO</td> <td>☐ N/A</td> </tr> </table>		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
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 plat for Phase 2 of Beatty Woods Subdivision contingent upon an appropriate Subdivision Agreement.																																	
Result of City Council Decision: _____																																	
Attachments: 1. Plat of Phase 2																																	



CLASS OF SURVEY
THE SURVEY MEASURES THE HEIGHTS OF A CLASS A SURVEY AS DERIVED IN 21 INCHES AT 1000'. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAD A CLOSEST PRECISION OF 1/1000 BEFORE ADJUSTMENT AND WAS ADJUSTED USING THE LEAST SQUARE METHOD.

BOUNDARY DATA
BOUNDARY DATA SHOWN HEREON HAS BEEN CALCULATED FOR A CLOSE RATIO OF 1/10,000 FEET.

RELATIVE POSITIONAL ACCURACY
THE RELATIVE POSITIONAL ACCURACY (RPA) FOR ANY CONTROL POINT OR PROPERTY CORNER ON THIS SURVEY DOES NOT EXCEED 0.10 FOR EITHER
AOS OF THE 10% CONFORMANCE ERROR ELLIPSE

[illegible][illegible][illegible][illegible]

LINE #	BEARING	LENGTH
L17	N74° 24' 43"E	304.69'
L18	N15° 35' 17"W	76.00'
L19	N74° 24' 43"E	30.00'
L20	S15° 35' 17"E	212.00'
L21	S74° 24' 43"W	30.00'
L22	N15° 35' 17"W	72.00'
L23	S74° 24' 43"W	304.69'
L24	N21° 25' 18"E	15.03'

CLONE #	DELTA	PAULUS	PAULUS OR BEANING	CHORO LENGTH	LENGTH
C1	28° 45' 30"	83.00"	588° 46' 30"W	461.6'	463.5'
C2	90° 00' 00"	17.00'	529° 24' 43"W	24.04'	26.70'
C3	90° 00' 00"	12.00'	502° 35' 17"W	24.04'	26.70'
C4	30° 26' 55"	123.00'	589° 38' 10"W	64.60'	65.37'
C5	47° 36'	175.00'	N88° 56' 30"E	15.14'	15.15'

LINE #	BEARING	LENGTH
L1	S 7° 28' 59"E	67.63
L2	S 7° 24' 43"W	103.98
L3	S 7° 24' 53"W	15.01
L4	S 7° 24' 43"W	126.61
L5	N 81° 50' 51"E	191.78
L6	S 53° 42' 59"W	33.92
L7	N 15° 35' 17"W	103.98
L8	N 15° 35' 17"W	10.02
L9	N 15° 35' 17"W	103.98
L10	N 65° 07' 39"W	37.06

LINE #	BEARING	LENGTH
L11	N74.25° 13'E	58.00'
L12	S77.20° 21'W	88.11'
L13	S74.24° 43'W	136.67'
L14	S74.24° 43'W	10.00'
L15	N74.24° 43'E	136.67'
L16	S64.33° 23'W	101.98'



ORDER NO. 0000000000 BROOKLINE HOMES LLC 425 E. Cambridge Street Belmont, MA 02012	
CLIENT PROJECT NO.	
MERRICK PROJECT NO.	65120747-05
SCALE	N/A

[illegible]



City of Mount Holly Action Agenda Item

To: City Council From: Brandon Livingston	Date: 1-6-2021 Meeting Date: 1-11-2021																																				
Agenda Item to be considered: Approval of Preliminary Investigation of Minimum Commercial Maintenance Code at 700 Tuckaseege Road																																					
Will this require a public hearing? ☐ YES ☒ NO																																					
Background/Purpose of Request: Code Enforcement staff was made aware of possible violations of the Mount Holly Commercial Maintenance Code at 700 Tuckaseege Road on December 8, 2020. An inspection of this structure would be the next step based on the City Code for Commercial Buildings but an inspection notice has not been sent yet. A title search was requested by code enforcement on December 8, 2020 and received on December 17, 2020. This title search was requested in order for code enforcement to know who to notify and serve an inspection notice. Before an inspection can be conducted, staff needs a formal vote directing Code Enforcement to begin the inspection process. The reason is that no petition has been received and no agency official has provided a statement to the City. The Code outlines steps to be taken for informing the property owner that they should work with the City to have an inspection conducted to prove or deny any violations concerning the commercial building code that may be occurring on the property. As part of all codes and ordinances the City enforces, the property owner is given due process to comply on their own, but within certain time limits.																																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="4">Fiscal Impact:</td> </tr> <tr> <td style="width: 45%;">Will Item affect current budget</td> <td style="width: 15%;">☐ YES</td> <td style="width: 15%;">☐ NO</td> <td style="width: 25%;">☒ N/A</td> </tr> <tr> <td>Reviewed by Finance Director</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Preaudit Certification required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Capital Project Ordinance required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Budget Transfer required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Total City Dollars:</td> <td colspan="3">\$</td> </tr> <tr> <td colspan="4">Budget Code</td> </tr> <tr> <td>Reviewed by City Attorney</td> <td>☒ YES</td> <td>☐ NO</td> <td>☐ N/A</td> </tr> </table>		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
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 that City Council direct staff to begin the inspection process for 700 Tuckaseege Road.

Result of City Council Decision:

Attachments:

1.



City of Mount Holly Action Agenda Item

To: City Council From: Brian DuPont	Date: 1-5-21 Meeting Date: 1-11-21
Agenda Item to be considered: Approval of Planning Commission Member Appointments	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : Terms for two members of the Planning Commission are expiring and they are willing to be appointed for an additional term Perry Toomey – New Term Expires: December 2023 Jerry Bishop – New Term Expires: December 2023	
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 appointment of members for the additional term.	
Result of City Council Decision: _____	
Attachments: 1. 2. 3.	

PRESENTATIONS



City of Mount Holly Action Agenda Item

To: City Council
From: Chief Roper

Date 01-05-21
Meeting Date:
01-11-21

Agenda Item to be considered: Presentation of The Commander's Coin Award for Officer Tyler Herndon.

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request: 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.

The Commander's Coin 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.

Fiscal Impact:

Will Item affect current budget	YES	x NO	☐ N/A
Reviewed by Finance Director	YES	x NO	☐ N/A
Preaudit Certification required	☐ YES	X NO	☐ N/A
Capital Project Ordinance required	☐ YES	X NO	☐ N/A
Budget Transfer required	YES	☐ NO	☐ 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. Memorandum from the Chief regarding award citation.



Mount Holly Police Department

Office of the Chief of Police • 400 E Central Avenue • Mount Holly, North Carolina 28120

Don Roper
Chief of Police

Memorandum

From: Chief Don Roper

Reference: Commander's Coin Award

Date: 01-11-21

This memorandum is to recognize Officer Tyler Herndon for excellence in the performance of his duties on December 11, 2020. For this performance, Officer Herndon is hereby awarded the Commander's coin by the Chief of Police for extreme excellence.

While on duty this date, Officer Herndon responded in the early morning hours, along with other officers, to the report of a breaking and entering in progress at a business in the 300 block of Beatty Dr. Upon arrival, Officer Herndon and the other officers encountered a felony suspect attempting to flee the scene on foot. Officer Herndon took quick action in an attempt to apprehend the suspect. Officer Herndon's actions were executed with courage and dedication as he sought to bring the incident to a conclusion. During the confrontation, Officer Herndon was assaulted and sustained fatal injuries. The felony suspect was ultimately taken into custody.

Officer Herndon performed his duty with valor, skill, and dedication to service.

These actions were taken in keeping with the highest standards and tradition of service of the Mount Holly Police Department, and reflect credit upon the city of Mount Holly. A copy of this memorandum will be maintained in Officer Herndon's official file.

The Commander's Coin was presented to Officer Herndon in a private ceremony on December 14, 2020, and he carries this coin with him now.



City of Mount Holly Action Agenda Item

To: Mayor and City Council From: Miles Braswell, City Manager	Date: January 8, 2021 Meeting Date: January 11, 2021
Agenda Item to be considered:	
Presentations - Employee Service Awards	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request:	
It is customary that employees are recognized for their years of service with the intervals for recognition being every five (5) years. Mayor Hough will present the awards to the employees based on their years of service.	
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:	



City of Mount Holly Action Agenda Item

To: Mayor and City Council	Date: January 8, 2021
From: Miles Braswell, City Manager	Meeting Date: January 11, 2021
Agenda Item to be considered:	
Presentations – Retirement Resolution for Sergeant Todd Calhoun	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request:	
Sergeant Todd Calhoun with the Mount Holly Police Department retired on December 30, 2020 with approximately 30 ½ years of service to the City. Mayor Hough will present the Retirement Resolution to Sergeant Todd Calhoun.	
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:	

PUBLIC HEARINGS



City of Mount Holly Action Agenda Item

To: City Council From: Brian DuPont	Date: 1-5-21 Meeting Date: 1-11-21																																
Agenda Item to be considered: Public hearing on the Question of Annexation for Gaston County Tax Parcel #304155																																	
Will this require a public hearing? ☒ YES ☐ NO																																	
Background/Purpose of Request : The applicant for Riverbend's Conditional District zoning has also petitioned the City for annexation of the property. If the annexation and Conditional District zoning are approved, then the development would consist of 162 single family homes with amenities. Staff has compiled a cost benefit analysis associated with providing the development with City services over the future years and after build-out of the project. The information is based on three market comparable homes provided by the applicant and should reflect the type of homes to be built as well as the Gaston County Tax Value associated with those homes. The average tax value of these homes is \$359,623. This information is on the Cover Sheet, which pulls information from the General Fund and Enterprise Fund sheets. This snapshot is based on the adopted fees, tax rate, and FY 21 budget. The analysis shows that this neighborhood would provide a positive return for the cost to provide City services in the amount of \$213.00 per year after build out. The proposed development requires no City funded infrastructure or capital purchases, but would require new employees identified by the departments to serve the community (1.15 police officers and 3 fire positions). If the Conditional Zoning plan and annexation are approved by City Council, the next step would be that they become binding contingent upon an Annexation Agreement and Annexation Ordinance.																																	
Fiscal Impact: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 45%;">Will Item affect current budget</td> <td style="width: 15%;">☐ YES</td> <td style="width: 15%;">☐ NO</td> <td style="width: 25%;">☒ N/A</td> </tr> <tr> <td>Reviewed by Finance Director</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Preaudit Certification required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Capital Project Ordinance required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Budget Transfer required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Total City Dollars:</td> <td colspan="3">\$</td> </tr> <tr> <td>Budget Code</td> <td colspan="3"></td> </tr> <tr> <td>Reviewed by City Attorney</td> <td>☒ YES</td> <td>☐ NO</td> <td>☐ N/A</td> </tr> </table>		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
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. Annexation Petition 2. Annexation Survey 3. Cost Benefit Analysis																																	



CITY of MOUNT HOLLY

DANNY JACKSON, ASSISTANT TO THE CITY MANAGER
COMMUNITY DEVELOPMENT

131 South Main Street
Post Office Box 406
Mount Holly, NC 28120
704-822-2938
704-822-2933 fax
www.mtholly.us

PLANNING
ZONING
CODE ENFORCEMENT
PARKS AND RECREATION
GIS TECHNOLOGY
PUBLIC HOUSING

PETITION REQUESTING ANNEXATION

Date: May 16, 2018

To the City Council of the (City) Town/Village) of Mount Holly:
(name of governing body)

1. We the Undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the (City) Town/Village) of Mount Holly.

2. The area to be annexed x is contiguous or is not contiguous (check one) to the (City) Town/Village) of Mount Holly and the boundaries of such territory are as follows:

being approximately 82.092 acres as shown on attached survey by Charles S. Logue, R.S. dated May 16, 2018 October 19, 2020, and being Tract #3 as shown on that plat recorded in Plat Book 92 at Page 36 and also being tax PID 304155.

We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in termination of vested rights previously acquired for this property. (If zoning vested rights are claimed, indicate below and attach proof.)

NAME	ADDRESS	VESTED RIGHTS DECLARED? (YES OR NO)	SIGNATURE
Robert Eric Lanier	P.O. Box 1028	<u>NO</u>	
	Pineville, NC 28134		

Vested zoning rights are being applied for congruent with annexation. Applicant does not declare any pre-existing rights.

* The City of Mount Holly may wish to require a meets and bounds description and/or map.

** This is one possible format for zoning vested rights declaration. This language may require modification to reflect the requirements of the municipal zoning vested rights ordinance, if any.

ADDITIONAL ATTACHMENTS MAY BE USED

Cover Sheet - Cost Benefit Analysis

Comparables	1 (51' lot)	2 (56' lot)	3 (66' lot)	Average
Sales Value:	\$306,500		\$376,000	\$341,250
Tax Value:	\$298,810	\$348,459	\$431,600	\$359,623
Lot Size(Acre):	0.22	0.17	0.23	0.21
Square Footage:	1961	2544	3494	2,666.33
Front Setback:	20	20	20	20.00
Side Setback:	6	6	6	6.00
Rear Setback:	30	30	30	30.00
Lot Width:	60	55	60	58.33
# Bedrooms:	2	4	3	3.00
# Bathrooms:	2	2.5	2.5	2.33
Year Built:	2019	2021	2019	
Address:	3036 Winged Teal Ct	1042 Amberley Crossing Dr	2009 Rockbrook Ln	
Description:	Belmont	Belmont	Belmont	

*deduction for lot size in tax value

Project Name	Project Type	# of Unit	Total Acreage	Per Capita Factor
Riverbend	Single Family	162	82.02	2.55

Absorption	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	0	33	33	32	32	32				

General Fund			
	Revenue	Expenses	Balance
Year 1	\$1,904	\$7,937	-\$6,033
Year 2	\$114,801	\$319,144	-\$204,343
Year 3	\$221,848	\$330,193	-\$108,346
Year 4	\$325,415	\$383,179	-\$57,763
Year 5	\$429,218	\$436,280	-\$7,062
Year 6	\$533,021	\$489,387	\$43,633
Year 7	\$525,501	\$486,124	\$39,376
Build-Out	\$525,501	\$487,218	\$38,282

Enterprise Fund			
	Revenue	Expenses	Balance
Year 1	\$0	\$5,146	-\$5,146
Year 2	\$233,478	\$34,308	\$199,170
Year 3	\$260,063	\$68,616	\$191,446
Year 4	\$280,838	\$101,885	\$178,954
Year 5	\$304,716	\$135,153	\$169,562
Year 6	\$328,593	\$168,422	\$160,171
Year 7	\$130,353	\$168,422	-\$38,069
Build-Out	\$130,353	\$168,422	-\$38,069

Cost Benefit Analysis							
Year 1							-\$11,179
Year 2							-\$5,173
Year 3							\$83,101
Year 4							\$121,191
Year 5							\$162,501
Year 6							\$203,804
Year 7							\$1,307
Build-Out							\$213

FY 2020-2021	
General Fund Expenditures	\$12,844,106
Tax Rate Per \$100 value	0.485
8.0% 0.3% \$4.28 \$19.35	
Personal Property Rate	
Sales Tax Rate	
Beer & Wine Tax per Capita	
Powell Bill Funds per Capita	

Solid Waste	\$11.75	Recycling Expense	\$4.16
Vehicle Tag	\$10.00	Recycling Fee	\$5.00
Zoning Permit	\$100.00		
Right-Of-Way (Residential)	\$25.00		
Cost per rollout	\$55.00		
Rollout Fee	\$110.00		
Road Miles	1.15		
Inflation Rate(ROW)	2.50%		

Budgets by Department

Parks & Recreation	\$1,236,381.00	Population (most recent Census data)	16,257
Police	\$3,750,037.00	Tax Value of Property before Annexation	\$392,660
Fire	\$2,270,916.00		
Streets	\$2,503,017.00		
Planning & Development	\$451,900.00		

Department	Revenue Type	Description	Revenue	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Build-Out
Finance	General Fund										
		Average property value from comparables, divided by one-hundred and multiplied by the current tax rate. Then multiplied by the number of units absorbed per year. Year 1 is the tax rate applied to the current tax value of property.	\$282,556	\$1,904.40	\$57,558	\$115,115	\$170,929	\$226,742	\$282,556	\$282,556	\$282,556
	Property Tax			\$0	\$4,605	\$9,209	\$13,674	\$18,139	\$22,604	\$22,604	\$22,604
	Personal Property Tax			\$0	\$35,603	\$71,205	\$105,729	\$140,253	\$174,777	\$174,777	\$174,777
	Sales Tax			\$0	\$360	\$720	\$1,070	\$1,419	\$1,768	\$1,768	\$1,768
	Beer & Wine Tax			\$0	\$1,628	\$3,257	\$4,836	\$6,415	\$7,993	\$7,993	\$7,993
	Powell Bill Funds			\$0	\$4,653	\$9,306	\$13,818	\$18,330	\$22,842	\$22,842	\$22,842
	Tipping Fees (solid waste only)			\$0	\$660	\$1,320	\$1,960	\$2,600	\$3,240	\$3,240	\$3,240
	Vehicle License Tag Tax			\$0	\$660	\$1,320	\$1,960	\$2,600	\$3,240	\$3,240	\$3,240

Streets & Solid Waste	Operations & Maintenance	Services provided by the department are calculated using the current budget divided by the most recent population estimate, then multiplying that by the per capita factor times the number of units for the proposed development.	\$63,603	\$0	\$12,956	\$25,912	\$38,476	\$51,040	\$63,603	\$63,603	\$63,603
	Rollouts	Cost per 2 rollouts per house.	\$17,820	\$0	\$3,630	\$3,630	\$3,520	\$3,520	\$3,520	\$0	\$0
		Based on the proposed right-of-way infrastructure (curb, gutter, sidewalk, pavement) to be maintained by the City and is an annual expense. Inflation is added for future years.	\$8,865	\$0	\$9,314	\$9,547	\$9,785	\$10,030	\$10,281	\$10,538	\$11,632
	Street Maintenance Cost										
	Cost for Recycling	Cost to be paid for outside company to collect per home times 12 months.	\$8,087	\$0	\$1,647	\$3,295	\$4,892	\$6,490	\$8,087	\$8,087	\$8,087
Planning & Development	Operations & Staffing	Services provided by the department are calculated using the current budget divided by the most recent population estimate, then multiplying that by the per capita factor times the number of units for the proposed development. Year 1 cost is 15% of Year 2 cost.	\$11,483	\$351	\$2,339	\$4,678	\$6,947	\$9,215	\$11,483	\$11,483	\$11,483
		Total Anticipated Expenses:	\$545,963	\$7,937	\$319,144	\$330,193	\$383,179	\$436,280	\$489,387	\$486,124	\$487,218

Volunteer Fire fees

These figures do not account for any debt service owed by the developer to the volunteer fire department servicing their property. That figure is accounted for in the Annexation Agreement. Calculated by land tax value for entire service area then the percentage of site's land tax value for annexation, then multiplied by debt owed at time of petition County Tax office tells total land value of service area and volunteer fire department on current debt owed at time of petition.

FY 2020-2021	
Enterprise Fund Expenditures (not capital)	\$9,662,209
Stormwater (month)	\$2.50
Water Meter	\$300.00
Water Capital	\$1,230.00
Sewer Capital	\$4,665.00
Avg. Water Bill per month	\$59.68
Budgets by Expenditure	
Jillies Administrative	\$2,586,550.00
Jillies Admin - Maint	\$412,200.00
Jillies Admin - IT	\$105,850.00
Water	\$1,595,993.00
sewer	\$1,547,726.00
Field Maint(sal. & oper)	\$3,162,080.00
Stormwater	\$251,810.00
Avg. finished water per mon	\$6,000,000
	273.00

*adjust this amount based on proposed project
*adjust this amount based on proposed project

*adjust this amount based on proposed project
*adjust this amount based on proposed project

Department	Revenue Type	Description	Revenue Amount	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Build-Out
Finance	Enterprise Fund										
	Stormwater Fee	Charges \$2.50 per home for stormwater management times 12 months.	\$4,860	\$0	\$990	\$1,980	\$2,940	\$3,900	\$4,860	\$4,860	\$4,860
	Water Meter Fee	Charges a \$300 fee per home for 3/4" water meter which is standard for a single family home.	\$48,600	\$0	\$9,900	\$9,900	\$9,600	\$9,600	\$9,600	\$0	\$0
	Water Capital	Charges \$1,230 per home (3/4" water service) which is standard for a single family home.	\$199,260	\$0	\$40,590	\$40,590	\$39,360	\$39,360	\$39,360	\$0	\$0
	Recovery Fee	Charges \$4,665 per home (4" sewer service) which is standard for a single family home.	\$755,730	\$0	\$153,945	\$153,945	\$149,280	\$149,280	\$149,280	\$0	\$0
	Sewer Capital										
	Recovery Fee										
	Average Water & Sewer Annual Revenue	The average water and sewer usage per month multiplied by the number of lots, then multiplied for 12 months. Accounts for Water and Sewer rate increases adopted by council in future years.	\$116,018	\$0	\$28,052.70	\$53,648	\$79,658	\$102,575.60	\$125,492.72	\$125,493	\$125,493
		Total Estimated Revenue:	\$1,129,468	\$0	\$233,478	\$260,063	\$280,858	\$304,716	\$328,593	\$130,353	\$130,353
	Service Expense		Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Build-Out
	Utilities Administrative	Services provided by the department are calculated using the current budget divided by the most recent population estimate, then multiplying that by the per capita factor times the number of units for the proposed development. Year 1 cost is 15% of Year 2 cost.	\$65,726	\$2,008	\$13,389	\$26,777	\$39,760	\$52,743	\$65,726	\$65,726	\$65,726
	Utilities Admin - Maintenance	Services provided by the department are calculated using the current budget divided by the most recent population estimate, then multiplying that by the per capita factor times the number of units for the proposed development. Year 1 cost is 15% of Year 2 cost.	\$10,474	\$320	\$2,134	\$4,267	\$6,336	\$8,405	\$10,474	\$10,474	\$10,474
	Utilities Admin - IT	Services provided by the department are calculated using the current budget divided by the most recent population estimate, then multiplying that by the per capita factor times the number of units for the proposed development. Year 1 cost is 15% of Year 2 cost.	\$2,690	\$82	\$548	\$1,096	\$1,627	\$2,158	\$2,690	\$2,690	\$2,690
	Water	Services provided by the department are calculated by determining the average gallons per month based on the number of bedrooms per unit. Then dividing that avg. gpm by the avg finished water per month, then multiplying that percent increase by the current budget. Year 1 cost is 15% of Year 2 cost.	\$24,622	\$752	\$5,016	\$10,031	\$14,895	\$19,759	\$24,622	\$24,622	\$24,622
	Sewer	Services provided by the department are calculated by determining the average gallons per month based on number of bedrooms per unit. Then dividing the Avg. gpm by the avg effluent per month, then multiplying that percent increase by the current budget. Year 1 cost is 15% of Year 2 cost.	\$29,420	\$899	\$5,993	\$11,986	\$17,797	\$23,608	\$29,420	\$29,420	\$29,420
	Utilities Field Maintenance	Services provided by the department are calculated using the current budget divided by the number of miles of water and sewer lines maintained, then multiplying that by the number of water and sewer miles to be in the development. Year 1 cost is 15% of Year 2 cost.	\$29,091	\$889	\$5,976	\$11,852	\$17,598	\$23,345	\$29,091	\$29,091	\$29,091

	Services provided by the department are calculated using the cost factor by the most recent year's actual population estimate. The multiplier is the population estimate times the number of units for the proposed development. Year 1 cost is 15% of Year 2 cost.	\$6,399	\$196	\$1,303	\$2,607	\$3,871	\$5,135	\$6,399	\$6,399
Stormwater									
	Total Anticipated Expenses:	\$168,422	\$51,146	\$34,308	\$68,616	\$101,885	\$135,153	\$168,422	\$168,422

MEMORANDUM

TO: Mayor and City Council

FROM: Marie M. Anders, City Attorney

RE: Robert Eric Lanier proposed annexation of "Riverbend"

DATE: January 8, 2021

At the December 14, 2020, regular meeting, the City Council approved on the Consent Agenda a resolution directing the clerk to investigate the annexation petition filed by Eric Lanier for an 82.092 acre portion of his property that adjoins Highway 273 and Sandy Ford Road. The petition is sufficient, and the Council further called for a public hearing on the question of annexation to take place at the January 11, 2021, regular meeting. The public hearing was advertised in the Gaston Gazette on December 28, 2020.

Included with this memo is a copy of the tax map and annexation survey showing the location of the property to be annexed, a proposed annexation agreement, and a proposed annexation ordinance. The petitioner met with Brian DuPont, Kemp Michael, and me on December 4, 2020, for a scoping meeting to discuss the terms of the annexation agreement. I drafted the proposed annexation agreement with input from staff. The developer has received the proposed annexation agreement and annexation ordinance and they are acceptable to him.

The main provisions of the annexation agreement are as follows:

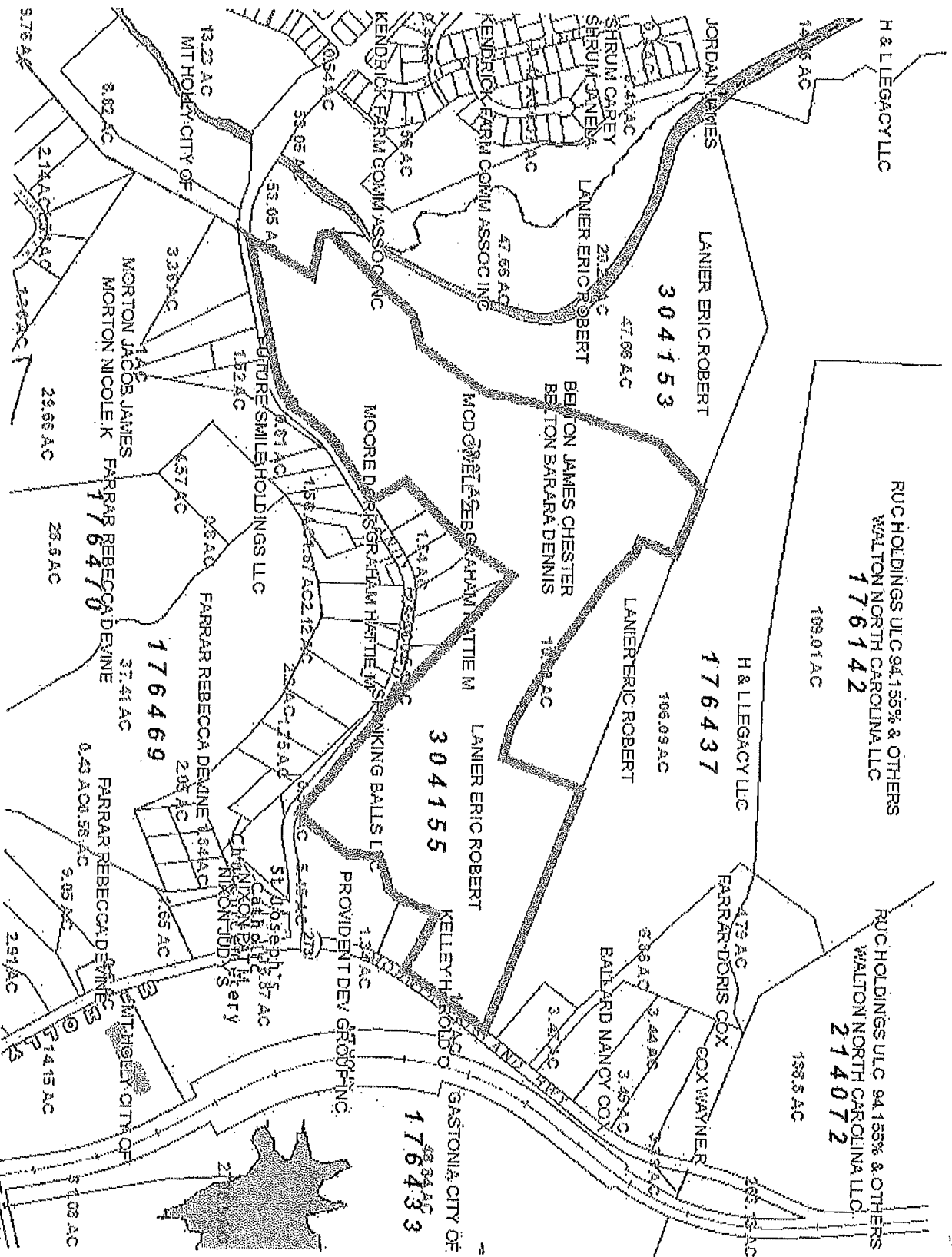
1. The petitioner has applied for re-zoning to Conditional District Single Family in accordance with a conditional district zoning plan which is incorporated by reference into the annexation agreement.
2. The petitioner is limited to a build out of 162 residences, which will necessitate upgrades to Dutchman's Creek Pump Station and the offsite parallel sewer line. The City will perform the upgrades, including upgrades which are also necessary for other development and future growth, and the petitioner will pay his proportionate share of the cost of the upgrades before the issuance of the first zoning permit for any lot or portion of the property. His proportionate share of the cost to upgrade Dutchman's Creek Pump Station is \$94,660.00 and his proportionate share of the cost to upgrade the offsite parallel sewer line is \$32,872.00.
3. The petitioner will construct water and sewer systems to serve the development as outlined in the Zoning Plan and required under our ordinances. In addition, the petitioner will dedicate 30 feet of sewer easement along the offsite sewer line. The Zoning Plan further requires the construction of sidewalks and road improvements as identified in the TIA.
4. The petitioner will pay to the City a sum of money equal to the amount of the City's statutory debt assumption to be owed by the City to the rural fire department serving the annexed area.
5. The agreement requires the payment of system development fees as a matter of contract.

6. The agreement reserves sufficient capacity in the water and sewer treatment plants to treat water and sewer for 162 residences and amenities, provided, however, that this reservation is only reserved for lots within subdivision plats approved and recorded within 7 years from the effective date of annexation, which would be June 30, 2021. The petitioner may ask Council for an extension of the reservation period. Lots in such approved and recorded subdivision plats then have reserved capacity without any time limitation in which to build houses and connect to water and sewer.

If Council wishes to approve the annexation agreement and annexation ordinance, then this matter would need to come back to Council at a later date for a vote. Ordinarily, Council would have the authority to approve an annexation ordinance the same night holding the public hearing on the question. However, this meeting will be considered a "remote meeting" under recent state law due to the remote participation of at least one Council member. Public hearings are specifically authorized during remote meetings under this new law, but the City must allow written comments on the public hearing to be submitted at any time between the notice of the public hearing and 24 hours after the public hearing. As a result, the Council may not take action on this matter immediately following the public hearing. The Council may take action at a later meeting, after the 24 hour comment period has elapsed.



Printed On: 12/11/2020



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, 2019.



NORTH CAROLINA
GASTON COUNTY

ANNEXATION AGREEMENT
AND SYSTEM DEVELOPMENT FEE
AGREEMENT,
"RIVERBEND"

THIS AGREEMENT, MADE and entered into this ____ day of _____ 20__, by and among the CITY OF MOUNT HOLLY, a North Carolina municipal corporation, hereinafter called "City;" and ROBERT ERIC LANIER A/K/A ERIC ROBERT LANIER, citizen and resident of Mecklenburg County, North Carolina, hereinafter called "Petitioner."

WITNESSETH:

WHEREAS, Petitioner has filed an annexation petition asking the City to annex approximately 82.092 acres of land with a subdivision name of "Riverbend," hereinafter referred to as the "Property" or "Riverbend" as shown on a plat prepared by Charles S. Logue, dated October 19, 2020, and sealed on October 19, 2020, and entitled, "Annexation Plat of Eric Robert Lanier Property", and being Tract #3 as shown on that plat recorded in Plat Book 92 at Page 36 and also being tax Parcel #304155, to which reference is hereby made for a further description; and,

WHEREAS, on May 16, 2018, Petitioner filed a petition requesting voluntary annexation of the Property which he revised on November 9, 2020, and Petitioner also filed on May 21, 2018, an application for rezoning the Property in accordance with a conditional district zoning plan (the "Zoning Plan"); and

WHEREAS, a public hearing was held by the City on January 11, 2021, on the question of the annexation and a public hearing was held by the City on November 9, 2020, on the question of the rezoning of the Property; and,

WHEREAS, Petitioner desires to develop the Property and provide municipal services to the same as set forth herein; and,

WHEREAS, the terms of this Agreement are all contingent upon the successful annexation of the Property into the City of Mount Holly.

NOW, THEREFORE, based upon the terms and conditions set forth herein and in consideration of the sum of Ten Dollars (\$10.00) paid by Petitioners to City, the parties do hereby agree as follows:

I. ANNEXATION AND REZONING

- A. Petitioner, as current owner of the Property, has submitted an annexation petition, as aforesaid, to City requesting voluntary annexation of the Property into the corporate limits of Mount Holly.
- B. Petitioner, filed an application with the City, as aforesaid, requesting that the Property be rezoned from R-1 Gaston County Single Family to Conditional District Single Family in accordance with the Zoning Plan, which shall take effect upon the effective date of the Annexation as set forth in the Annexation Ordinance.
- C. The City may vote upon the annexation of the Property upon approval of this Annexation Agreement.

- D. In the event that the annexation petition is denied by the City Council, this Agreement shall become null and void and the re-zoning petition shall be deemed withdrawn.
- E. Petitioners understand and agree that upon and after the passage of an Annexation Ordinance, City may from time to time, if it shall elect, enact and enforce such zoning ordinances, subdivision ordinances, watershed ordinances, system development fees, tap fees, and meter setting fees, and such other ordinances affecting the Property as the City may deem to be in City's best interest.
- F. The Parties acknowledge that the requirements for the Conditional District Single Family Zoning are shown on the Zoning Plan, which is a drawing prepared by CDM&R Engineering dated September 18, 2020, entitled "Conditional Zoning Plan," a copy of which is marked Exhibit "A" and attached hereto and incorporated herein by reference.

II. EXTENSION OF WATER LINES, FORCE MAINS, SEWER TRUNK LINES, AND ROAD IMPROVEMENTS

- A. City agrees to construct the following improvements (hereinafter called "City Improvements"):

These improvements are based on the Petitioner limited to a build out of twenty (20) 5-bedroom homes, one hundred five (105) 4-bedroom homes and thirty-seven (37) 3-bedroom homes. Petitioner may elect to increase the amount of 4-bedroom homes by an offsetting reduction in 5-bedroom homes or to increase the amount of 3-bedroom homes by an offsetting reduction in either 5-bedroom or 4-bedroom homes.

Upgrades to Dutchman's Creek Pump Station, a portion of which are necessary and convenient to serve the Property and a portion of which are necessary and convenient to serve other areas of Mount Holly. The stipulated cost of the additional upgrades necessary to serve the Property, including the proportionate share of the engineering cost, is \$94,660.00. This payment shall be due from the Petitioner to the City before the issuance of the first zoning permit by the City for any lot or portion of the Property.

Upgrades to the Offsite Parallel Sewer Line, a portion of which are necessary and convenient to serve the Property and a portion of which are necessary and convenient to serve other areas of Mount Holly. The stipulated cost of the additional upgrades necessary to serve the Property, including the proportionate share of the engineering cost, is \$32,872.00. This payment shall be due from the Petitioner to the City before the issuance of the first zoning permit by the City for any lot or portion of the Property.

- B. Petitioner agrees to construct certain improvements (hereinafter called "Petitioner's Improvements") prior to recording any plat at his own expense, or in the alternative provide a financial guarantee to the City of 120% of the costs estimated by Petitioner's Engineer and approved by the City, as follows:
 - 1. All other water and sewer systems proposed in the Zoning Plan and as required by the City of Mount Holly Subdivision and Land Development Ordinance.
 - 2. An additional 30 feet of sewer easement along the offsite sewer line to be dedicated on the Phase I or first plat.

3. The sidewalks as described in Note 3 to the Zoning Plan.

- C. All Petitioner's Improvements will be built in accordance with plans and specifications (collectively, the "Petitioner's Plans") to be prepared at Petitioner's expense by a registered engineer licensed by the State of North Carolina and submitted for approval by the City and the applicable State agencies. Said plans and specifications shall comply with the standard detail requirements of City. City may employ its engineer to review the plans and assist City with all other engineering issues that may arise regarding project design and change orders. Petitioner agrees to reimburse City the reasonable costs of such engineering services. The final decision regarding the diameter, location, and linear feet of the sewer and water extensions shall be made by City.
- D. Upon completion of Petitioner's Improvements to City's reasonable satisfaction, as certified by Petitioner's engineer, City shall accept the same for maintenance (subject to Petitioner's below warranty) and ownership shall vest in City. Petitioner shall provide to City three "as built" drawings of all Petitioner's Improvements. Petitioner shall warrant all Petitioner's Improvements, with the exception of the road improvements to be constructed by NCDOT (if any), to be free from defects in material and workmanship for a period of one (1) year from the date of acceptance by City and Petitioner shall provide a financial guarantee of this warranty satisfactory to the City and in accordance with the terms of this Agreement.
- E. Any amounts to be reimbursed by Petitioner to City or City to Petitioner shall be payable in full within 60 days of billing.

III. PREREQUISITES TO DEVELOPMENT

The parties agree that prior to the effective date of annexation, Petitioner may, if he chooses, begin to construct Petitioner's Improvements upon approval of the Petitioner's Plans. However, Petitioner agrees that he will not seek any building permits for construction of any houses within the Property prior to any of the following: the effective date of annexation; the effective date of the passage of the Zoning Plan by City; the payment by Petitioner to City of an estimated sum of money equal to the amount of statutory debt assumption under NCGS 160A-31.1 to be owed by the City to the rural fire department serving the annexed area; and completion of Petitioner's Improvements or posting a financial guarantee as referred to in Section II, Subsection B, and as further described in Section V.

IV. DEVELOPMENT STANDARDS

- A. The development of Riverbend shall be in conformity with City's Subdivision and Land Development Ordinance, hereinafter "Subdivision Ordinance," and zoning ordinance, as hereinafter may be amended from time to time, state and federal regulations, and the terms of this Agreement. Petitioners may submit subdivision plats for approval incrementally in accordance with City's Subdivision Ordinance and City may require such conditions upon the subdivision final plat approval as it may elect, which conditions may be in addition to but not inconsistent with the applicable zoning of Riverbend.
- B. Except as hereinafter set forth, it is agreed that owners of lots within Riverbend, including Petitioner and his successors in interest and assigns, will be charged utility rates from City, including system development fees and similar "buy in" fees, tap fees, and meter fees, at the same rates and fees as may be charged to

other residences from time to time in the then current city limits of Mount Holly. Except as hereinafter set forth, owners and residents within Riverbend will not be charged municipal fees inconsistent with the fees charged to other similarly situated property owners and residents of Mount Holly. The parties agree that the lots within Riverbend shall be subject to system development fees in consideration of being annexed into the City of Mount Holly, thus acquiring municipal utilities. This fee requires that houses connecting to municipal water and sewer pay a buy-in fee at the time that service is requested. This system development fee shall be payable by contract as provided herein, notwithstanding that the City's System Development Fee Ordinance shall hereafter be deemed unenforceable and the fees uncollectable for any reason. If the aforesaid ordinance shall hereafter be deemed unenforceable, then the fee assessed hereunder shall be in the amount of the last fee adopted by the City Council prior to the aforesaid ordinance becoming deemed unenforceable. Upon compliance with the terms of this Agreement, including payment of the City's System Development Fee, all municipal services will be provided to Riverbend as required by the General Statutes of North Carolina and as provided generally to the citizens of Mount Holly. City warrants to Petitioner that it has the current water and sewer treatment capacity ("Utility Treatment Capacity") to provide such services to one hundred and sixty-two (162) residences and amenities as set forth in the Zoning Plan for this project, and that City will reserve such Utility Treatment Capacity as set forth herein in accordance with this Agreement and the ordinances of the City of Mount Holly. City's reservation of Utility Treatment Capacity for Riverbend will be for a period of Seven (7) years from the effective date of the Annexation ("Reservation Term"). Riverbend shall receive such Utility Treatment Capacity (without time limitation) for all lots within each subdivision plat that is submitted, approved, and recorded during the Reservation Term. For example, if Riverbend should obtain subdivision final plat approval and record such plat one month prior to the end of Riverbend's Reservation Term, then the lots contained in such plat will have reserved Utility Treatment Capacity at such time as residences shall be constructed and service shall be requested, subject to the payment of the System Development Fee as outlined above, even if the service is requested after the expiration of the Reservation Term. Riverbend may, at any time within its Reservation Term, apply in writing to the City Council for an extension of the Reservation Term giving the reasons for such request. In considering the request for the extension, the City Council will review the progress of construction within the subdivision plats previously approved and the remaining water and/or sewer treatment capacity at the time of the request. Such extension, if any, will be in the sole discretion of the City Council.

V. FINANCIAL GUARANTEE

- A. In the event that Petitioner shall provide City a financial guarantee or guarantees pursuant to Section II above, then Petitioner shall furnish to City a financial guarantee in the form of an evergreen letter of credit or payment or performance bond satisfactory to City in the amount equal to one hundred and twenty percent (120%) of Petitioner's engineering estimate (which is approved by the City Engineer) of the Petitioner's Improvements. The financial guarantee for the Petitioners' Improvements shall be in an amount and in a form satisfactory to City. The engineering estimate will be signed and will have affixed the

Engineer's Seal and will contain the following certification: "Engineer whose signature and seal appears hereon certifies to the City of Mount Holly that the Estimate of costs attached hereto has been given under seal and has been prepared by the Engineer in accordance with generally accepted engineering standards, but the Engineer does not guarantee such costs."

- B. In the event the above-mentioned financial guarantees or any portion thereof are redeemed by the City, all documents pertaining to engineering and design currently owned by the Petitioner shall be relinquished to the City for its use.
- C. Petitioner may convey Riverbend, or portions thereof, to his successors and assigns, but such conveyance shall be subject to the terms of this Agreement and the Zoning Plan and City shall retain such financial guarantee of Petitioner as originally provided hereunder until replaced by the equivalent financial guarantee of such subsequent owner. This Agreement is binding upon the heirs, devisees, and personal representatives of Petitioner.

VI. MISCELLANEOUS PROVISIONS

- A. Subject to the annexation of the Property, this Agreement shall constitute an Agreement for the development of Riverbend which shall remain in effect notwithstanding transfer of ownership of Riverbend from and after the date of this Agreement and from and after the effective date of Annexation and shall run with the land. This Agreement shall be recorded at the Register of Deeds of Gaston County along with the Zoning Plan.
- B. None of the parties shall take any action with respect to a default under this Agreement, until the non-defaulting party has given written notice to the defaulting party and the defaulting party has failed to cure the default for a period of thirty (30) days after receipt of such notice.
- C. All notices required or desired to be given under this Agreement shall be in writing and either (a) hand-delivered, (b) sent by certified mail, return receipt requested, (c) sent via FedEx or similar overnight service, or (d) sent via electronic mail, so long as notice is also provided through either method (a), (b), or (c) as herein described. All notices shall be addressed to the party being noticed, and shall be deemed to have been given (i) when delivered, if by hand delivery, (ii) three (3) business days after deposit in a U.S. Post Office or official letter box, if sent by certified mail, (iii) one (1) business day after timely deposited in a FedEx or similar overnight service depository, or (iv) upon confirmation of receipt by sender if sent via electronic mail. All notices shall be delivered or sent prepaid for the specified service by the party giving notice, and shall be addressed as follows:

PETITIONER: Robert Eric Lanier
12825 Downs Circle
Pineville, North Carolina 28134

CITY: CITY OF MOUNT HOLLY
400 E. Central Ave.

Mount Holly, North Carolina 28120
Telephone No.: (704) 827-3931
Attn: Miles Brawell, City Manager
E-Mail: miles.braswell@montholly.us

Copy To: MICHAEL, ELTING, & ANDERS, PLLC
124 W. Catawba Ave.
Mount Holly, North Carolina 28120
Telephone No.: (704) 827-5897
Attn: Marie M. Anders
E-Mail: office@mounthollylaw.com

In Witness Whereof, the parties hereto have caused the due execution under seal of the foregoing Agreement by authority duly given, the day and year first above written.

CITY:
CITY OF MOUNT HOLLY

PETITIONER:

By: _____ (SEAL)
Bryan M. Hough, Mayor

_____ (SEAL)
Robert Eric Lanier

Attest:

Amy Miller, City Clerk

_____ (SEAL)
a/k/a Eric Robert Lanier

This instrument has been preaudited
in the manner required by G.S. 18B-702.

Michelle Wood, Finance Officer

STATE OF NORTH CAROLINA
COUNTY OF GASTON

NOTARY ACKNOWLEDGMENT

I, _____, a Notary Public in and for said County and State, do hereby certify that Amy Miller personally came before me this day and acknowledged that she is City Clerk of the CITY OF MOUNT HOLLY, a North Carolina municipal corporation, and that by authority duly given and as the act of the City Council of the City of Mount Holly, NC, the foregoing instrument was signed in its name by Bryan M. Hough as its Mayor, sealed with its corporate seal, and attested by Amy Miller as its City Clerk.

Witness my hand and notarial seal, this _____ day of _____, 20__.

Notary Public
My commission expires: _____
(seal)

STATE OF _____

COUNTY OF _____

NOTARY ACKNOWLEDGMENT

I, _____, a Notary Public in and for said County and State, do hereby certify that Robert Eric Lanier personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this _____ day of _____, 20__.

(seal)

Notary Public
My commission expires: _____

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
CITY OF MOUNT HOLLY, NORTH CAROLINA**

WHEREAS, the City Council of the City of Mount Holly has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Mount Holly Municipal Complex at 7:00 PM on Monday, January 11, 2021, after due notice published in The Gaston Gazette on December 28, 2020; and

WHEREAS, the City Council finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Holly, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Mount Holly as of June 30, 2021:

See attached sheet marked Exhibit "A" for a particular description by metes and bounds incorporated herein by reference.

Section 2. Upon and after June 30, 2021, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Mount Holly and shall be entitled to the same privileges and benefits as other parts of the City of Mount Holly. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Mount Holly shall cause to be recorded in the office of the Register of Deeds of Gaston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this ____ day of _____, 2021.

Mayor

ATTEST:

APPROVED AS TO FORM:

Clerk

City Attorney

EXHIBIT "A"

BEING all of Tract #3 per map titled "Final Plat of Subdivision of Eric Lanier Property" dated October 15, 2020, signed and sealed by Charles S. Logue, PLS L-4212 and recorded in Map Book 92, Page 36 of the Gaston County Public Registry and being further described as follows:

COMMENCING at NCGS Station "Forestry" having NC grid coordinates in the U.S. survey feet of N:581,164.59 and E:1,404,053.87; thence with a bearing of S 44°09'43" E a distance of 779.87 feet to a point; thence with a bearing of N 25°05'28" W a grid distance of 2686.61 feet to a found concrete monument being the southerly most corner of that Daniel J. Cunningham and Lillie Mae Anderson tract as described in deed Book 4705, Page 1248, Gaston County registry, hence GCR, having NC grid coordinates in U.S. survey feet of N: 583,597.68 and E: 1,402,914.59; thence with the line of said Daniel J. Cunningham and Lillie Mae Anderson tract N 44°09'05" W a distance of 780.29 feet to a calculated point in the centerline of Sandy Ford Road, a 60 foot wide public right of way per deed Book 2516, Page 397, GCR, being the point of BEGINNING;

Thence with a bearing of N 44°09'05" W a distance of 74.45 feet to a found right of way monument on the northerly right of way line of said Sandy Ford Road;

Thence departing said right of way with a bearing of S 80°20'29" E a distance of 72.43 feet to found concrete monument being a common corner with that James Belton, Chester Belton, & Barbara Dennis tract as described in deed Book 3154, Page 218, GCR;

Thence with said James Belton, Chester Belton, & Barbara Dennis tract the following two (2) courses:

1. With a bearing of N 47°00'31" W a distance of 856.95 feet set #5 rebar with plastic cap;
2. Thence with a bearing of S 33°13'16" W a distance of 305.72 feet found #4 rebar (bent), a common corner with that Zeb McDowell & et al tract as described in Deed Book 13E, Page 782, GCR;

Thence with a bearing of S 46°22'15" W a distance of 438.27 feet found ½" pipe being a common corner with that Rosa Thompson tract as described in Deed Book 3037, Page 546, GCR;

Thence with a bearing of S 32°00'49" E, passing through a set #5 rebar with plastic cap at 209.81 feet on the Northerly right of way line of said Sandy Ford Road and continuing another 30.00 feet for a total distance of 239.81 feet to a calculated point in the center of said Sandy Ford Road;

Thence with center of said Sandy Ford Road the following twelve (12) courses;

1. With bearing of S 57°26'16" W a distance of 312.14 feet to a calculated point
2. With thence with a bearing of S 53°02'13" W a distance of 67.37 feet to a calculated point;
3. With a bearing of S 45°53'49" W a distance of 55.24 feet to a calculated point;
4. With a bearing of S 39°14'33" W a distance of 55.50 feet to a calculated point;
5. With a bearing of S 36°23'55" W a distance of 101.66 feet to a calculated point;

6. With a bearing of S 40°25'16" W a distance of 50.60 feet to a calculated point;
7. With a bearing of S 50°26'54" W a distance of 53.75 feet to a calculated point;
8. With a bearing of S 62°27'42" W a distance of 54.92 feet to a calculated point;
9. With a bearing of S 71°00'51" W a distance of 55.28 feet to a calculated point;
10. With a bearing of S 74°58'18" W a distance of 59.08 feet to a calculated point;
11. With a bearing of S 77°40'17" W a distance of 625.66 feet to a calculated point;
12. With a bearing of S 83°54'02" W a distance of 84.61 feet to a point being a common corner with that Kendrick Farm Community Association tract as described in Deed Book 5969, Page 1783, GCR;

Thence departing said centerline of Sandy Ford Road and running with the easterly line of said Kendrick Farm Community Association tract the following three (3) courses:

1. With a bearing of N 30°20'27" E, passing through a set #5 rebar with plastic cap on the northerly right of way line of said Sandy Ford Road 37.07' and continuing for another 374.48 feet for a total distance of 411.55 feet to a found 1" pipe (bent);
2. With a bearing of N 79°22'11" W a distance of 214.47 feet to a found 2" pipe;
3. With a bearing of N 05°21'40" W a distance of 52.69 feet to a set #5 rebar with plastic cap in the centerline of a 30 foot wide sanitary sewer right of way per Deed Book 2981, Page 833 and being a common corner of that tract described as tract #1 of Map Book 92, Page 36, GCR;

Thence with said tract #1's easterly line and the said centerline of the sanitary sewer right of way per Deed Book 2981, Page 833, the following nine (9) courses:

1. A bearing of N 44°59'57" E a distance of 34.74 feet to a point on a sanitary sewer manhole lid;
2. With a bearing of N 44°00'38" E a distance of 400.76 feet to a point on a sanitary sewer manhole lid;
3. With a bearing of N 42°58'53" E a distance of 156.63 feet to a point on a sanitary sewer manhole lid;
4. With a bearing of N 75°46'55" E a distance of 157.06 feet to a point on a sanitary sewer manhole lid;
5. With a bearing of N 35°29'46" E a distance of 398.81 feet to a point on a sanitary sewer manhole lid;
6. With a bearing of N 12°04'30" E a distance of 403.48 feet to a point on a sanitary sewer manhole lid;
7. With a bearing of N 17°13'22" E a distance of 232.31 feet to a point on a sanitary sewer manhole lid;
8. With a bearing of N 18°14'29" E a distance of 324.46 feet to a point on a sanitary sewer manhole lid;
9. With a bearing of N 47°28'41" E a distance of 326.74 feet to point on a sanitary sewer manhole lid being a common corner with that H & L Legacy LLC Tract as described in Deed Book 4086, Page 1104, GCR;

Thence with the southerly line of said H & L Legacy LLC tract a bearing of S 68°48'55" E a distance of 355.82 feet to a set #5 rebar with plastic cap a common corner with that tract described as Tract #2 per Map Book 92, Page 36, GCR;

Thence with said Tract #2 the following nine (9) courses:

1. With a bearing of S 21°11'05" W a distance of 204.18 feet to a set #5 rebar with plastic cap;
2. With a bearing of S 68°48'55" E a distance of 70.00 feet to a set #5 rebar with plastic cap;
3. With a bearing of S 48°35'05" E a distance of 227.12 feet to a set #5 rebar with plastic cap;
4. With a bearing of S 55°40'09" E a distance of 325.29 feet to a set #5 rebar with plastic cap;
5. With a bearing of S 54°55'30" E a distance of 135.80 feet to a set #5 rebar with plastic cap;
6. With a bearing of S 58°32'27" E a distance of 148.60 feet to a set #5 rebar with plastic cap;
7. With a bearing of S 59°47'34" E a distance of 270.84 feet to a set #5 rebar with plastic cap;
8. With a bearing of S 74°53'30" E a distance of 163.69 feet to a set #5 rebar with plastic cap;
9. With a bearing of N 21°11'05" E a distance of 440.95 feet to a set #5 rebar with plastic cap on the southerly line of said H & L Legacy LLC tract;

Thence with the southerly line of said H & L Legacy LLC tract a bearing of S 68°48'55" E a distance of 1366.96 feet to a calculated point in the centerline of Mountain Island Highway (N.C. 273) a 60 foot wide right of way per Deed Book 2516, Page 397, GCR;

Thence with the centerline of said Mountain Island Highway the following two (2) courses:

1. With a bearing of S 35°58'11" W a distance of 26.89 feet to a calculated point;
2. With a bearing of S 35°58'11" W a distance of 496.93 feet to a calculated point being a common corner with that Harold O Kelley tract as described in Deed Book 1386, Page 250, GCR;

Thence with the northerly line of said Harold O Kelley tract the following five (5) courses:

1. With a bearing of N 58°22'09" W a distance of 32.17 feet to a found #5 rebar on the westerly right of way line of said Mountain Island Highway;
2. With a bearing of N 58°22'08" W a distance of 200.00 feet to a set #5 rebar with plastic cap;
3. With a bearing of S 31°32'34" W a distance of 10.00 feet to a found #4 rebar;
4. With a bearing of N 62°25'20" W a distance of 132.85 feet to a found # 4 rebar;
5. With a bearing of S 21°12'52" W a distance of 199.88 feet to a found ½" pipe being a common corner with that Spanking Balls LLC tract as described in deed book 4469, page 2284, GCR;

Thence with the northerly line of said Spanking Balls LLC tract the following five (5) courses:

1. With a bearing of S 39°27'01" W a distance of 63.17 feet to a set #5 rebar with plastic cap;
2. With a bearing of S 72°40'32" W a distance of 180.86 feet to a set #5 rebar with plastic cap;
3. With a bearing of S 05°04'11" W a distance of 175.52 feet to a set #5 rebar with plastic cap;
4. With a bearing of S 39°26'49" W a distance of 321.47 feet to a set #5 rebar with plastic cap on the northerly right of way line of said Sandy Ford Road;
5. With a bearing of S 39°26'49" W a distance of 28.44 feet to a calculated point in the centerline of said Sandy Ford Road;

Thence with the centerline of said Sandy Ford Road the following six (6) courses:

1. With a bearing of N 54°00'24" W a distance of 52.89 feet to a calculated point;
2. With a bearing of N 50°11'59" W a distance of 175.00 feet to a calculated point;
3. With a bearing of N 50°47'20" W a distance of 400.00 feet to a calculated point;
4. With a bearing of N 52°46'58" W a distance of 50.00 feet to a calculated point;
5. With a bearing of N 55°44'35" W a distance of 50.00 feet to a calculated point;
6. With a bearing of N 62°29'46" W a distance of 48.86 feet to the point of BEGINNING and containing 3,575,927.52 square feet or 82.092 acres according to that map titled "Final Plat of Subdivision of Eric Lanier Property" dated October 15, 2020, signed and sealed by Charles S. Logue, PLS L-4212 and recorded in Map Book 92, Page 36 of the Gaston County Public Registry to which reference is hereby made.

OLD BUSINESS



City of Mount Holly Informational Item

To: Mayor and City Council From: Miles Braswell, City Manager	Date: January 8, 2021 Meeting Date: January 11, 2021
Agenda Item to be considered:	
Officer Tyler A. Herndon Memorial Committee Update	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request:	
Mayor Hough appointed the Officer Tyler A. Herndon Memorial Committee and the first meeting occurred on January 7, 2021. The Committee's initial charge is to bring back to City Council a memorial to honor Officer Tyler Herndon. The Committee members include: Bryan Hough, Phyllis Harris, Jeff Meadows, Don Roper, Brian Reagan, David Sisk, Bobby Black, Melanie Black, Randi Moore, Paige Sigmon, Cindy Suddreth-Williams and Miles Braswell. During the January 7th meeting, the Committee appointed Bobby Black as Committee Chair and Mr. Black will be providing an update to Council.	
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>Informational Item</u>	
Result of City Council Decision: _____	
Attachments:	



City of Mount Holly Action Agenda Item

To: Mayor and City Council From: Miles Braswell, City Manager	Date: January 8, 2021 Meeting Date: January 11, 2021
Agenda Item to be considered:	
Discussion of Honoring Officer Tyler A. Herndon by Road and/or Bridge Renaming	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request:	
During the December 14, 2020 Council Meeting, Council discussed the possibility of honoring Officer Tyler Herndon by recommending a road naming, a road designation, and / or bridge designation through the NC Department of Transportation processes. During the January 11, 2021 Council Meeting, Council plans to discuss which option(s) are preferred. Please note that there are NCDOT requirements for the application where Council is concerned, as follows: • Preference for Unanimous resolution passed by Council • Minutes from the meeting where the resolution was passed • A willingness of the Local Government or sponsor to pay \$2,000 administrative fee Several other Application items will be completed, as follows: • Background Information on Nominee • Character Certification Form • Public Input and Support with a minimum of three (3) letters of recommendation from civic, business or service organizations • Family Support Following this Agenda form is a Memo from the City Attorney's Office along with two (2) draft Resolutions. Also, a Budget Amendment follows for the NCDOT Administrative Fee.	
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:	\$2,000
Budget Code	10-10-4310-491
Reviewed by City Attorney	☒ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: _____	
Result of City Council Decision: _____	
Attachments:	
• City Attorney Memo • Resolutions (2) • Budget Amendment	

MEMORANDUM

TO: Mayor and City Council, City of Mount Holly

FROM: Marie M. Anders, City Attorney

RE: Tyler A. Herndon memorial road or bridge designation

DATE: January 8, 2021

At the December 14, 2020, regular meeting, Council discussed a way to suitably memorialize fallen officer Tyler A. Herndon. Representative John Torbett attended the meeting to answer Council's questions about the process for naming a road or bridge for him. Rep. Torbett has also sent written information and an application for designating a DOT road or bridge.

As part of the application process, DOT policy requires a demonstration of strong local support. A unanimous resolution from the City Council is required as part of demonstrating strong local support. Included with this memo are two proposed resolutions for your consideration that would meet the requirements of the application process. One resolution designates the five mile stretch of Highway 273 from I-85 north to Freightliner as "Officer Tyler A. Herndon Memorial Highway". The second resolution has a blank line as to the location of the road or bridge to be designated, so that a different location can be added after discussion.

A RESOLUTION IN MEMORY OF
OFFICER TYLER A. HERNDON

WHEREAS, the City Council of the City of Mount Holly finds it would be fitting and proper to honor the memory of slain police officer Tyler Avery Herndon, who was a member of the City of Mount Holly Police Department killed in the line of duty on December 11, 2020; and,

WHEREAS, Tyler liked to make people laugh, loved his job, and had long wanted to be in law enforcement; and,

WHEREAS, although his career in law enforcement was just beginning, Tyler had already distinguished himself by his acts of kindness and community service, reflecting well on Mount Holly and projecting a positive image of the Mount Holly Police Department; and,

WHEREAS, Tyler was a loving son, grandson, brother, boyfriend, cousin, and friend; and,

WHEREAS, the City Council of the City of Mount Holly wishes to memorialize Tyler A. Herndon for his dedicated service and sacrifice to the citizens of Mount Holly.

NOW, THEREFORE, BE IT RESOLVED, that in memory of Tyler A. Herndon, the City Council of the City of Mount Holly does hereby request and recommend to the North Carolina Department of Transportation that the five mile section of Highway 273 from the southern City Limits of Mount Holly near Interstate 85 north to the intersection with Morningside Drive be designated the:

OFFICER TYLER A. HERNDON MEMORIAL HIGHWAY

BE IT FURTHER RESOLVED that upon said designation, the North Carolina Department of Transportation is requested to have appropriate signage erected to make the general public aware of said dedication.

This the _____ day of _____, 2021.

CITY OF MOUNT HOLLY

By: _____
Bryan M. Hough, Mayor

Attest:

Amy Miller, City Clerk

A RESOLUTION IN MEMORY OF
OFFICER TYLER A. HERNDON

WHEREAS, the City Council of the City of Mount Holly finds it would be fitting and proper to honor the memory of slain police officer Tyler Avery Herndon, who was a member of the City of Mount Holly Police Department killed in the line of duty on December 11, 2020; and,

WHEREAS, Tyler liked to make people laugh, loved his job, and had long wanted to be in law enforcement; and,

WHEREAS, although his career in law enforcement was just beginning, Tyler had already distinguished himself by his acts of kindness and community service, reflecting well on Mount Holly and projecting a positive image of the Mount Holly Police Department; and,

WHEREAS, Tyler was a loving son, grandson, brother, boyfriend, cousin, and friend; and,

WHEREAS, the City Council of the City of Mount Holly wishes to memorialize Tyler A. Herndon for his dedicated service and sacrifice to the citizens of Mount Holly.

NOW, THEREFORE, BE IT RESOLVED, that in memory of Tyler A. Herndon, the City Council of the City of Mount Holly does hereby request and recommend to the North Carolina Department of Transportation that

be designated the:

OFFICER TYLER A. HERNDON MEMORIAL HIGHWAY

BE IT FURTHER RESOLVED that upon said designation, the North Carolina Department of Transportation is requested to have appropriate signage erected to make the general public aware of said dedication.

This the _____ day of _____, 2021.

CITY OF MOUNT HOLLY

By: _____
Bryan M. Hough, Mayor

Attest:

Amy Miller, City Clerk



CITY OF MOUNT HOLLY
FY 20-21 Budget Amendment

Account Number	Description	Debit	Credit
10-10-4310-491	Subscriptions and Dues	\$ 2,000.00	
10-00-3991-000	Gen Fd Balance Appropriated		\$ 2,000.00
TOTAL		\$ 2,000.00	\$ 2,000.00

Date Submitted: _____

Finance Officer: _____

City Manager: _____

Department Comments:

NCDOT Application Fee

NEW BUSINESS



City of Mount Holly Action Agenda Item

To: Mayor and City Council From: Miles Braswell, City Manager	Date: January 8, 2021 Meeting Date: January 11, 2021
Agenda Item to be considered:	
Grand Hall – American and North Carolina Flag Display	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request:	
Councilman David Moore plans to discuss displaying the American Flag and the North Carolina Flag in the Grand Hall. If approved, Staff would like direction on the method of display (wall mount by framing, hanging, etc.) and the location.	
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:	



City of Mount Holly Action Agenda Item

To: Mayor and City Council From: Jonathan Wilson, Project Manager	Date: January 7, 2021 Meeting Date: January 11, 2021
Agenda Item to be considered:	
City Staff is seeking direction from City Council regarding 219 East Catawba Avenue.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request:	
In the fall of 2020 the property at 219 East Catawba Avenue was placed on the market to be sold. Given that this property is a part of the future Veteran's Park Expansion City Council determined that it would be in the best interest for the City to purchase the property. The City obtained ownership of the property in September of 2020. Since that time City Staff has been gathering information to present to City Council in order to seek direction for the property while the City further explores the Veteran's Park Expansion project. City Staff has met with two general contracting companies (Mullis Construction Group and Bower Traust Construction), who have both provided estimates to renovate the property. Additionally, Staff has obtained an estimate to demolish the structure on the property, leaving a vacant lot. Attached, to this action item you will find a presentation detailing the estimates for demolition and renovation. Additionally, you will find some information relating to potential revenue should the City Council decide to renovate the structure and rent the home.	
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 is requesting direction from City Council regarding 219 East Catawba Avenue.	
Result of City Council Decision: _____	
Attachments: Presentation on 219 East Catawba Avenue	

219 E. Catawba Avenue

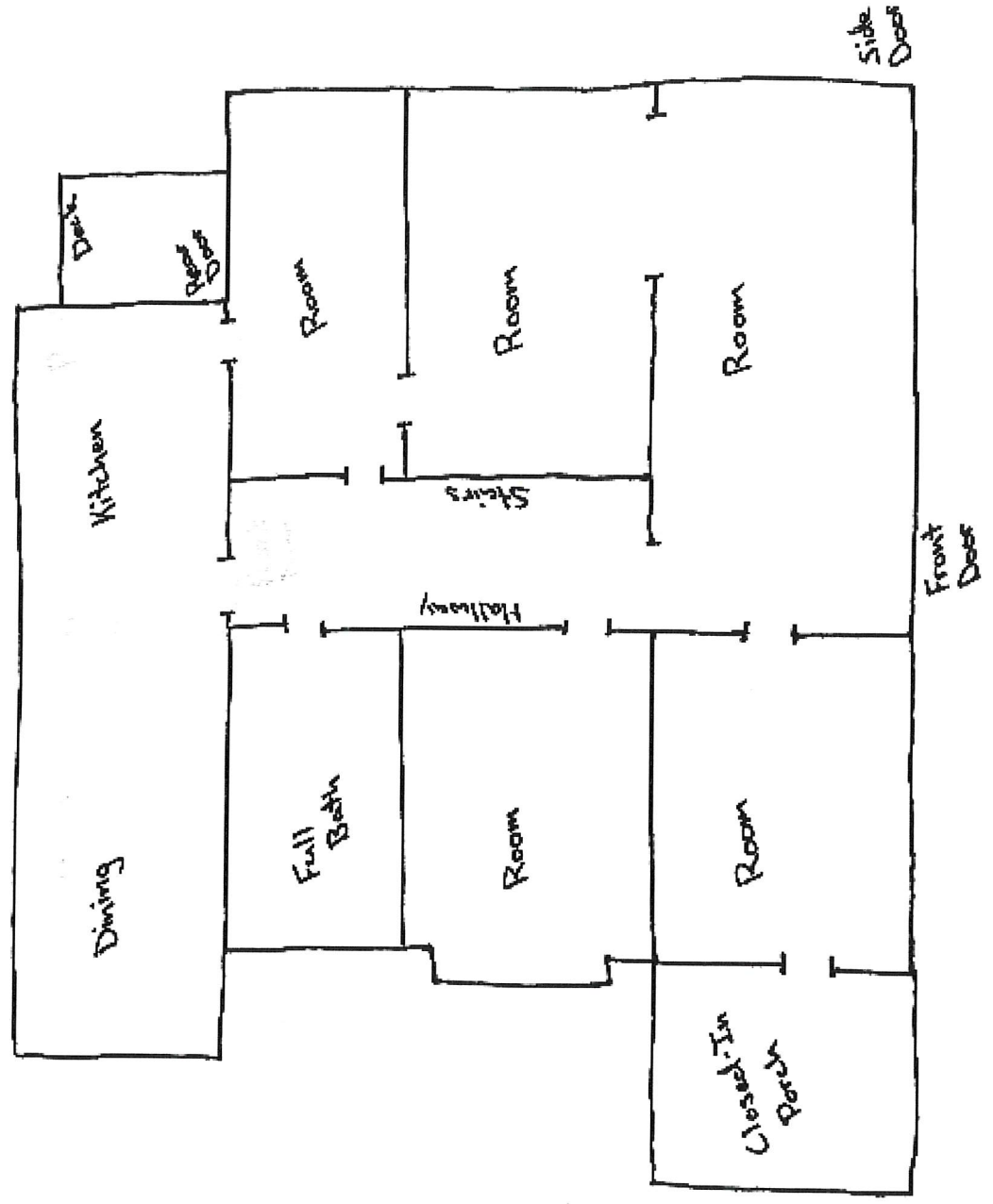


123780 05/16/2014

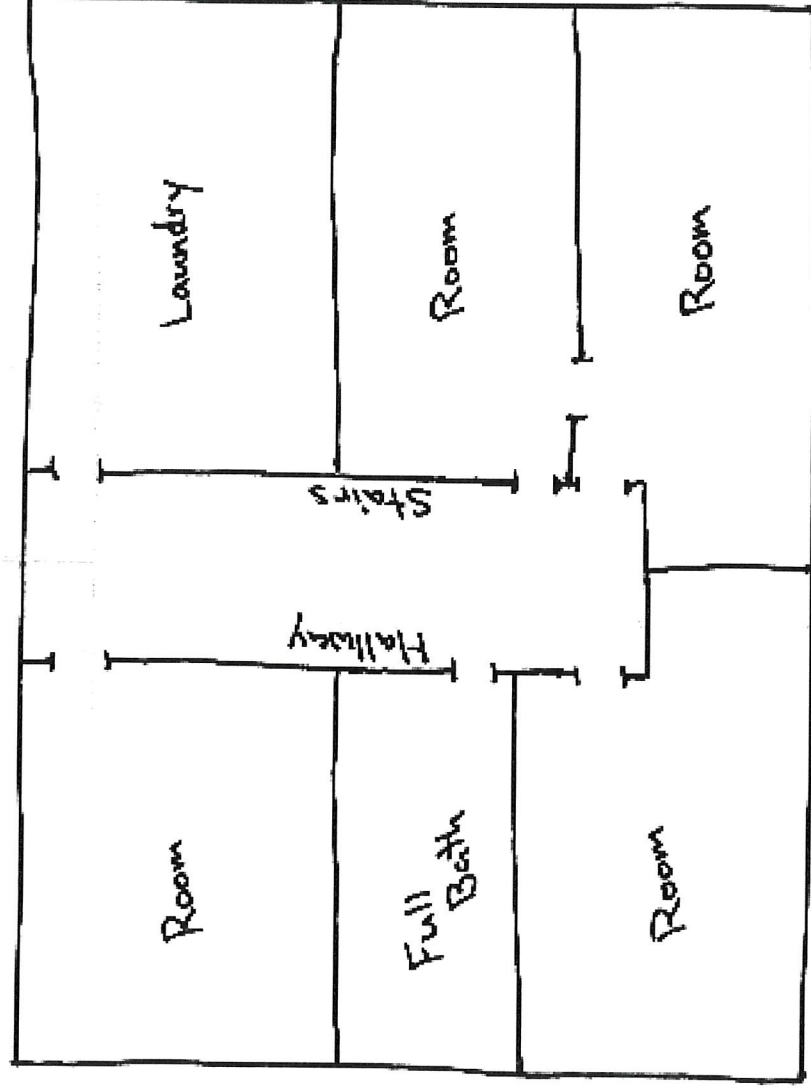
Background and Overview

- City purchased in September 2020 for \$265,000
- Current Tax Value: \$214,110
 - Land Value: \$25,500
 - Improvement Value: \$188,610
- Acreage: 0.25
- 3,101 square foot house
- Built in 1924
- Parcel is part of the Veteran's Park Expansion Project
- Options moving forward
 - Renovation (At this time 2 quotes have been obtained)
 - Demolition (At this time 1 quote has been obtained)

1st Floor Layout



2nd Floor Layout



1st Floor Pictures



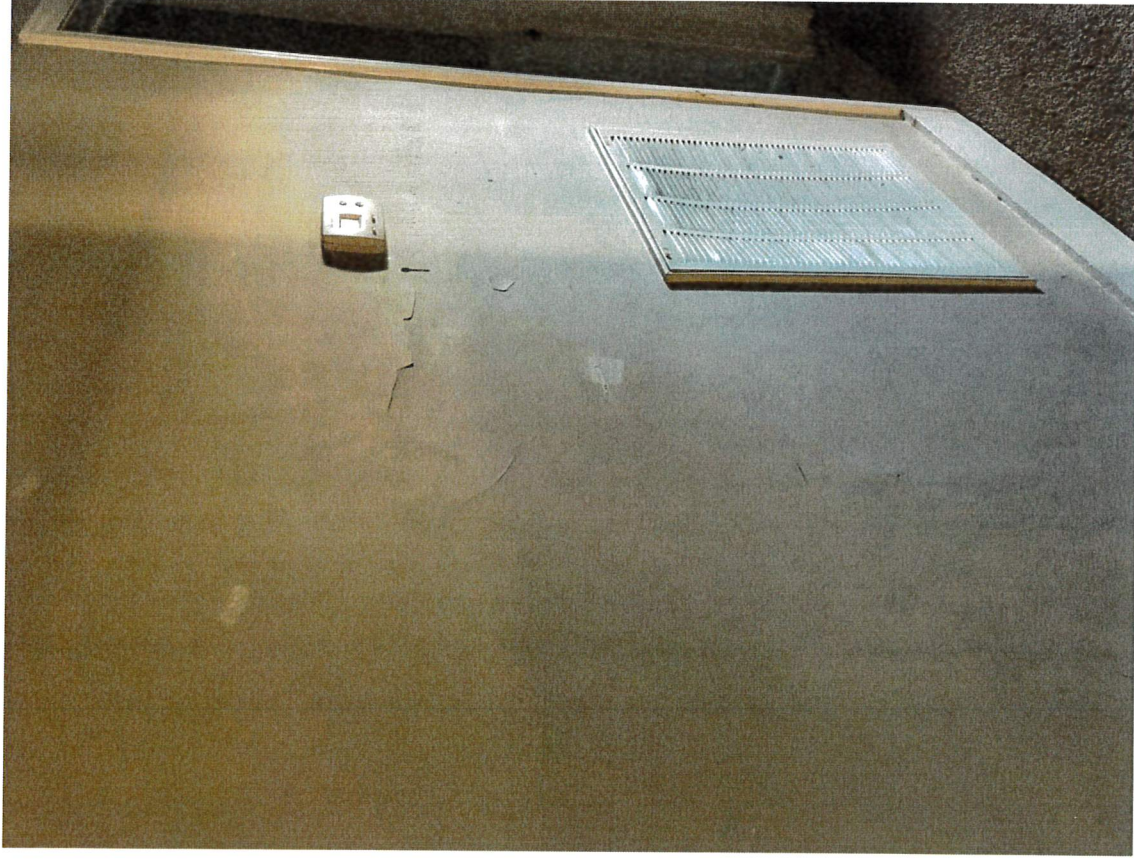
1st Floor Pictures



1st Floor Pictures



1st Floor Pictures



1st Floor Pictures



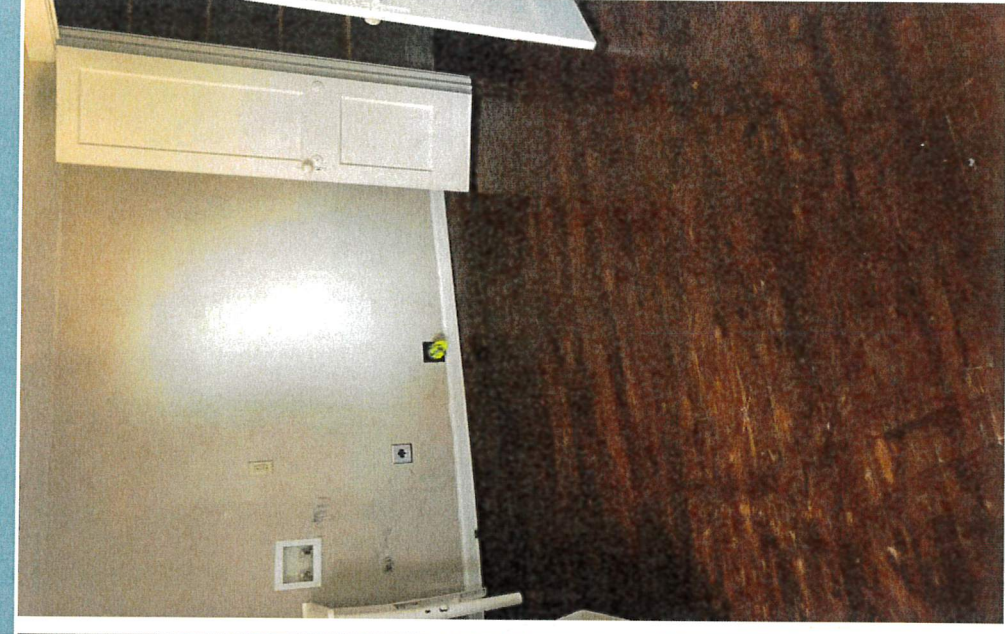
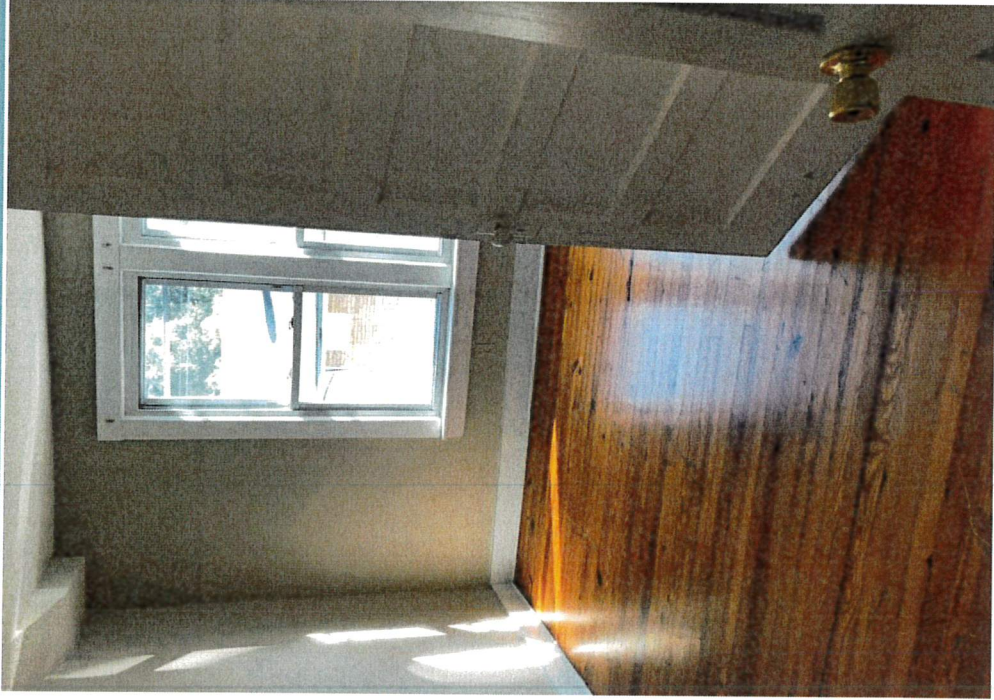
1st Floor Pictures



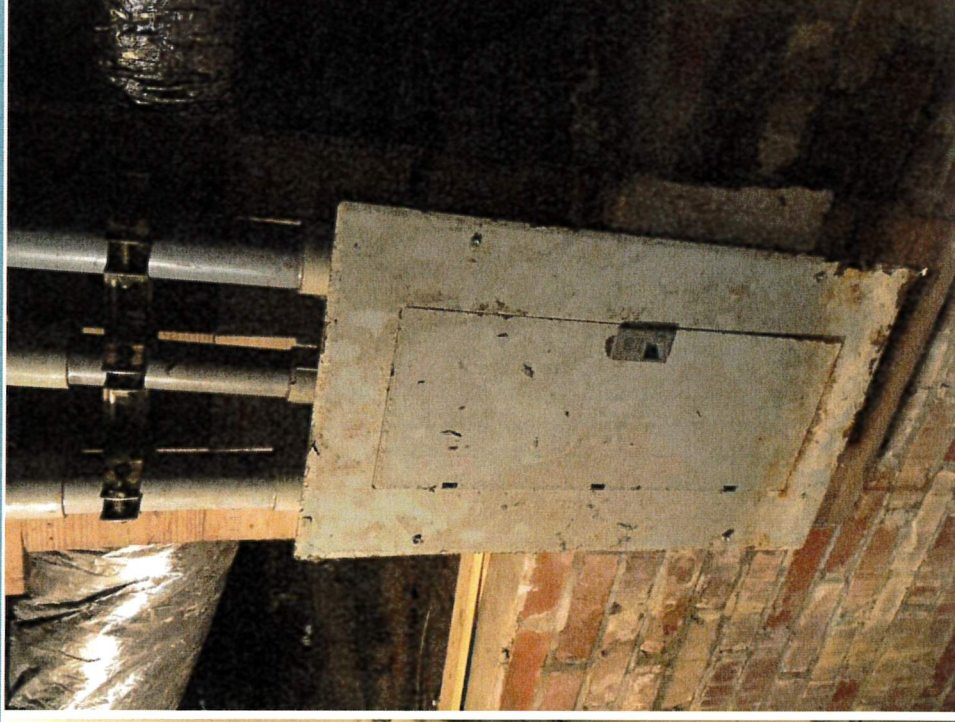
2nd Floor Pictures



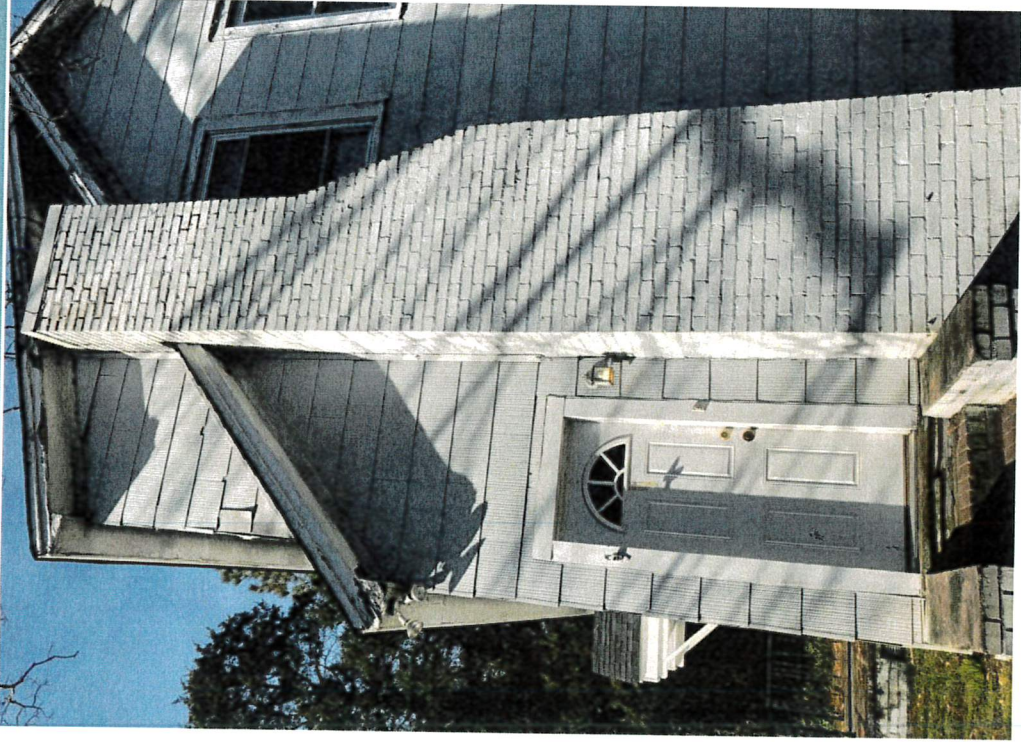
2nd Floor Pictures



Crawl Space Pictures



Exterior Pictures



Exterior Pictures



Demolition of Structure

Current demolition quote includes:

- ▣ Removal of the main structure
- ▣ Removal of all footings and foundations
- ▣ Removal of light brush on property
- ▣ Permits and Inspections
- ▣ Seed to stabilize site
- ▣ Driveway and retaining wall to remain

Current demolition quote does NOT include:

- ▣ Finish Grading
- ▣ Removal of any contaminated soil
- ▣ Asbestos surveys
- ▣ Compaction test
- ▣ Erosion control
- ▣ Tree or trunk removal
- ▣ Hauling of dirt or gravel

Demolition of Structure



- Demolition Cost: \$14,460.00
- Abatement of transite siding (asbestos) is an additional \$3,360.00
- Total Demolition Cost: \$17,820.00

Renovation of Structure

- City has obtained two quotes:
 - Mullis Construction Group
 - Bower Traust Construction
- Lead Paint has been found on the interior and exterior of the structure. Both Contractors do include mitigation of this within their estimates.
- Additionally, the renovation pricing does not include permitting (required) and a structural engineer (potentially required).

Renovation of Structure

Mullis Construction Group

- Structural Repairs
 - ▣ Joists and drop girder repairs need to level floor
 - ▣ Repair uneven upstairs flooring by reframing
 - ▣ Exterior wall (right side) needs to be reframed
 - ▣ Repair/replace band sill and/or piers
 - ▣ Install french drain and sump pump to eliminate water from basement
 - ▣ Replace damaged insulation
 - ▣ Install vapor barrier in basement/crawlspace
- \$70,000

Renovation of Structure

Mullis Construction Group

- Exterior Repairs
 - ▣ Remove asbestos siding and replace
 - ▣ Repair /replace soffit, fascia and gutters
 - ▣ Repair /replace damaged windows
 - ▣ Repair /replace exterior doors
 - ▣ Repair /replace concrete steps, sidewalk, railing
 - ▣ Replace rear deck
- \$35,000.00

Renovation of Structure

Mullis Construction Group

- Interior Repairs
 - Replace flooring
 - Replace outlets & plate covers
 - Replace lighting
 - Replace plumbing for sinks
 - Replace wax rings for toilets & toilets
 - Repair drywall & ceilings throughout
 - Paint walls
 - Repair/replace finishes (vent registers, smoke detectors, tub refinishes, new facets, countertops)
- \$45,000.00

Renovation of Structure

Bower Traust Construction

- Structural (Fix and/or Replace)
 - Foundations
 - Piers
 - Outer Bands
 - Girders
 - Floor Joists
 - Crawlspace/utility basement work including insulation and vapor barrier
- \$42,200.00

Renovation of Structure

Bower Traust Construction

- Exterior Building Envelope
 - ▣ Siding (include leaning wall repair)
 - ▣ Eaves
 - ▣ Soffits
 - ▣ Fascia's
 - ▣ Exterior Doors
 - ▣ Windows
 - ▣ Gutters
 - ▣ Rear Deck
- \$27,670.00

Renovation of Structure

Bower Traust Construction

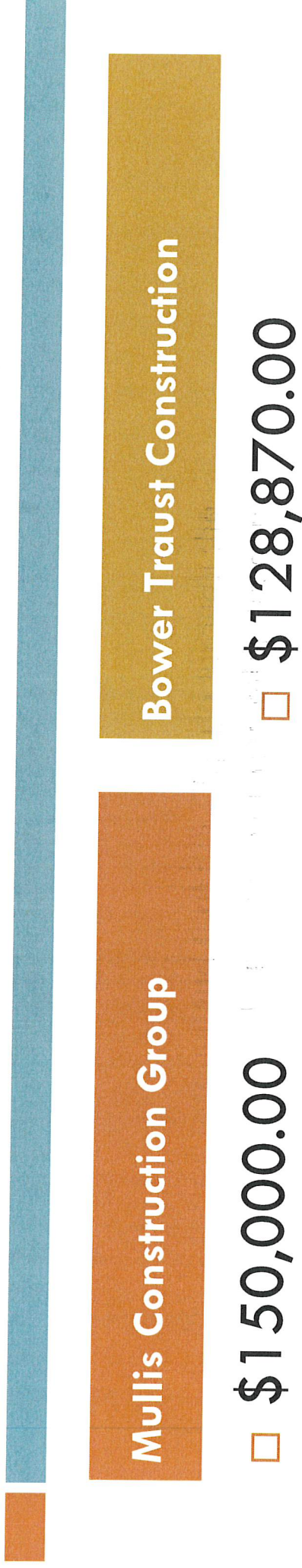
- Electrical
 - ▣ Connected devices such as switches and lighting fixtures
 - ▣ Ceiling Fans
 - ▣ Smoke and Carbon Monoxide detectors
 - ▣ GFCI's
 - ▣ Polarity issues corrected
- \$22,000.00

Renovation of Structure

Bower Traust Construction

- Interior
 - Drywall Repair's
 - Tub and Shower Walls
 - Sink/Vanity and faucets
 - Flooring
 - Interior doors and hardware
 - Painting
 - HVAC registers etc.
- \$37,000.00

Total Renovation Estimate



Note: Staff would recommend that the City go through the City's standard bidding process if Council decides to renovate or demolish the structure.

Rental Information

- Rental Revenue for this size of home in the Mount Holly area is between \$1,500 to \$2,000 a month.
- Property Management companies typically charge 10% to manage the property.
- Realistic rental rate once renovations complete could be \$1,800 a month.
- Items of Note (after meeting with property management company)
 - May not need to fix all uneven flooring
 - Fencing (privacy) in the rear and side yard is recommended
 - Remodel/renovate kitchen to include changing the layout

Recap & Next Steps



- ❑ Demolish Structure (Estimate of \$17,820.00)
- ❑ Renovate Structure (Estimate of \$128,870.00 and \$150,000.00)
- ❑ Rental Income (Estimate of \$1,800.00) minus Property Management Fee (Typically 10%)
- ❑ Do Nothing and Leave As-Is
- ❑ Questions?



City of Mount Holly Action Agenda Item

To: Mayor and City Council
From: Jonathan Wilson, Project Manager

Date: January 7, 2021
Meeting Date: January 11, 2021

Agenda Item to be considered:

Award Mowing Contract to Adams Landscape Group.

Will this require a public hearing?

☐ YES

☒ NO

Background/Purpose of Request:

On November 16, 2020 City Staff issued a Request for Proposals for the mowing of City owned properties. There are 51 separate locations included in the contract. Staff broke out the locations into two packages; package 1 had 25 locations and package 2 had 26 locations. The Contractors were instructed to bid package 1 and/or package 2 but in order to bid the combined package 1 and 2 they must also bid package 1 and package 2 individually. Additionally, there were 4 alternates that the contractors were asked to bid which were not mandatory.

Bids were due, no later than December 15, 2020 at 2:30 PM. There were seven companies that placed bids on the contract. The low bidder for the contract was Adams Landscape Group and their bids were:

Package 1	Package 2	Combined Package 1 and 2	Alternate 1	Alternate 2	Alternate 3	Alternate 4
\$59,780.00	\$69,950.00	\$129,730.00	\$4,400.00	\$3,400.00	\$125.00/per	\$75.00/per

The second low bidder for the contract was Wise Lawnmower Company with a combined mowing package bid of \$131,755.00 however; they choose not to bid alternate 1, 3 and 4. There was only one additional company to bid every item however they were the highest bidder.

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:	\$ 137,530.00		
Budget Code			
Reviewed by City Attorney	☐ YES	☐ NO	☒ N/A

Manager/Staff Recommendation: Staff is requesting City Council award the contract to Adams Landscape Group as the low bidder for the Combined Mowing Package #1 and #2 as well as Alternate 1, Alternate 2, Alternate 3 and Alternate 4.

Result of City Council Decision: _____

Attachments:

1. Bid Tabulation

2. Adams Landscape Group Bid

City of Mount Holly

Bid Tabulation

Project:	Mowing Contract					Bid Tabulation	
Bid Opening Date:	December 15, 2020						
Time:	2:30 PM						
Location:	400 East Central Avenue Mount Holly, NC 28120 Council Chambers (via Livestream)						
Company Name:	Leis's Landscape	Parker Landscaping	Adams Landscaping	Buck Landscaping	Leisure Time Lawn Care	Cardinal Lawn Pros	
Addendum							
Acknowledgement: (1 Addendum)							
Execution of Bid Sheet:							
Mowing Package #1	\$116,745.00		\$59,780.00	\$91,340.00	\$81,450.00	\$67,790.00	
Mowing Package #2			\$69,950.00	\$111,060.00		\$72,575.00	
Combined Mowing Package #1 and #2		\$154,000.00	\$129,730.00	\$202,400.00		\$140,365.00	
Alternate #1			\$4,400.00	\$20,400.00	\$8,700.00		
Alternate #2			\$3,400.00	\$3,900.00	\$1,760.00		
Alternate #3		\$250.00	\$125.00	\$100.00	\$55.00		
Alternate #4			\$75.00	\$80.00	\$1,265.00		

Opened & Read by Jonathan Wilson 12/15/20 @ 2:30 pm

Witnessed By: Brian DeForest 12/15/20 @ 2:30 pm

Project:	Mowing Contract	Bid Tabulation
Bid Opening Date:	December 15, 2020	
Time:	2:30 PM	
Location:	400 East Central Avenue Mount Holly, NC 28120 Council Chambers (via Livestream)	
Company Name:	Raise Lanesetter Company	
Addendum Acknowledgement: (1 Addendum)		
Execution of Bid Sheet:		
Mowing Package #1	\$69,460.00	
Mowing Package #2	\$62,295.00	
Combined Mowing Package #1 and #2	\$131,755.00	
Alternate #1		
Alternate #2	\$4,000.00	
Alternate #3		
Alternate #4		

PROJECT NAME: Grass Mowing

The undersigned, having carefully examined the site and familiarized himself with the existing conditions on the Project area affecting the cost of work and with the Contract Documents, the form of Proposal, form of Contract, Addenda (if any), Standard Specifications, Special Provisions, and plans/details/drawings, hereby proposes to furnish all supervision, labor, equipment, materials and services, including all utility and transportation services required to construct and complete the Project in accordance with the above listed documents at and for the Contract Sum as determined by the unit or lump sum prices bid for work in place.

The unit price list items are to be considered approximate only and are given as the basis for payment for work beyond the original scope. The City of Mount Holly may increase or decrease the amount of any item or portion of items as may be deemed necessary or expedient. An increase or decrease in the quantity of any item will not be regarded as sufficient grounds for an increase or decrease in the unit prices, nor in the time allowed for the completion of the work, except as provided for in the Contract.

ACKNOWLEDGMENT OF ADDENDA

The Bidder hereby acknowledges receipt of any addenda

NUMBER: 1 DATE: 12/10/20 INITIAL: KD

NUMBER: _____ DATE: _____ INITIAL: _____

NUMBER: _____ DATE: _____ INITIAL: _____

NUMBER: _____ DATE: _____ INITIAL: _____

Company

Name: Adams Landscape Group

PROJECT: Grass Mowing

MOWING PACKAGE #1
BID FORM

Bidder Company Name:

Item	Location	Address	Unit Price	Yearly Cut Frequency	Bid Amount in Words	Bid Amount in Figures
1	Autumn Woods Pump Station	169 Autumn Woods Dr.	50	1 cut mth for 6 mths	three hundred	300
2	Downtown Rail Road Tracks	Downtown	375	1 cut wk for 28 wks	TEN THOUSAND FIVE HUNDRED	10,500
3	Dutchmans Creek Pump Station	84 Highland St.	50	2 cuts mth for 8 mths	eight hundred	800
4	Dutchmans Ridge Pump Station	700 Augustus Ln.	50	1 cut mth for 6 mths	three hundred	300
5	Lagoon Hwy 273 beside Water Plant	Water Plant	75	2 cuts mth for 6 mths	NINE hundred	900
6	Linear Park	401 E. Central Ave.	75	1 cut wk for 28 wks	TWO THOUSAND ONE HUNDRED	2,100
7	Lolla Tank	Hall St.	75	2 cuts mth for 8 mths	ONE THOUSAND TWO HUNDRED	1,200
8	Lake Trail Parking Area	Mtn. Island Rd. (Across from Recycling Center)	75	1 cut wk for 28 wks	TWO THOUSAND ONE HUNDRED	2,100
9	Mountain Island Park	400 Mountain Island Rd.	205	1 cut wk for 28 wks	FIVE THOUSAND SEVEN HUNDRED FORTY	5,740
10	North Water Tank	112 Mountain Island Rd.	75	2 cuts mth for 8 mths	ONE THOUSAND TWO HUNDRED	1,200
11	Pinewood Cemetery	Rankin Ave. & W. Catawba Ave.	325	1 cut wk for 28 wks	NINE THOUSAND ONE HUNDRED	9,100
12	Pinewood Pump Station	1879 N. Main St.	50	2 cut mth for 6 mths	six hundred	600
13	River Street Park	300 N. River St.	300	1 cut wk for 28 wks	Eight thousand four hundred	8,400
14	Stone Water #1 Pump Station	201 Stonewater Bay	50	2 cuts mth for 6 mths	six hundred	600
15	Stone Water #2 Pump Station	121 Waterford Dr.	50	2 cuts mth for 6 mths	six hundred	600
16	Imagery #1 Pump Station	113 Picasso Trl. (next to 109 Picasso Trl.)	50	2 cuts mth for 6 mths	six hundred	600
17	Imagery #2 Pump Station	No Address Assigned Yet	50	2 cuts mth for 6 mths	six hundred	600
18	Imagery #3 Pump Station	No Address Assigned Yet	50	2 cuts mth for 6 mths	six hundred	600
19	Water Inlet	Mountain Island Lake Rd.	50	2 cut mth for 6 mths	six hundred	600
20	Water Treatment Plan	111 Mountain Island Rd.	205	1 cut wk for 28 wks	five thousand seven hundred forty	5,740
21	Woodlawn Park	511 Woodlawn Rd.	125	1 cut wk for 28 wks	three thousand five hundred	3,500
22	Highland St. & Central Ave.	Corner	50	1 cut wk for 28 wks	four hundred	1,400

Continue Bid Package #1 on Next Page.

PROJECT: Grass Mowing

MOWING PACKAGE #1
BID FORM CONTUNED

<u>Item</u>	<u>Location</u>	<u>Address</u>	<u>Unit Price</u>	<u>Yearly Cut Frequency</u>	<u>Bid Amount in Words</u>	<u>Bid Amount in Figures</u>
23	Fresh Water Intake, on Left	Mountain Island Rd.	50	2 cut mth for 6 mths	six hundred	600
24	Mountain Island Village Pump Station	600 Mackenzie Blvd.	50	1 cut mth for 6 mths	three hundred	300
25	Guardrail Area on Hwy 27 @ River	Hwy 27 and Catawba River	50	1 cut wk for 28 wks	one thousand four hundred	1,400
MOWING PACKAGE #1: TOTAL BID					fifty nine thousand seven hundred eighty	59,780
Bidder Company Name: Adams Landscape Group						

PROJECT: Grass Mowing

MOWING PACKAGE #2
BID FORM

Bidder Company Name:

Item	Location	Address	Unit Price	Yearly Cut Frequency	Bid Amount in Words	Bid Amount in Figures
1	Abbey Court Pump Station	3495 Bell South Dr.	50	1 cut mth for 6 mths	three hundred	300
2	Catawba Heights Fire Dept. Field	Fire Dept. Ln.	50	1 cut wk for 28 wks	one thousand four hundred	1,400
3	Catawba Heights Park	101 Beatty Rd.	75	1 cut wk for 28 wks	two thousand one hundred	2,100
4	Catawba Heights Water Station	809 S. Main St.	50	1 cut mth for 6 mths	three hundred	300
5	Catawba Sewer Pump Station	400 Tuckasee Rd.	50	2 cuts mth for 6 mths	six hundred	600
6	City Field @ Holiday Inn	Beatty Dr.	50	2 cuts mth for 8 mths	eight hundred	800
7	Hewitt St. Pump Station	109 Hewitt St.	50	2 cuts mth for 6 mths	six hundred	600
8	Mount Holly Cemetery	Catawba Ave & Hawthorne St.	350	1 cut wk for 28 wks	nine thousand eight hundred	9,800
9	River Front #1 Pump Station	398 Marina Village Dr.	50	1 cut mth for 6 mths	three hundred	300
10	River Front #2 Pump Station	102 Missouri Ln.	50	1 cut mth for 6 mths	three hundred	300
11	River Front #3 Pump Station	126 Tom Sawyer Ln.	50	1 cut wk for 28 wks	one thousand four hundred	1,400
12	Waste Water Treatment Plant	Broome St.	275	1 cut wk for 30 wks	eight thousand two hundred fifty	8,250
13	South Water Tank	Caldwell Dr.	50	2 cuts mth for 8 mths	eight hundred	800
14	Stanley Pump Station	9050 W. Charlotte Ave.	50	2 cuts mth for 8 mths	eight hundred	800
15	Stanley Water Tank	951 Hwy 27	50	2 cuts mth for 6 mths	six hundred	600
16	Tuckasee Park	100 Sports Ln.	350	1 cut wk for 28 wks	nine thousand eight hundred	9,800
17	Bank Area on Tuckasee Rd. (within Tuckasee Park b/t dog park and Tuckasee Rd.)	Tuckasee Rd.	50	1 cut mth for 7 mths	three hundred fifty	350
18	Veterans Park	127 E. Glendale Ave.	225	1 cut wk for 28 wks	six thousand three hundred	6,300
19	YMCA Pump Station	100 YMCA Dr.	50	1 cut mth for 6 mths	three hundred	300
20	YMCA Entrance Way	YMCA Dr.	200	1 cut wk for 28 wks	five thousand six hundred	5,600
21	Gully	Highland & Hwy 27	25	1 cut wk for 28 wks	seven hundred	700
22	Old Gym, in front of football field	123 S. Hawthorne St.	50	1 cut wk for 28 wks	one thousand four hundred	1,400

Continue Bid Package #2 on Next Page.

PROJECT: Grass Mowing

MOWING PACKAGE #2
BID FORM CONTUNED

<u>Item</u>	<u>Location</u>	<u>Address</u>	<u>Unit Price</u>	<u>Yearly Cut Frequency</u>	<u>Bid Amount in Words</u>	<u>Bid Amount in Figures</u>
23	Greenway MHMC to Tuckaseege Park	Tuckaseege Park	450	1 cut wk for 28 wks	twelve thousand six hundred	12,600
24	Greenway Hwy 27 to N. Lee St.	End of N. Lee St.	100	1 cut wk for 28 wks	two thousand eight hundred	2,800
25	Massey Building	500 E. Central Ave.	50	1 cut wk for 28 wks	one thousand four hundred	1,400
26	Vacant Lot on Adrian St.	(Across street from 218 Adrian St.	25	2 cut mth for 7 mths	three hundred fifty	350
MOWING PACKAGE #2: TOTAL BID					sixty nine thousand nine hundred fifty	69,950
Bidder Company Name:						

PROJECT: Grass Mowing Note: Must Bid Package #1 & #2 to Bid Combined Package
COMBINED MOWING PACKAGE #1 AND PACKAGE #2

BID FORM

Bidder Company Name:

Item	Location	Address	Unit Price	Yearly Cut Frequency	Bid Amount in Words	Bid Amount in Figures
1	Autumn Woods Pump Station	169 Autumn Woods Dr.	50	1 cut mth for 6 mths	three hundred	300
2	Downtown Rail Road Tracks	Downtown	375	1 cut wk for 28 wks	TEN THOUSAND five hundred	10,500
3	Dutchmans Creek Pump Station	84 Highland St.	50	2 cuts mth for 8 mths	Eight hundred	800
4	Dutchmans Ridge Pump Station	700 Augustus Ln.	50	1 cut mth for 6 mths	Three hundred	300
5	Lagoon Hwy 273 beside Water Plant	Water Plant	75	2 cuts mth for 6 mths	NINE hundred	900
6	Linear Park	401 E. Central Ave.	75	1 cut wk for 28 wks	two THOUSAND ONE hundred	2,100
7	Lolla Tank	Hall St.	75	2 cuts mth for 8 mths	ONE THOUSAND two hundred	1,200
8	Lake Trail Parking Area	Mtn. Island Rd. (Across from Recycling Center)	75	1 cut wk for 28 wks	two THOUSAND ONE hundred	2,100
9	Mountain Island Park	400 Mountain Island Rd.	205	1 cut wk for 28 wks	five THOUSAND SEVEN hundred forty	5,740
10	North Water Tank	112 Mountain Island Rd.	75	2 cuts mth for 8 mths	ONE THOUSAND two hundred	1,200
11	Pinewood Cemetery	Rankin Ave. & W. Catawba Ave.	325	1 cut wk for 28 wks	NINE THOUSAND ONE hundred	9,100
12	Pinewood Pump Station	1879 N. Main St.	50	2 cut mth for 6 mths	six hundred	600
13	River Street Park	300 N. River St.	300	1 cut wk for 28 wks	Eight THOUSAND four hundred	8,400
14	Stone Water #1 Pump Station	201 Stonewater Bay	50	2 cuts mth for 6 mths	six hundred	600
15	Stone Water #2 Pump Station	121 Waterford Dr.	50	2 cuts mth for 6 mths	six hundred	600
16	Imagery #1 Pump Station	113 Picasso Trl. (next to 109 Picasso Trl.)	50	2 cuts mth for 6 mths	six hundred	600
17	Imagery #2 Pump Station	No Address Assigned Yet	50	2 cuts mth for 6 mths	six hundred	600
18	Imagery #3 Pump Station	No Address Assigned Yet	50	2 cuts mth for 6 mths	six hundred	600
19	Water Inlet	Mountain Island Lake Rd.	50	2 cut mth for 6 mths	six hundred	600
20	Water Treatment Plant	111 Mountain Island Rd.	205	1 cut wk for 28 wks	five THOUSAND SEVEN hundred forty	5,740
21	Woodlawn Park	511 Woodlawn Rd.	125	1 cut wk for 28 wks	three THOUSAND five hundred	3,500
22	Highland St. & Central Ave.	Corner	50	1 cut wk for 28 wks	ONE THOUSAND four hundred	1,400

Continue Combined Bid Package #1 & #2 on Next Page.

PROJECT: Grass Mowing Note: Must Bid Package #1 & #2 to Bid Combined Package
COMBINED MOWING PACKAGE #1 AND PACKAGE #2
BID FORM CONTINUED

Item	Location	Address	Unit Price	Yearly Cut Frequency	Bid Amount in Words	Bid Amount in Figures
44	YMCA Pump Station	100 YMCA Dr.	50	1 cut mth for 6 mths	three hundred	300
45	YMCA Entrance Way	YMCA Dr.	200	1 cut wk for 28 wks	five thousand six hundred	5,600
46	Gulley	Highland & Hwy 27	25	1 cut wk for 28 wks	seven hundred	700
47	Old Gym, in front of football field	123 S. Hawthorne St.	50	1 cut wk for 28 wks	one thousand four hundred	1,400
48	Greenway MHMC to Tuckaseegee Park	MHMC and/or Tuckaseegee Park	450	1 cut wk for 28 wks	twelve thousand six hundred	12,600
49	Greenway Hwy 27 to N. Lee St.	End of N. Lee St.	100	1 cut wk for 28 wks	two thousand eight hundred	2,800
50	Massey Building	500 E. Central Ave.	50	1 cut wk for 28 wks	one thousand four hundred	1,400
51	Vacant Lot on Adrian St.	(Across street from 218 Adrian St.	25	2 cut mth for 7 mths	three hundred fifty	350
COMBINED MOWING PACKAGE #1 & #2 TOTAL BID:					one hundred twenty nine thousand seven hundred thirty	129,730
Bidder Company Name:						

Note: Contractor must bid Package #1 and #2 to bid Combined Package

PROJECT: Grass Mowing

ALTERNATES

Item	Description	Unit Quantity	Bid Amount in Words	Bid Amount in Figures
Alternate #1	Design, maintain and plant seventeen (17) annual beds in the downtown area (North Main, South Main and Central Avenue). Beds are approximately forty (40) square feet each. Each will be planted twice per year with one-hundred eighty (180) 1801 flats of flowers. Mulch ground cover will be maintained throughout the year. Flowers will be designated by the owner.	2200'	four thousand four hundred	4,400'
Alternate #2	Maintain and trim all Loropetalum beds on North Main Street and South Main Street. Trimming of Loropetalum shall be trimmed a minimum of four (4) times per year, or at any given time new growth exceeds three (3") inches or the overall height is greater than three (3') feet.	850'	three thousand four hundred	3,400'
Alternate #3	Cut properties identified by Code Enforcement as being in violation of the City's Code of Laws. Typically, these properties are typically 1/3 acre in size and the grass is a minimum of 12 inches tall. The price identified on this bid form should assume you are cutting a property that is 1/3 acre in size and the grass is a minimum of 12 inches.	125'	one hundred twenty five PER	125 /per
Alternate #4	219 E. Catawba Ave.	75'	seventy five PER	75 /per

BIDDER:

Name

KAREN Adams

Printed

Title

OWNER

Company

Adams Landscape Group

Signature

EXECUTION OF BID**A CONTRACT FOR: Grass Mowing**

The person executing the Bid, on behalf of the Bidder, being first duly sworn, deposes and says that:

- (1) It is the intent of the Bidder to enter into this Contract to furnish materials, labor, and equipment required to perform all work specified in accordance with the instructions, terms, conditions, provisions, specifications, plans and all other Contract Documents incorporated into this Invitation to Bid;
- (2) He/She is fully informed regarding the preparation and contents of the attached Proposal and of all pertinent circumstances regarding such Proposal;
- (3) Neither he/she, nor any official, agent or employee of the Bidder has entered into any agreement, participated in any collusion, or otherwise taken any action which is a restraint of free competitive bidding in connection with this Bid;
- (4) He/she will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, disability, or veteran's status.

Type of Bidder:

- ☒ Sole Proprietor ☐ Partnership ☐ Limited Liability Company
☐ Corporation ☐ Joint Venture (Check appropriate box)

BIDDER #1**BIDDER #2**

(If a Joint Venture or Partnership)

Name

Adams Landscape Group

Address

4027 River Falls Dr.

Lowell, NC 28098

Phone

704-915-0843

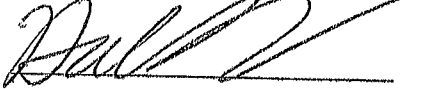
Fax

N/A

Printed Name

Nalle Dennis

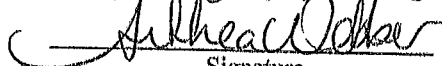
Signature



Title

CEO

Subscribed and sworn before me
 this 15th day of December 2020

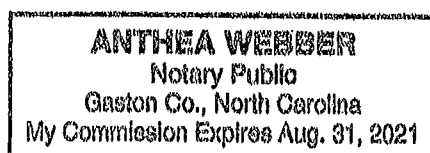

 Signature

My commission expires 8-31-2021

Subscribed and sworn before me
 this ___ day of ___, 20__

 Signature

My commission expires _____



IRAN DIVESTMENT ACT CERTIFICATION:

Contractor certifies that, as of the date listed below, it is not on the Final Divestment List as created by the State Treasurer pursuant to N.C.G.S. 143-6A-4. In compliance with the requirements of the Iran Divestment Act and N.C.G.S. 143C-6A-5(b), Contractor shall not utilize in the performance of the contract any subcontractor that is identified on the Final Divestment List.

E-VERIFY:

CONTRACTOR shall comply with the requirements of Article 2 of Chapter 64 of the General Statutes. Further, if CONTRACTOR utilizes a subcontractor, CONTRACTOR shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the General Statutes.

Adams Landscape Group / KAREN Adams
Contractor - Print Name

[Signature]
Contractor - Signature

12/11/20
Date



ACCOL-1

OP ID: 02

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/29/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Aquesta Insurance - Cornelius
PO Box 189
Cornelius, NC 28031
Rory Bradley

704-892-6411

CONTACT NAME: Rory Bradley

PHONE (A/C, No, Ext): 704-892-6411

FAX (A/C, No): 704-892-3266

E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Hartford Insurance Company

19682

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED Accolade Designs, LLC
Adams Landscape Group
6715 Frostwood Place
Charlotte, NC 28215

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR YVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY						
	CLAIMS-MADE ☒ OCCUR			22SBMVU9073	10/18/2020	10/18/2021	EACH OCCURRENCE \$ 1,000,000
	X Business Liab						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
							MED EXP (Any one person) \$ 10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
	X POLICY ☐ PRO ☐ JECT ☐ LOG						GENERAL AGGREGATE \$ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY						
	ANY AUTO OWNED AUTOS ONLY			22SBMVU9073	10/18/2020	10/18/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	X HIRED AUTOS ONLY						BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB						
	EXCESS LIAB						EACH OCCURRENCE \$
							AGGREGATE \$
	DED RETENTION \$						
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A	22WBCAA2TSQ	10/18/2020	10/18/2021	X PER STATUTE ☐ OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$ 100,000
							E.L. DISEASE - EA EMPLOYEE \$ 100,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

For Information Purposes Only
4027 River Falls
Lowell, NC 28098

CHA3003

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



City of Mount Holly Action Agenda Item

To: City Council
Greg Beal, Economic Development
From: Coordinator, Planning Director

Date: January 8, 2021

Meeting Date: January 11, 2021

Agenda Item to be considered: **Consideration of a request by Grant Gildehaus to approve sewer utilities as an outside customer to 00 Brook Crossing Drive, Gaston County Tax Parcel ID # 221429**

Will this require a public hearing?

☐ YES

☒ NO

Background/Purpose of Request:

Around 15 years ago, exact date not determined, Mount Holly City Council established a policy of not providing utilities to a project as an outside customer, unless said project was annexed by the City. In recent years, that policy has been upheld for mostly residential projects. In fact, staff believes the policy was originally established because the City chose not to annex the 1600(+) home Dutchman's Creek Golf Course development off Sandy Ford Road, and the developer repeatedly tried to get County approval with the City providing utilities. The only time the policy has not been upheld was when the cost of service for a tax-exempt entity made annexation an unwise decision. This was the case with Mountain Island Charter School and St. Joseph's Seminary. Council also approved water/sewer for Doug Core on Lucia Riverbend Hwy to build two commercial buildings without annexing said property.

While Public Utilities and the City Engineer evaluate the technical side of these types of requests, Planning staff has taken them to Council for approval as a matter of land use.

In October, the City received a request from Grant Gildehaus to provide sewer utilities only on a 70-acre conservation easement, located between Westland Farm Road and Old Hickory Grove Road. Public Utilities Director/City Engineer Dave Johnson stated that the extension of the sewer line at the applicant's cost was feasible. The water extension does not make financial sense because of the distance. It is staff's opinion that annexing said property would not be beneficial from a tax standpoint, as the conservation easement limits development to one single family home and would possibly qualify for a reduction in tax value overall.

However, before Mr. Gildehaus proceeds any further, it is prudent to determine if Council will approve sewer utilities at the property owner's cost as an outside customer. Typically, outside customers pay double the inside-city-limits utility rates.

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 sees no issues with this request, as the land development would be handled by Gaston County. If the property were required to be annexed by the City, the applicant

would have to apply for annexation and go through the lengthy review process, which will likely show that it would not be in the City's best interest due to its location and service requirements.

Result of City Council Decision:

***Attachments: Formal Letter of Request
Map***

Gildehaus, Grant A

347 Forest Trail Dr.
Matthews, NC 28105
Phone: (828) 514-1377

► **City Manager Danny Jackson**
PO Box 406
Mount Holly, NC 28120

Mr. Jackson,

I am the owner of parcel No. 221429 located in Gaston County on the border of Mt. Holly. The property includes 31 acres of a 70 acre nature conservancy, which cannot be developed beyond ONE (1) single family home. I plan on building home on the parcel and would like to connect to the Mt. Holly sewer system. The home size is anticipated to be approximately 3400 sqft, including 3 bedrooms, 2.5 bathrooms, and 2 person regular occupancy.

Unfortunately, the build site is too far from the water main to make a connection feasible. As such, I am requesting only a sewer connection. Conveniently, a sewer line runs adjacent to the property on parcel 221428, which happens to be the other 39 acres of the nature conservancy. Connection to the city's sewer system would allow the home to be built without necessitating a septic system, which in turn would require a leech field. As you are likely aware, any leech field would require clearing of a significant amount of forest, which is contradictory to the intent of the nature conservancy. Mr. Dave Johnson has reviewed the proposal and has indicated that such a connection could be established.

I note that I do not desire annexation of the property into the town of Mt. Holly, and that there is little to no tax benefit if the property were to be annexed, due to the significant limitations placed on the property by the nature conservancy.

Thank you for consideration of the proposal. Please let me know if you have any questions or concerns.

Best Regards,
Grant

Grant A. Gildehaus
Property Owner Parcel No. 221429 (00 Brook Crossing Dr.)
October 5, 2020



OTHER BUSINESS

REPORTS

PUBLIC WORKS REPORT

DECEMBER		2020	2019	2018
Water				
Daily Average (mgd)		2.532	2.501	2.356
Daily Maximum (mgd)		2.914	2.98	2.720
Daily Minimum (mgd)		2.254	2.22	2.040
Monthly Total (mg)		78.512	77.553	73.040
Customers				
Inside City Limits		6671	6461	6235
Outside City Limits		490	492	490
TOTAL		7161	6953	6725
Wastewater				
Daily Average (mgd)		2.297	2.535	2.407
Daily Maximum (mgd)		3.355	3.95	3.996
Daily Minimum (mgd)		1.27	1.64	1.325
Monthly Total Flow (mg)		71.21	78.6	74.632
American & Efird Total Flow (mg)		11.702	12.296	13.096
Customers				
Inside City Limits		6235	6051	5836
Outside City Limits		50	53	53
TOTAL		6285	6104	5889
Sanitation				
Number of Customers				
Residential		5849	5584	5442
Commercial / Industrial		155	152	153
Recycling		5918	5688	5549
Garbage Collected (tons)		578.46	410.84	411.12
General Yardwaste (tons)		58.54	47.38	24.65
Chipping (tons)		0	0	0.00
Leaves (tons)		133.25	112.5	119.50
Total Yardwaste (tons)		191.79	159.88	144.15
White Goods (tons)		0	0	0.00
Recycling (tons)	NA	N/A		84.96

FOR YOUR INFORMATION