



## February 27, 2026 City Council Retreat

Mayor David Moore  
Mayor Pro-Tem Phyllis Harris  
Councilman William T. Brooks  
Councilman Ivory Craig  
Councilman Jeff Meadows  
Councilman Kenneth Reeves  
Councilwoman Lauren Shoemaker  
Marie M. Anders, City Attorney  
Jonathan Blanton, City Manager



## City of Mount Holly City Council Retreat

February 27, 2026 | 9:30 AM  
Municipal Complex - Council Chambers  
400 East Central Avenue  
Mount Holly, NC 28120

### **MOUNT HOLLY RETREAT SCHEDULE - FRIDAY, FEBRUARY 27, 2026** *Facilitated by Reeves McGlohon*

- |                     |  |
|---------------------|--|
| 9:30 AM             | Call to Order<br>Invocation by Pastor Charles McCorkle from Wesley Chapel<br>Holiness Church<br>Set the Agenda<br>Consent Agenda: Assistance to Firefighters Grant Application<br>Introductions, Ground Rules, Schedule, Parking Lot Items<br><i>Presented by: Mayor Moore</i> |
| 9:40 AM - 10:00 AM  | Overview and Recap of 2025 Retreat, Successes, Progress, and<br>Updates<br><i>Presented by: Jonathan Blanton</i>   |
| 10:00 AM - 10:30 AM | Recreation Discussion Regarding New Facilities and Programming<br>Options<br><i>Presented by: Eric Smallwood</i>   |
| 10:30 AM-11:00AM    | Compensation and Pay Philosophy Progress and Employee<br>Benefits<br><i>Presented by: Jonathan Blanton</i>   |
| 11:00 AM - 11:15 AM | 2025 Year in Review and Updates from Public Works Department<br><i>Presented by: Jason Green</i>   |
| 11:15 AM - 11:30 AM | Overview and Update on Public Arts Initiatives<br><i>Presented by: Paul Lowe</i>   |
| 11:30 AM - 11:45 AM | Break and Lunch Preparation  |
| 11:45 AM            | Lunch Break and Continued Department Presentations   |
| 11:45 AM - 12:00 PM | 2025 Year in Review and Updates from the Police Department<br><i>Presented by: Brian Reagan</i>  |



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400 East Central Avenue  
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### **MOUNT HOLLY RETREAT SCHEDULE - FRIDAY, FEBRUARY 27, 2026** *Facilitated by Reeves McGlohon*

- 12:00 PM - 12:15 PM 2025 Year in Review and Updates from the Fire Department  
*Presented by: Ryan Baker*
- 12:15 PM - 12:30 PM Finance Update and Upcoming Budget Priorities  
*Presented by: Jonathan Blanton*
- 12:30 PM - 12:45 PM Economic Development Update  
*Presented by: Matt Black*
- 12:45 PM - 1:00 PM Mount Holly History Museum Update  
*Presented by: Brian DuPont*
- 1:00 PM - 1:15 PM Planning Update and Review of the City's Cost Benefit Analysis  
*Presented by: Greg Beal*
- 1:45 PM - 2:00 PM ABC Fund Balance Update  
*Presented by: Eric Smallwood*
- 2:00 PM - 2:15 PM Update on the Tourism Development Authority  
*Presented by: Eric Smallwood*
- 2:15 PM - 2:30 PM Special Events Preview and Upcoming 2026 Events  
*Presented by: Chloe Clary*
- 2:30 PM - 3:00 PM Legislative Goals and Lobbying Priorities for 2026  
*Presented by: Brian DuPont*
- ADJOURN



## Retreat Agenda Action Form

### Meeting Date

February 27, 2026

### From

Tara Douglas, City Clerk  
City Clerk

### Agenda Header (Ignore) Item # 1

Call to Order  
Invocation by Pastor Charles McCorkle from Wesley Chapel Holiness Church  
Set the Agenda  
Consent Agenda: Assistance to Firefighters Grant Application  
Introductions, Ground Rules, Schedule, Parking Lot Items

### Will this require a public hearing?

No

### Background/Purpose of Request

### Fiscal Impact

### Manager/Staff Recommendation

### Attachments

1. AFG Memo

MEMORANDUM

TO: Mayor and City Council

FROM: Ryan Baker, Fire Chief

DATE: February 4, 2026

SUBJECT: Request for Permission to Apply for FEMA Assistance to Firefighters Grant (AFG)

The Mount Holly Fire Department is requesting permission to apply for the FEMA Assistance to Firefighters Grant (AFG), which is anticipated to open in February 2026. This grant would allow the department to replace aging self-contained breathing apparatus (SCBA) air packs and ensure continued compliance with current NFPA safety standards.

- At this time, the exact cost share required by the City is unknown and will be dependent on the final award amount. Historically, the City's required local match for this grant program has been approximately five percent. In the most recent AFG application cycle, the department submitted a request totaling approximately \$504,000.

Grant awards are typically announced several months after submission, and the period of performance may extend up to 24 months. Should the grant be awarded, staff will return to Council as appropriate and plan to budget the required local match and any associated costs in the applicable future fiscal year.

Approval to apply does not obligate the City to accept the grant if awarded, but it allows the department to pursue this funding opportunity to enhance firefighter safety and operational readiness.



## Retreat Agenda Action Form

### Meeting Date

February 27, 2026

### From

Jonathan Blanton, City Manager  
City Management

### Agenda Header (Ignore) Item # 2

Overview and Recap of 2025 Retreat, Successes, Progress, and Updates

### Will this require a public hearing?

### Background/Purpose of Request

The City Manager will give an overview of successes, capital projects, and general updates over the last year.

### Fiscal Impact

N/A

### Manager/Staff Recommendation

### Attachments

1. Opening Slides for 2026 Retreat

# Mount Holly City Council Retreat

City of Mount Holly  
February 27, 2026



## Introductions and Facilitator Remarks

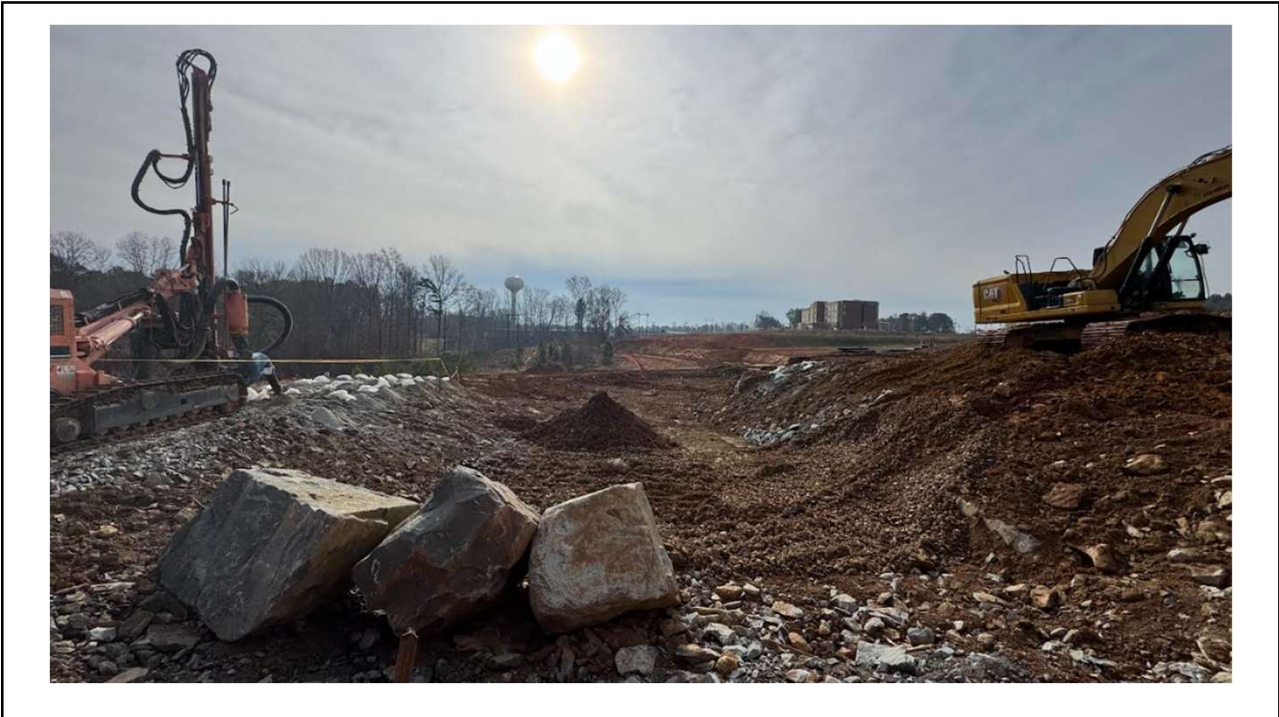
Friday, February 27th  
9:30 AM

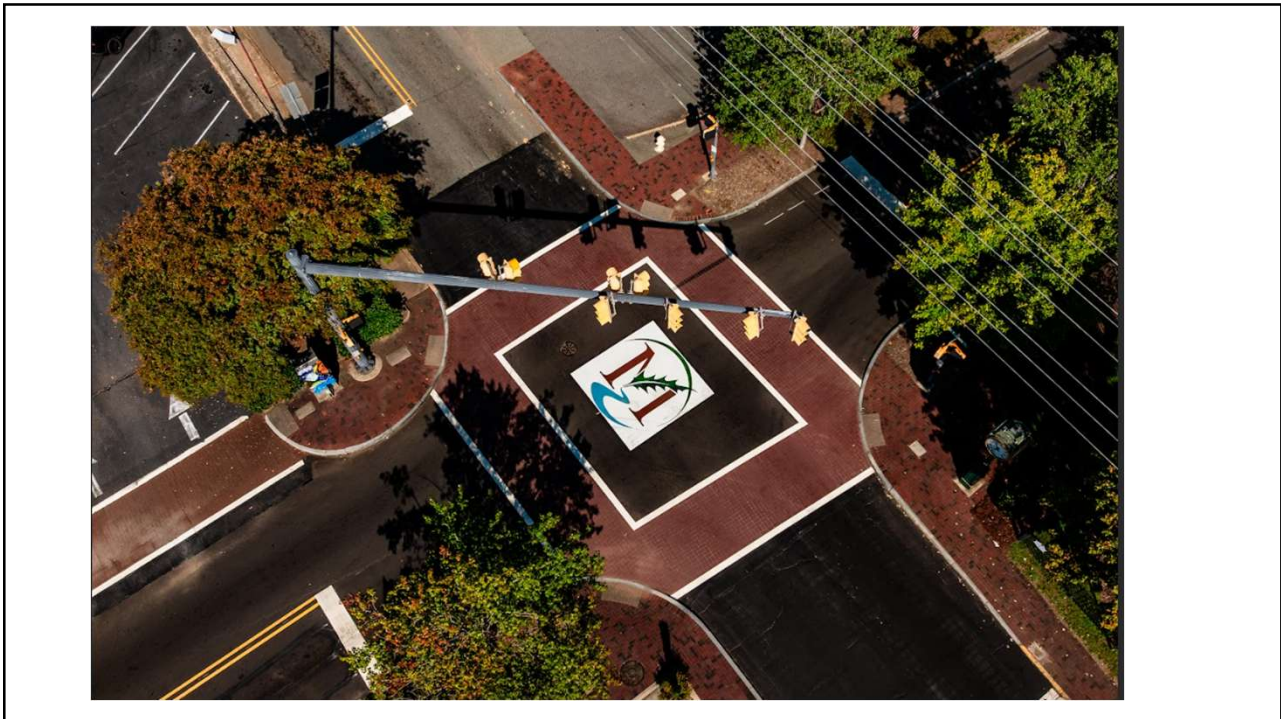
Mount Holly City Council  
Chambers

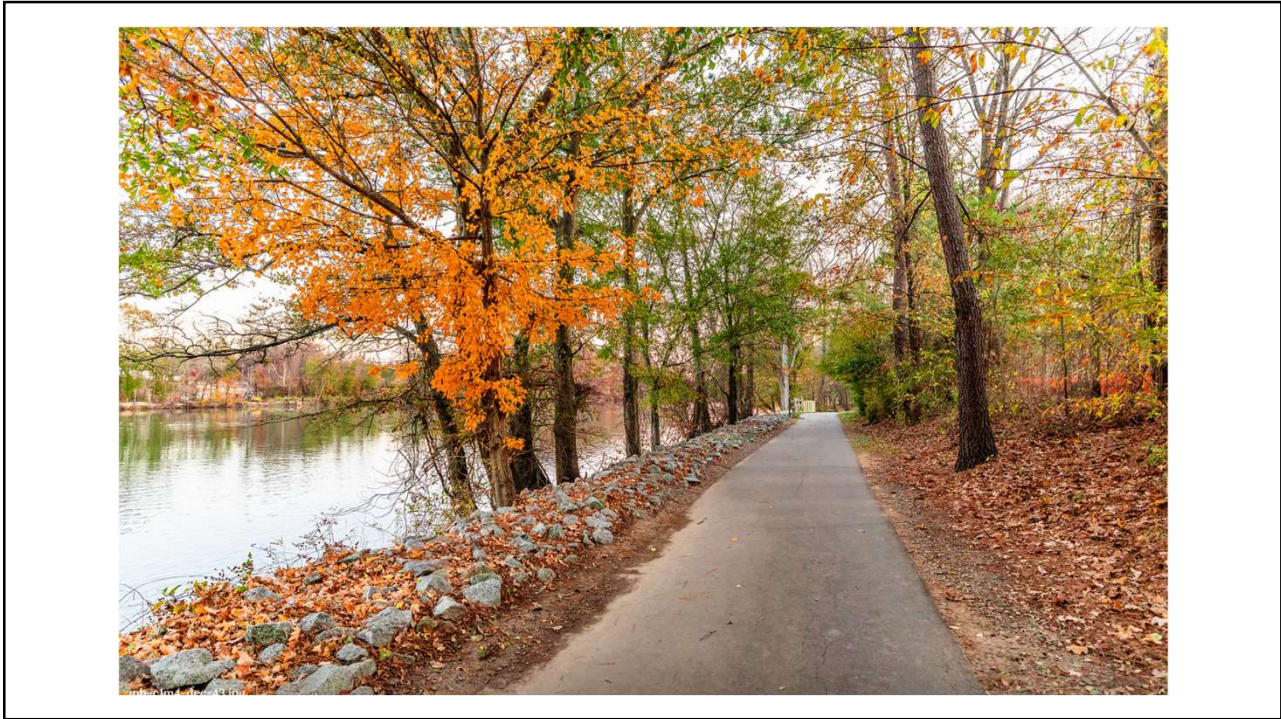
Facilitated by  
Reeves McGlohon












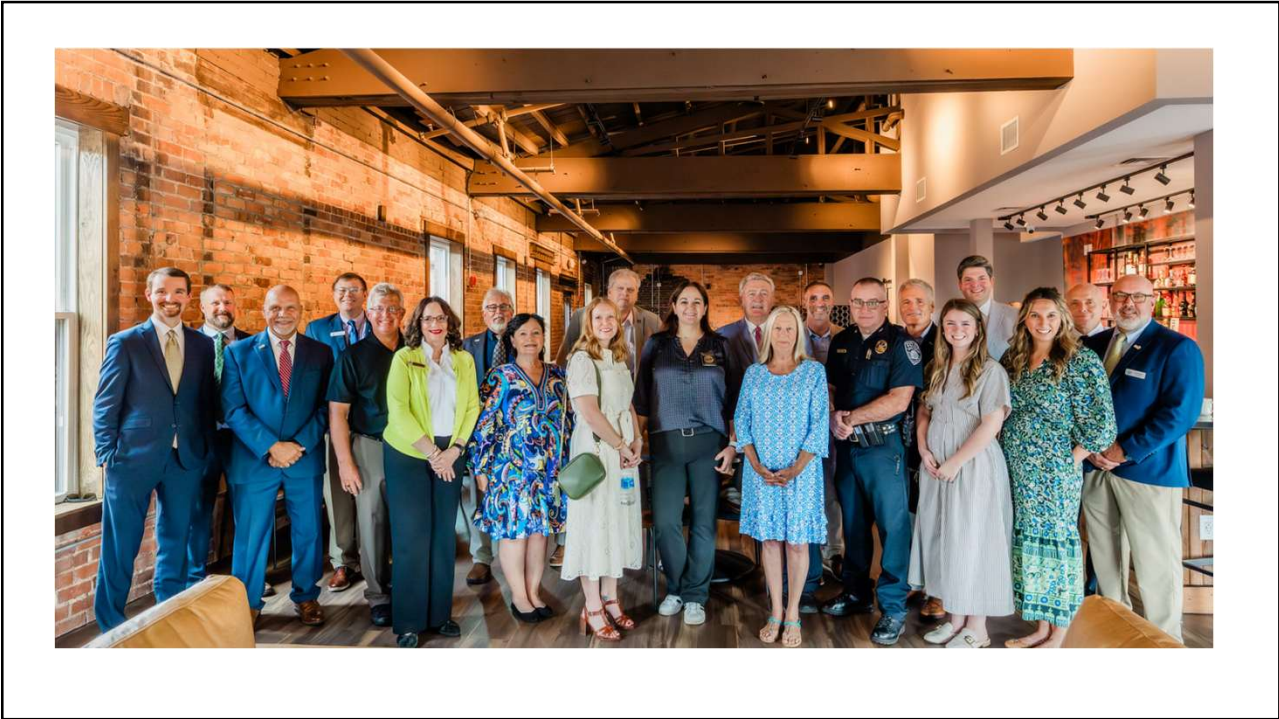


**AWARDS**



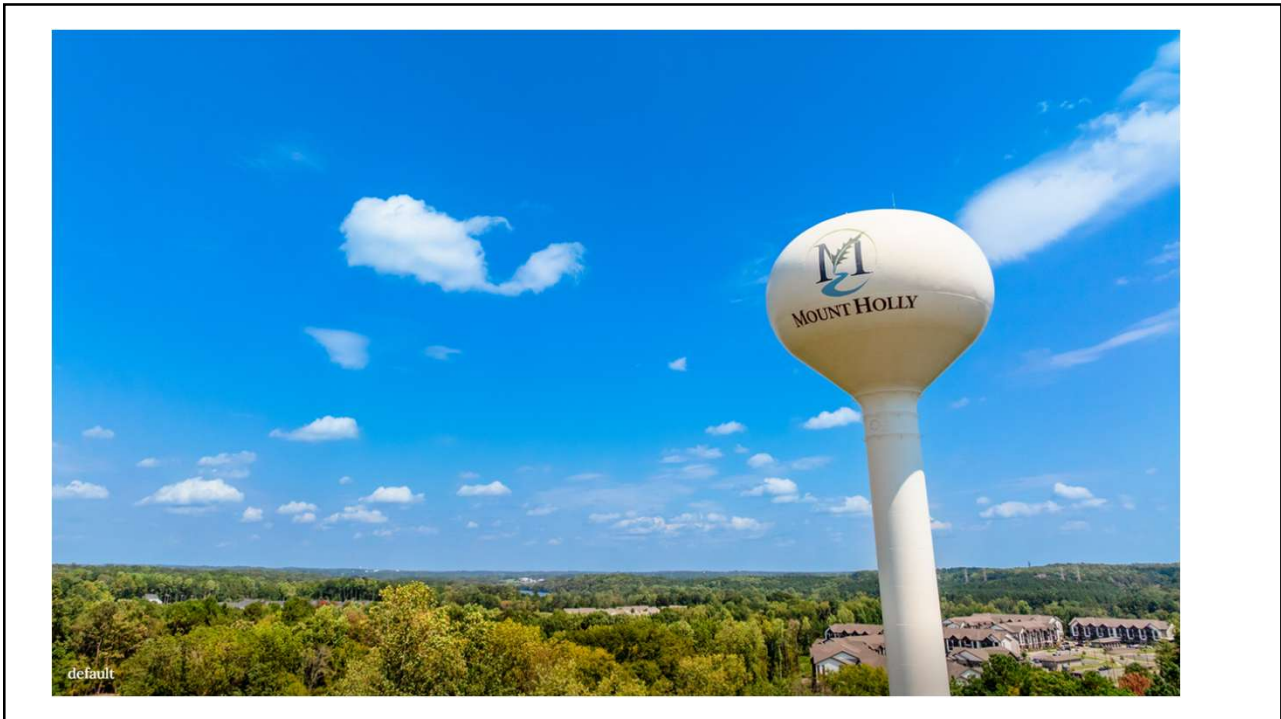
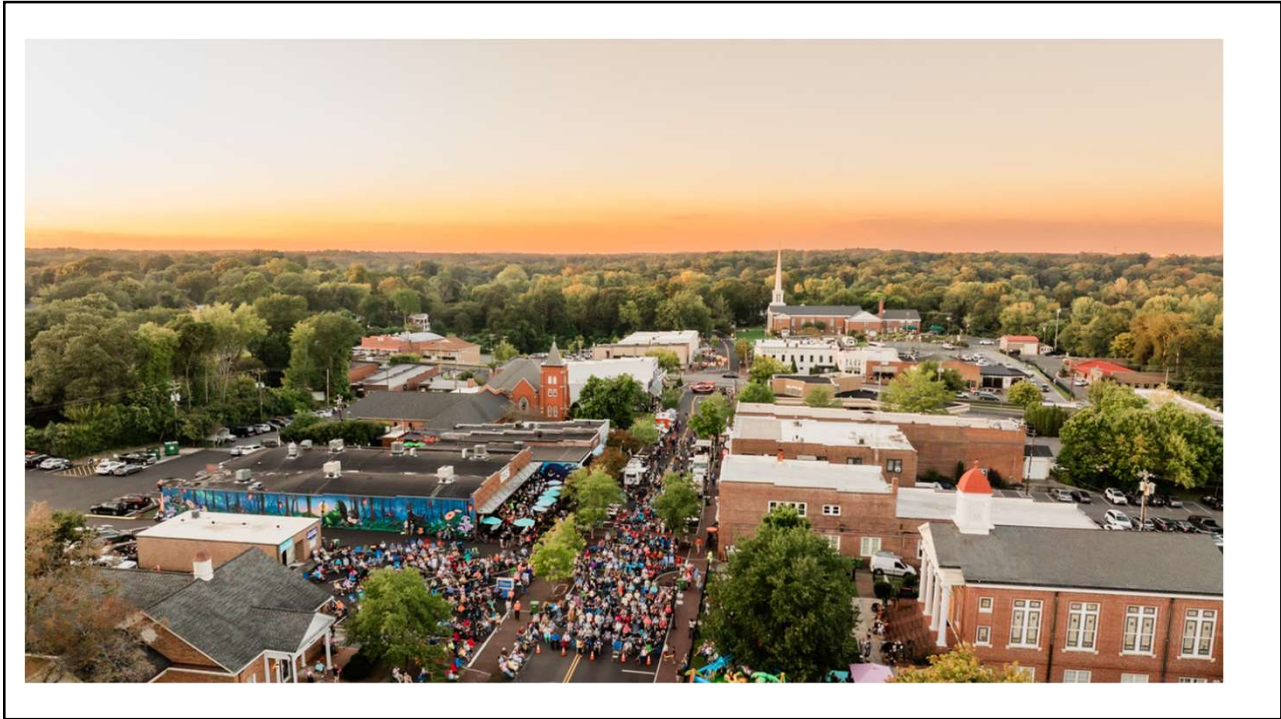
## Distinguished Budget Presentation Award Program

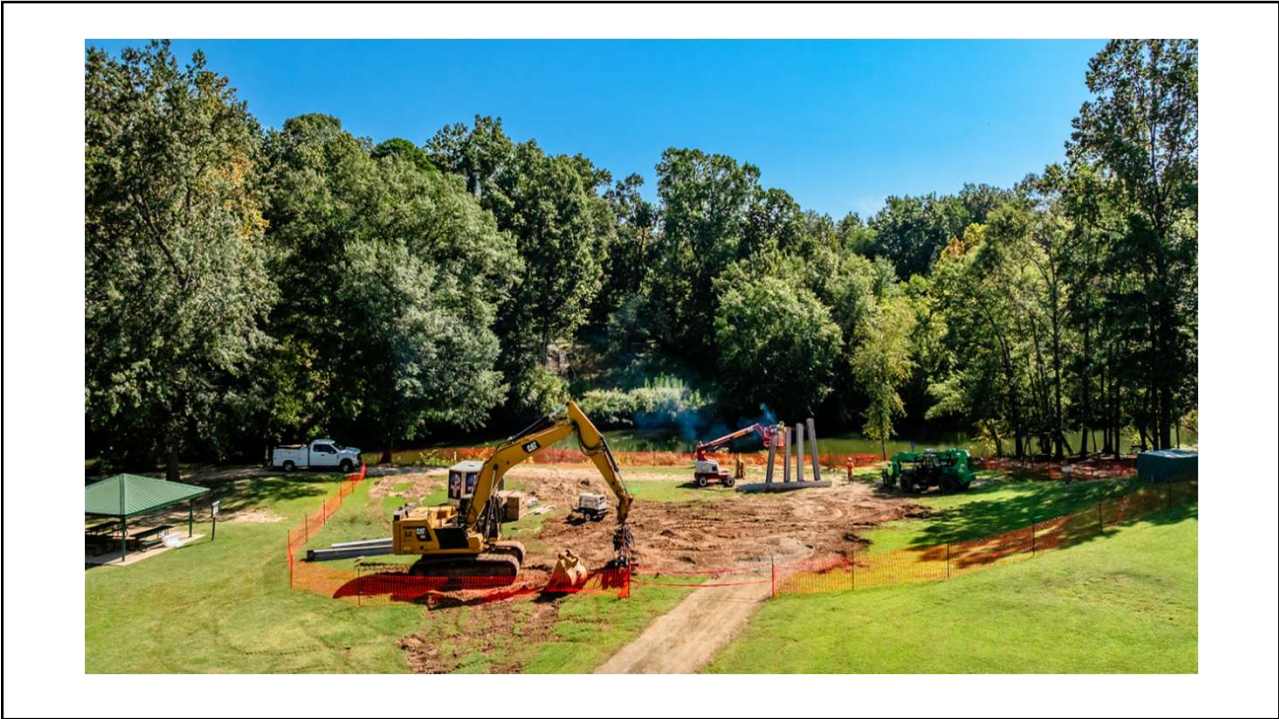
GFOA established the Distinguished Budget Presentation Awards Program (Budget Awards Program) in 1984 to encourage and assist state and local governments to prepare budget documents of the very highest quality that reflect both the guidelines established by the National Advisory Council on State and Local Budgeting and the GFOA's best practices on budgeting and then to recognize individual governments that succeed in achieving that goal. Approximately 1,900 governments, including states, cities, counties, special districts, school districts, and more have been recognized for transparency in budgeting. To earn recognition, budget documents must meet program criteria and excel as a policy document, financial plan, operations guide, and communication tool.













## Retreat Agenda Action Form

### Meeting Date

February 27, 2026

### From

Eric Smallwood, Parks and Recreation Director  
Parks and Recreation

### Agenda Header (Ignore) Item # 3

Recreation Discussion Regarding New Facilities and Programming Options

### Will this require a public hearing?

No

### Background/Purpose of Request

### Fiscal Impact

### Manager/Staff Recommendation

### Attachments

1. 2026 Retreat Slides - Parks and Recreation (1)

# Parks and Recreation

## Programs and Facilities Update

February 27, 2026



1

## Recreation Programming and Facilities

- Facilities
- Programs
- Events



1



2

## New Facilities

- • Dutchman’s Creek Blueway
- Ransom Hunter Park
- Dutchman’s Creek Bridge and Greenway Extension
- Catawba Heights Elementary Baseball Field
- Pinewood Elementary Soccer Field



3

## Additions to Facilities

- • Mowing at Catawba Heights, Woodlawn and Veterans Park
- Improvements at Woodlawn Park
- Two Professionally Built Gravity Trails at Mountain Island Park
- One Mile of Volunteer Built Trail at Mountain Island Park
- New Maintenance Lot at Tuck
- Baseball Field Improvements at Tuck
- Numerous Partnered Projects



2

4

## New Facilities in 2026-2027

- • Sandy Ford River Access and Dutchman’s Creek Greenway Northern Terminus
- Mountain Island Park Bike Trails
- Mountain Island Park Disc Golf Course
- Former Waste Water Treatment Site at Tuckaseege Park



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## New Programs

- • **Athletic Programs**
  - Summer Soccer Camps
  - Home School Free Play
  - Coaches Clinics
  - Winter Break Basketball Camps
  - Pitchers and Catchers Clinic
  - Spring Break Volleyball Camps
  - Continue to make behind the scenes improvements
- **Cultural Programs**
  - Pop-Up Play Days
  - Mini-Maker Workshops
  - National Parks and Recreation Month Programming
  - Yoga at the Park
  - YMCA Partnership



3



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## Additions to Programs

### • Athletic Programs

- Free Play Open Gym Attendance and Clubs
- 3-4-Year-Old Sports Clinics
- Sports Season Changes
- Standardized Youth Sports Coaching Selections

### • Cultural Programs

- Enhanced Sole Patrol Programming



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## Special Events

### • New Events

- Chalk the Walk
- Christmas in July
- Pumpkin Piddle Paddle
- Deck the Hall
- *River Hawk Races*
- Piedmont Arts and Cultural Experience



8

4

# Questions



9

5



## Retreat Agenda Action Form

### Meeting Date

February 27, 2026

### From

Jonathan Blanton, City Manager  
City Management

### Agenda Header (Ignore) Item # 4

Compensation and Pay Philosophy Progress and Employee Benefits

### Will this require a public hearing?

No

### Background/Purpose of Request

The City Manager will provide an update on implemented initiatives from the recent compensation study and an overview on employee benefits.

### Fiscal Impact

N/A

### Manager/Staff Recommendation

### Attachments

1. Employee Benefits and Compensation Slides - Retreat 2026

# Employee Benefits and Compensation Review

Jonathan Blanton  
City Manager



## Market Pay Practices & Benefits



### Executive Summary

This report provides a comprehensive analysis of Mount Holly's benefits compared to those offered by peer organizations. The focus areas include pay plans, paid time off, health benefits, and retirement benefits. Baker Tilly collected data from ten (10) peer organizations. Six (6) peer organizations completed the benefits portion of the market survey, and the remaining four (4) peer organizations' benefits and personnel data were located online and matched by Baker Tilly.

Participating organizations include:

- Belmont, NC
- Charlotte, NC
- Gaston County
- Gastonia, NC\*
- Harrisburg, NC
- Huntersville, NC\*
- Kings Mountain, NC
- Lincolnton, NC
- Matthews, NC\*
- Pineville, NC\*

\* Indicates organization data matched by Baker Tilly

### Pay Plan Design

- All 10 peers have adopted a formal pay plan, and five peers use a single pay plan, like Mount Holly.
- Nine (9) peers utilize grades, no steps (min and max only), similar to Mount Holly. One (1) peer utilizes grade and step.
- Its current plan design is relatively streamlined with 14 grades, lower than the peer average of 40 grades.
- Organization-wide wage adjustments in Mount Holly are moderate but consistent with peer trends, with adjustments averaging 3.4% to 4.8% in recent years.

### Time Off

- Six (6) peers' average number of annual paid vacation days is 12.33 days, which is slightly more than Mount Holly's 12 annual holidays – these are not inclusive of any floating holidays.
- Four (4) peers provide annual floating holidays with three (3) peers providing one (1) day, which matches Mount Holly.
- Six (6) peers and Mount Holly use a vacation-sick model.

### Health Benefits

- Five (5) peers have a Preferred Provider Organization (PPO) health plan. It does not offer HDHP or HMO options, which some peers do.
- Mount Holly pays 100% of premiums (\$751.15), higher than peer average (\$711), and offers a lower deductible (\$1,500 vs. \$3,438).
- Three (3) peers have a High-Deductible Health Plan (HDHP).

### Other Benefits

- Mount Holly provides a 401(k) with a 6% match and offers a deferred compensation plan with no vesting requirement, similar to peers.
- Four (4) responding peers provide paid parental leave.
- Seven (7) responding peers provide flexible work schedule options.
- Six (6) responding peers provide special skills pay (e.g., bilingual or multilingual pay).

## Major Implemented Initiatives from Compensation Study:

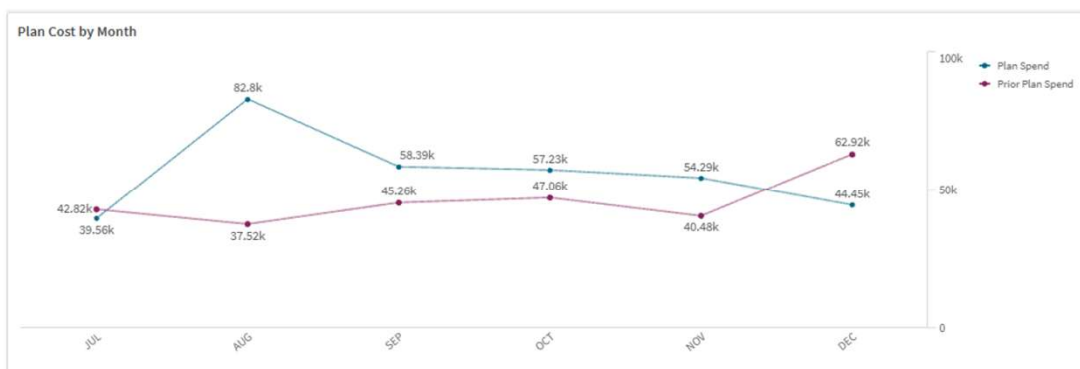
1. Bringing all current positions to a level that is at, or above, the neighboring market;
2. Revising the City's general pay plan in order to more closely align with market midpoints;
3. Implementing a starting minimum wage that is \$18.33 per hour;
4. Addressing the issue of compression within various ranks of employees via pay grade revisions;
5. Transitioning the City's retirees to a cost-saving health reimbursement arrangement.

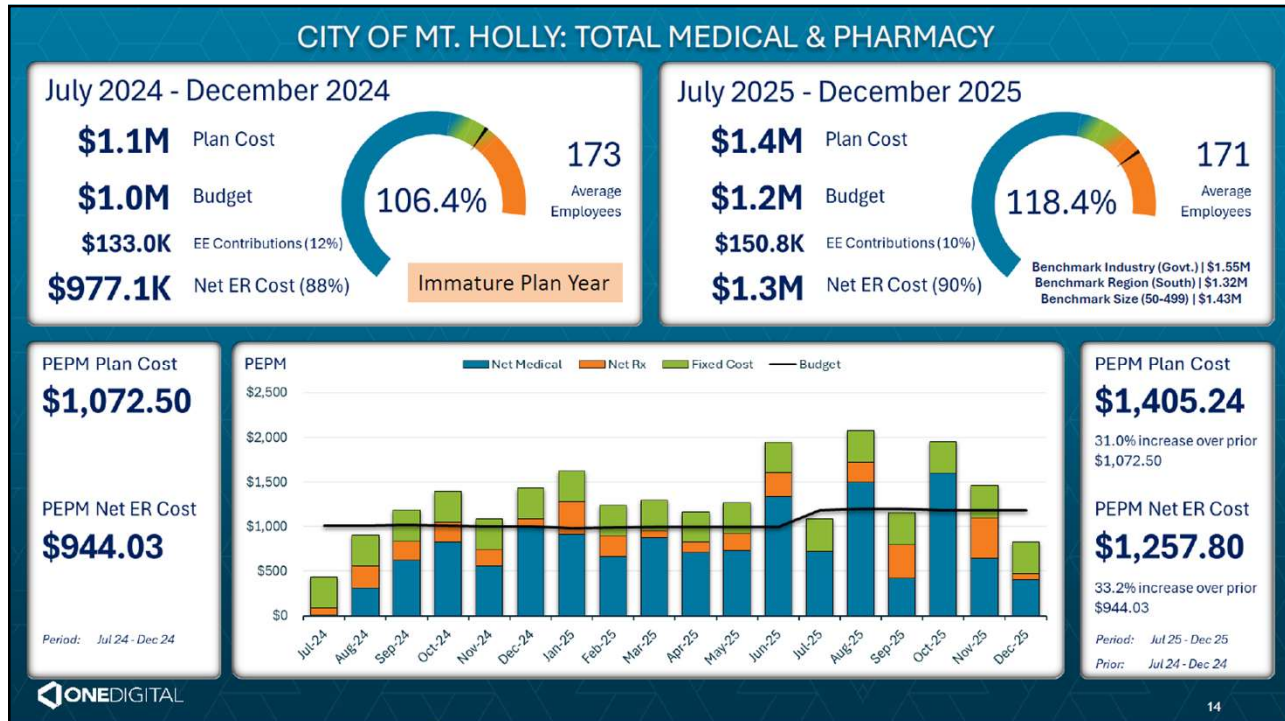


## Cost by Month

July – December 2025

July – December 2024







## Retreat Agenda Action Form

### Meeting Date

February 27, 2026

### From

Jason Green, Public Works Director  
Public Works

### Agenda Header (Ignore) Item # 5

2025 Year in Review and Updates from Public Works Department

### Will this require a public hearing?

No

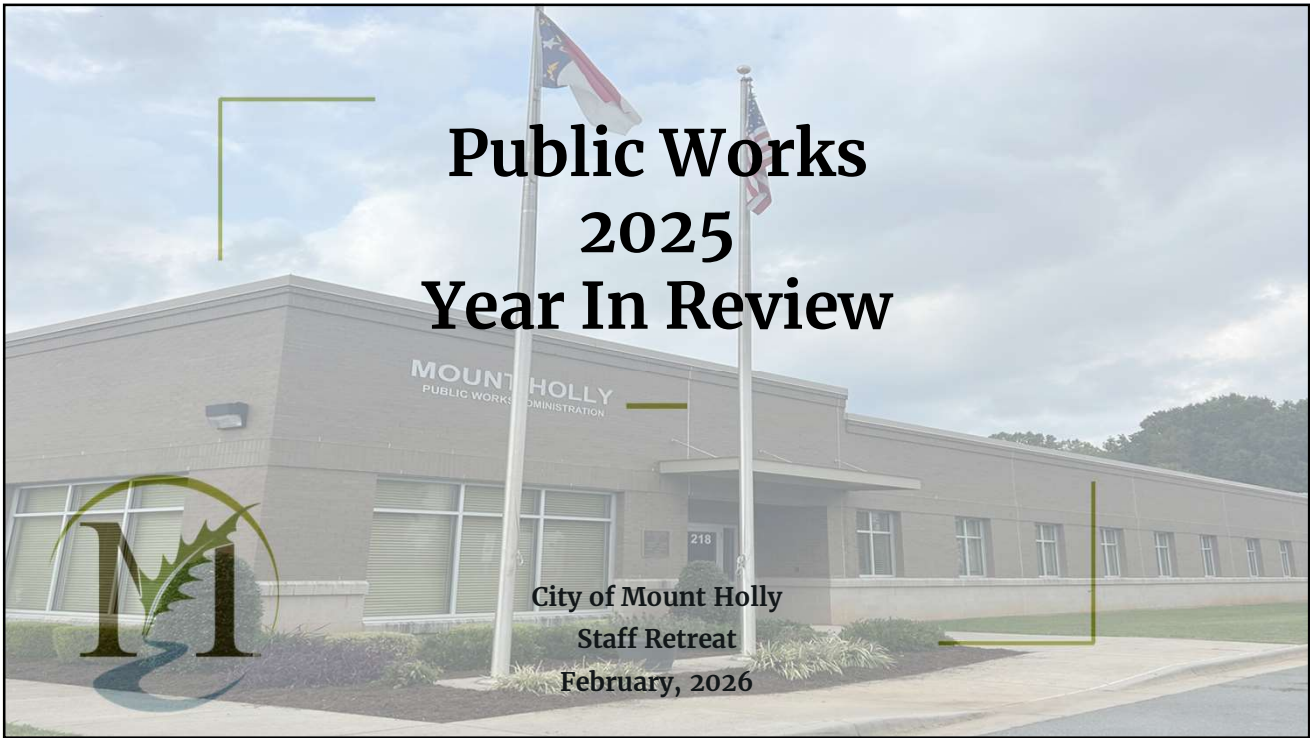
### Background/Purpose of Request

### Fiscal Impact

### Manager/Staff Recommendation

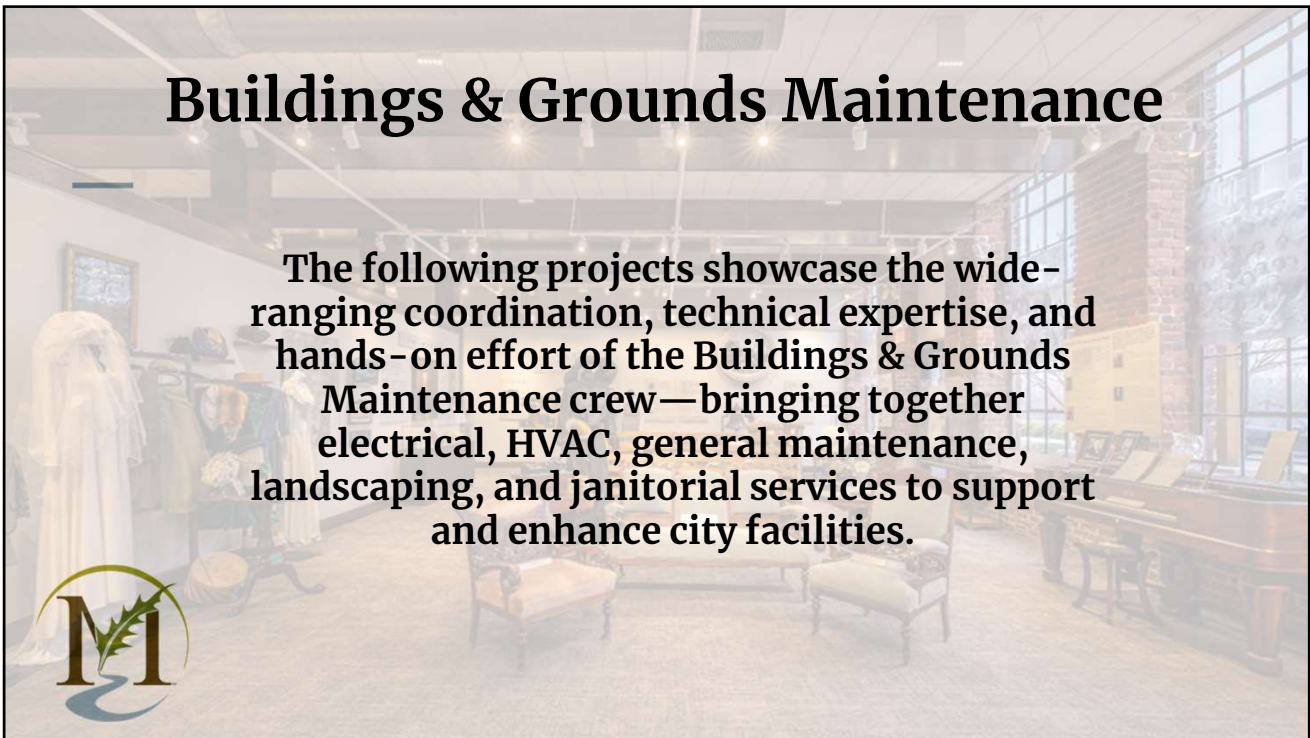
### Attachments

1. 2025 Year in review



# Public Works 2025 Year In Review

City of Mount Holly  
Staff Retreat  
February, 2026



## Buildings & Grounds Maintenance

The following projects showcase the wide-ranging coordination, technical expertise, and hands-on effort of the Buildings & Grounds Maintenance crew—bringing together electrical, HVAC, general maintenance, landscaping, and janitorial services to support and enhance city facilities.



## Where Care Meets Craft

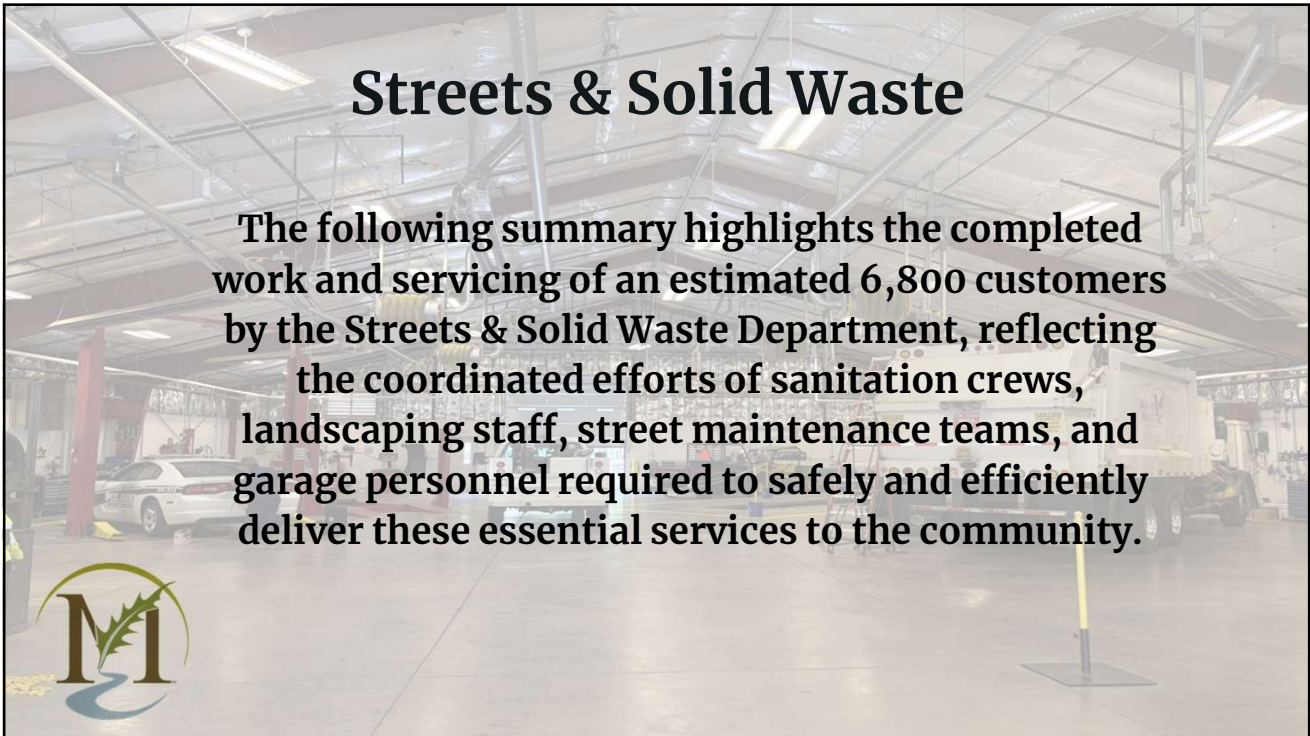
- Audio upgrades to Grand Hall
- Skylight replacement at Water Plant
- New digital monument sign on HWY 273
- New roof on Water Plant and raw water intake buildings
- New ice machine and fridge in Grand Hall
- Replaced canopy panels at Grand Hall entrances
- Replaced all tree lights downtown
- Installed market street lights on N Main St
- New ice machine at Fire Station 35
- Upgraded rugs in the Grand Hall
- Replaced an HVAC unit at Water Plant
- Replaced an HVAC unit at the Municipal Complex
- Demolished house at 207 E Catawba Ave
- Enhanced 3 gateway signs with new landscaping

- Shooting range earthworks
- Audio video upgrade to Council Chambers
- Install new electrical service for WWTP office
- Installed new HVAC unit in Police admin suite
- Replaced an HVAC unit at 140 E Central Ave, & Papa Sammy's Pizza
- 5 yr. sprinkler inspection performed at Public Works, Municipal Complex, and Fire Station 35
- New sign at the Museum
- Removed / grubbed all debris and falling trees from I-85 water tower property
- New generator transfer switch HMI for the Municipal Complex
- Museum Upfit – Demo of existing suite, construct to design, installed casework, packed and moved artifacts & exhibits, placed artifacts & exhibits in new space



## Streets & Solid Waste

**The following summary highlights the completed work and servicing of an estimated 6,800 customers by the Streets & Solid Waste Department, reflecting the coordinated efforts of sanitation crews, landscaping staff, street maintenance teams, and garage personnel required to safely and efficiently deliver these essential services to the community.**



## Behind The Scenes Of Daily Solid Waste & Yard Waste Operations



Monday: Service est. 1,350 customers, with 9 employees, 5 trucks (2 ASL's, 2 Rear Loaders, & 1 Knuckle Boom)



Tuesday: Service est. 1,450 customers, with 9 employees, & 6 trucks (2 ASL's, 3 Rear Loaders, & 1 Knuckle Boom)



Wednesday: Service est. 1,400 customers, with 9 employees, 5 trucks (2 ASL's, 2 Rear Loaders, & 1 Knuckle Boom)



Thursday: Service est. 1,400 customers, with 9 employees, 5 trucks (2 ASL's, 2 Rear Loaders, & 1 Knuckle Boom)



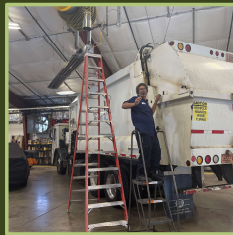
Friday: Service est. 1,225 customers, with 9 employees, 5 trucks (2 ASL's, 2 Rear Loaders, & 1 Knuckle Boom)

- Routes start each morning at 7 AM.
- All trucks go to the landfill, are fueled, and cleaned at the end of everyday.
- Weekly garbage collection averages around 295,000 to 325,000 pounds.
- Weekly yard waste collection averages around 25,000 to 60,000 pounds.
- Fall loose leaf collection totaled 353.75 tons of leaves.
- Loose leaf pickup starts mid October and runs through December each year.
- There are 2 leaf trucks and 6 employees on loose leaf collection. Routes are broken down into 10 routes.



## The Work That Keeps Our City Looking Its Best

Currently we have 6 employees on the grass mowing crew, which maintains approximately 140 areas within the City.



The City Garage plays a critical role in keeping operations running smoothly by proactively maintaining and repairing the municipal fleet. Through routine inspections, timely preventative maintenance, and quick response to repairs. Garage staff help minimize downtime, extend vehicle life, and ensure that equipment is safe and ready to support daily services across all departments.

The Streets crew ensures downtown is event ready by assisting in set up and breakdown, maintaining cleanliness, and installing lights, décor, etc. Their planning, flexibility, and hands on support help ensure City events run safely, smoothly and with minimal disruption to residents and businesses.



The City currently maintains approximately 65 miles of streets and roadways, and approximately 58 miles of sidewalks and curbs within the City.





# Utilities

**The following accomplishments represent the wide range of responsibilities managed daily by the Utilities Department, supported by multiple specialized teams working together to maintain critical infrastructure.**



## Field Services

The Work Behind The Wheels!

- 35 - 4" Sewer Taps
- 2 - 6" Sewer Taps
- 42 - ¾" Water Taps
- 2 - 1" Water Taps
- 2 - 2" Water Taps





**New Service Taps Installed**

- Repaired 139- ¾" Water Leaks
- Installed or Replaced 2,085 feet- ¾" Water Line
- Repaired 4- 1" Water Leaks
- Repaired 33- 2" Water Leaks
- Installed or Replaced 1,055 feet- 2" Water Line
- Repaired 17- 6" Water Leaks
- Repaired 2- 8" Water Leaks
- Repaired 2- 10" Water Leaks

**Water**

- Renewed 10- 4" Sewer Laterals (205 total feet)
- Addressed 128- Sewer Complaints & Clogs
- Installed 49- 4" Cleanouts
- Installed 2- 6" Cleanouts
- Cleaned 73,853 Feet- Sewer Lines



**Sewer**

Approximately  
935+ Utility  
Locates

## Meter Systems


Where Precision Meets Service


**Meter Installations & Replacements**  
 Installed 162 - Water meters for new services  
 Replaced 130 - Water meters


**Account Enforcement Actions**  
 1,236 water meters were cut off due to non-payment, in accordance with billing and collection policies.

**Leak Detection & Monitoring**  
 The system generated 3,328 separate leak alarms, which were monitored and addressed through ongoing follow-up and investigation.



**8,421  
Total meters  
in the City**








## From Source to Service

### Water Treatment Plant

- Total Raw Water Treated: 1,040,375,000 G
- Yearly Raw Water Average: 2.85 MGD
- Highest Daily Raw Water Usage: 4.148 MGD
- Total Finish Water: 1,035,693,000 G
- Yearly Finish Water Average: 2.83 MGD
- Highest Daily Finished Water Usage: 4.189 MGD
- Highest Monthly Threshold: 57%
- Lowest Monthly Threshold: 42%
- Average Monthly Threshold: 48%



#### Decommissioning and Operations

- July: Contracted with HDR Engineering for the deconstruction of the WWTP and with Synagro to begin dewatering basins.
- Late August: Entered into a contract with PC Construction to decommission the WWTP.
- October - December: Dewatering and deconstruction operations remained ongoing.

### Wastewater Treatment Plant

#### Flow and Permitting


- January - September: 456 MG of sewer treated through the Mount Holly WWTP.
- July: CLTW 30-day pump station trials began, diverting approximately half of the sewer flow.
- August: Pump station trials concluded successfully; flow remained split between the WWTP and CLTW.
- September 1: All sewer flow diverted to the CLTW pump station.
- September 15: Mount Holly officially came under permit with CLTW.
- September - December: 154 MG of sewer treated through CLTW.



## Stormwater

From Rainfall to Runoff: Every Drop Counts

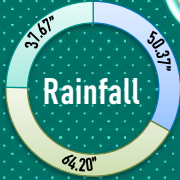
Total of 88 calls
Out of the 88 calls, 39 of those were concerns that were eligible for repair and were completed
Attended 15 Regional Stormwater Partnership of the Carolinas meetings
Attended 9 Catawba-Wateree Drought Management Advisory Group meetings
Attended 3 events to meet the MS4 Permit's annual Public Outreach/Education requirements (Toddler Easter Egg Hunt, Spring Fest, National Night Out-490 Total handouts)
Visited 1 school to educate the importance of keeping our waterways clean to meet the MS4 Permit's annual Public Outreach/Education requirements (Pinewood Elementary School- 76 total 3 <sup>rd</sup> grade students)
Completed 450 total inspections required for the MS4 Permit



**MS4 System GIS Mapping Data 2025**

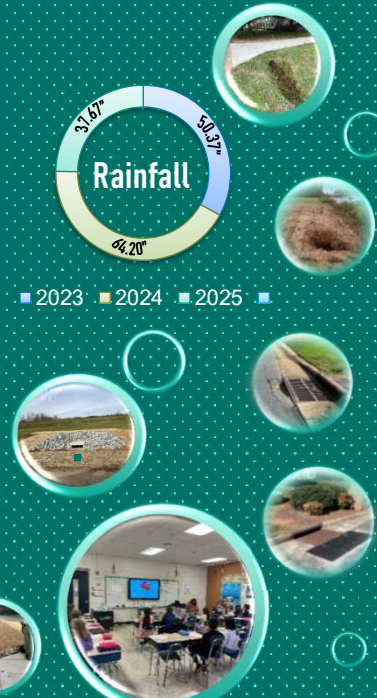
- Culverts - 53
- Inlets - 1357
- Manholes - 112
- Outfalls - 147

41% Storm Structures Mapped in 2025



**Rainfall**

■ 2023 ■ 2024 ■ 2025 ■



## Project Management

The following Capital Improvements represent significant City investments made possible through careful Project Management, strategic oversight, and cross-department coordination in bringing large scale projects from concept through completion.




## Guiding Projects from Start to Success



**Arts on the Greenway facade**



**Downtown paving**



**South Gateway phase 1**



**Mount Holly Museum**



**Dutchman's Creek pedestrian bridge**



**Traust parking lot paving**



**Wetlands post construction**




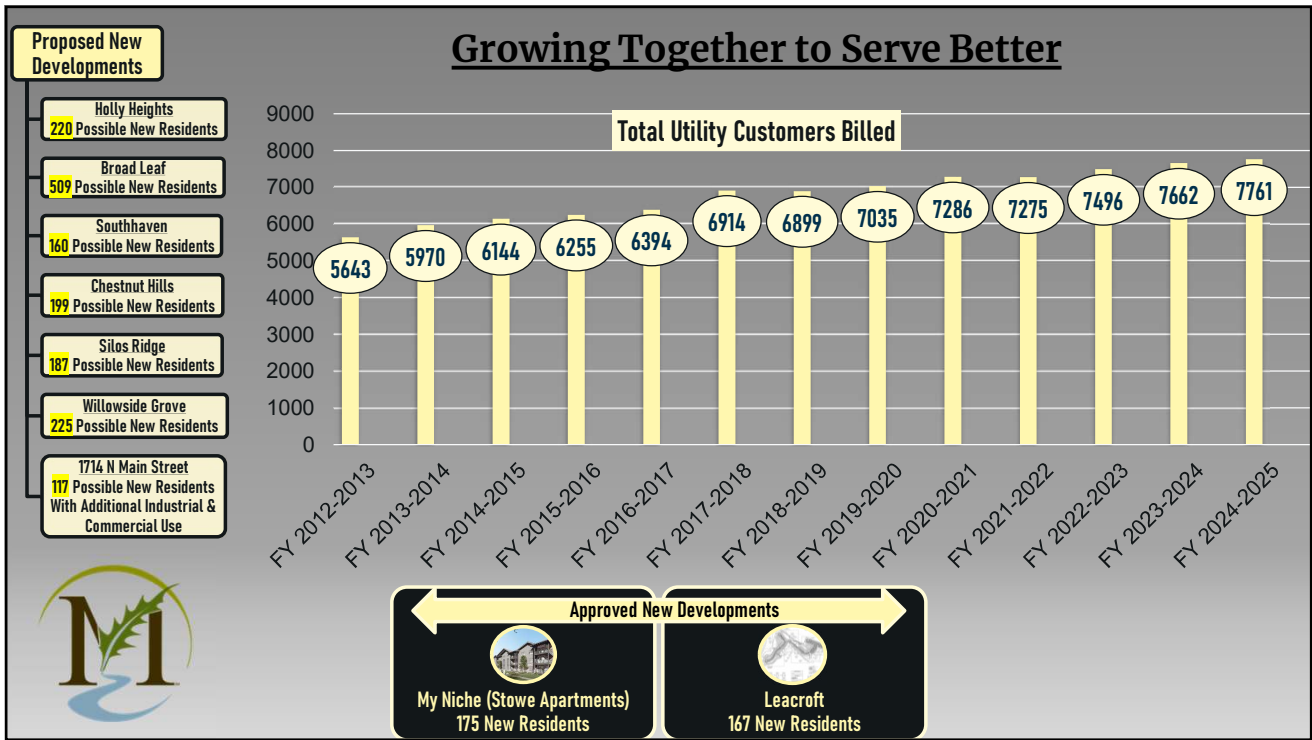
**Riverbend water tank**



## Turning Plans into Progress

This list of City funded projects does not include private residential development nor commercial development.

Riverfront Sewer Upgrade	• \$1,208,876.18	Utilities	Arts on Greenway "Façade" Project	• \$189,576.00	Admin
Riverfront Pump Station Upgrade	• \$655,000.00	Utilities	Downtown Paving Project	• \$1,036,982.20	Streets
Riverbend Water Tank	• \$4,250,126.61	Utilities	Traust Parking Lot Paving	• \$248,419.90	Streets
Mountain Island Park Guardrail	• \$40,800.00	P&R	Dutchman's Creek Bridge & Greenway	• \$3,196,531.17	P&R
Mount Holly Museum Upfit	• \$693,335.00	Admin	South Gateway Road Phase 1	• \$2,870,740.00	Admin
Ransom Hunter Park	• \$953,996.00	P&R	South Gateway Road Phase 2 Design	• \$559,237.78	Admin
Mount Holly Thermoplastic Emblem	• \$12,850.00	Admin	Engineered Wetland 120 Oakland Ave	• \$245,421.34	Utilities
WWTP Decommissioning	• \$9,913,000.00	Utilities	Lower Dutchman's Creek Sewer Upgrade	• \$1,937,737.00	Utilities
 <div style="border: 2px solid black; padding: 10px; display: inline-block; margin-top: 10px;"> <b>Total: \$29,086,152.18</b> </div>			911 Communication Center Upgrade	• \$1,073,523.00	Police



## Questions & Comments

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## Retreat Agenda Action Form

### Meeting Date

February 27, 2026

### From

Paul Lowe, Assistant Planning Director  
Planning

### Agenda Header (Ignore) Item # 6

Overview and Update on Public Arts Initiatives

### Will this require a public hearing?

No

### Background/Purpose of Request

Presentation will cover an overview of the PAAC & membership, plan support for the arts, and completed and ongoing/future art projects.

### Fiscal Impact

### Manager/Staff Recommendation

Receive report regarding ongoing public art initiatives.

### Attachments

1. Overview & Update on Public Arts Initiative\_ UPDATED 2-9

# Overview and Update on Public Arts Initiatives

Paul Lowe  
Assistant Planning Director



## Agenda:

- Background on PAAC/Membership
- Plan Support for the arts
- Completed Projects
- Future/Proposed Projects



## Background on PAAC/Membership

- The Public Arts Advisory Commission or the (PAAC) is the advisory body to the City Council on arts policy as well as public art projects and installations & was established in May 2021.
- Eight Members appointed by the City Council:

- Leigh Brinkley-Chair
- Paige Sisk-Vice Chair
- Stephanie McLaughlin
- Wanda Campbell
- Teresa Rench
- Katie Lank

- Ruth Neely
- Isaac Alexander
- Lauren Shoemaker,  
Council Liaison | Kenneth  
Reeves (Alternate)



## Plan Support for Arts Programming



### 6.1.5 Create a Public Art Commission

*Lead: City of Mount Holly*

Many communities have a Public Art Commission that serves on an ad-hoc basis to review public art proposals, unite the local art community, and foster the creation of a collection of high quality art in the public realm.

Using a Public Art Commission allows for the City of Mount Holly to rely on local expertise in reviewing, advocating, and developing public art projects in the public domain for the City. Such a commission fosters a structure in which to create, develop, and maintain public art as well as further public accessibility to the arts.

Typically members of a Public Art Commission have expertise in historic preservation, visual arts, architecture, or affiliation with a local business association or public entity.

### 6.1.6 Create a Public Art/Mural Ordinance

*Lead: City of Mount Holly*

Murals and public art will emerge as an integral part of the cultural expression in the City of Mount Holly. Murals will be created by artists of diverse cultural traditions and backgrounds. The intent of a public art/mural ordinance is to aid artists and others in understanding issues surrounding the creation of a mural or public art installation and to inform those interested in mural and public art projects of a permit process.

Typically such ordinances govern all public art pieces which are on public property or visible from a public thoroughfare within a municipality. In the case of Mount Holly, the Public Art Commission would be the reviewing body for all proposed public art. Artists or community groups who want to construct murals must also obtain permission from the property owner.

Typically with public art, the conservation and the maintenance of a publicly visible piece of art or mural on private property will be the responsibility of the property owner, while art within the public realm would be maintained by the City.

### Medium Term Recommendations

#### 6.1.7 Consider a Percent for Arts Program

*Lead: City of Mount Holly*

The term Percent for Art refers to a program through city ordinance, where a fee, usually some percentage of the project cost, is placed on large scale development projects in order to fund and install public art. The details of such programs vary from area to area but are used to fund public art where private or specialized funding of public art is unavailable. Some programs allow developers to pay in-lieu fees to a public art fund as an alternative to placing art on site. Currently such programs exist in larger cities in North Carolina including Charlotte, Raleigh, Durham, and Chapel Hill.

#### 6.1.8 Develop the Arts on the Greenway Facility

*Lead: Gaston County Art Guild*

The Massey Building adjacent to Mount Holly's City Hall is ideally suited for an arts facility designed for local artists to establish galleries, a local art studio, classes for the arts including a kiln for pottery, visual arts, and sculpture. This project would be an expansion of the Arts on Main program in Gastonia and could be run by the Gaston County Art Guild.



## Completed Projects

### City Funded Since 2021:

- An outdoor gallery
- A mosaic installation
- Three crosswalks
- Five murals
- Eight sculptures
- Sixteen box wraps

### City Funded During FY 25-26:

- Updating the outdoor gallery
- A mosaic installation
- Repair/reworking of two crosswalks
- One mural
- Six sculptures (Continuation of the Creative Spaces Initiative)



## Completed Projects



## Completed Projects

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## Completed Projects

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## Completed Projects

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## Completed Projects

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## Completed Projects

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## Current Projects

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FY 25-26

- Completion of the Truist Mosaic Project (Completed)
- Update of Outdoor Gallery (To be completed by the end of April)
- Accuvision Mural Project (To be completed by the end of May)
- Tuck Park Fence Screen (To be completed by the end of May)
- Hunter Park Installation (To be completed by the end of June)
- Two Additional Creative Spaces Initiative Locations & Update to the existing Six Locations (To be completed by the end of June)
- Summey Building/Vintage Nest Art Installation (Will be a carry over project from FY 25/26 to FY 26/27 due to size of wall)



## Future/Proposed Projects

---

FY 26-27 (Potential-Working with PAAC to Develop)

- Completion of Summey Building/Vintage Nest Art Installation
- Development of Public Art Plan

- Continuation of the Creative Spaces Initiative
- Continuation of the Outdoor Gallery



---

Questions & Comments???





## Retreat Agenda Action Form

**Meeting Date**

February 27, 2026

**From**

City Clerk

**Agenda Header (Ignore) Item # 7**

Break and Lunch Preparation

**Will this require a public hearing?**

**Background/Purpose of Request**

**Fiscal Impact**

**Manager/Staff Recommendation**

**Attachments**

None



## Retreat Agenda Action Form

### Meeting Date

February 27, 2026

### From

Brian Reagan, Police Chief  
Police Department

### Agenda Header (Ignore) Item # 9

2025 Year in Review and Updates from the Police Department

### Will this require a public hearing?

No

### Background/Purpose of Request

Present 2025 Yearly Review

### Fiscal Impact

N/A

### Manager/Staff Recommendation

### Attachments

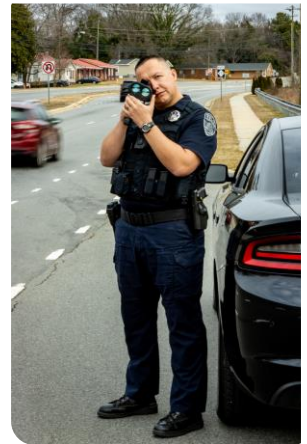
1. 2025 2026 COUNCIL RETREAT PRESENTATION

# 2025 Police Department Highlights

City of Mount Holly  
Staff Retreat  
February 27, 2026



1



2

# OUR STAFF



Throughout the past year, our department faced challenges with vacant positions. By implementing a new salary structure and enhancing our recruiting program, we successfully hired eight new staff members within an eight-month period. This allowed us to conclude the year with only two vacancies, which is below the average department vacancies of 10-15% nationwide and around 10% locally. Despite the challenges, we maintained high standards and remained selective in hiring candidates to join our team.

- Patrol Division alone employs over 175 years of law enforcement experience while our entire department employs over 450 years of total law enforcement experience.



3

## Department Stats



Violent crimes throughout the city decreased by 17% in 2025 from 2024.

Police department cases saw a 72% closure rate throughout 2025. The national average is only 44%

# CLOSED



Patrol Officers responded to a total of 32,542 Calls For Service. 923 Incident Reports were completed.



A total of 350 arrests were made throughout this year.



A total of 2,532 traffic stops were conducted. As a result, 1,005 citations and 1,229 warnings were issued.



4

# Community Outreach



In 2025, we continued to expand our community outreach programs through the support of our allocated budget and community partners. We were honored to welcome 16 young community members to participate in our annual Kid's Camp program. Participants gained insights into various aspects of our agency, city operations, and engaged in team-building activities. Throughout the holiday season, we conducted our annual Shop With A Cop program, providing Christmas gifts consisting of toys, clothing, footwear, and essential items to a total of 12 children attending schools within our jurisdiction.



5

## New Projects



**FLOCK** - In 2025 we implemented 9 new FLOCK Safety Systems cameras throughout the city. Deploying these cameras entails a comprehensive process surrounded by crime statistics, levels of vulnerability to criminal activity, and traffic volume. These beneficial tools are strategically located near residential areas, commercial businesses, and entry points of the city to assist our agency in ensuring we are always advancing in keeping Mount Holly a safe place to live, work & play.

**DRONE PROGRAM** - Many of our recent projects have focused on technological advancements to enhance efficiency and improve crime prevention and solvability. Another significant addition to our department is the implementation of a drone program. This valuable equipment enables our department to respond to specific calls of service, provide a unique perspective, safely monitor certain situations and environments, gather intelligence discreetly, and assist members with aspects of certain crime scenes.



6

# New Projects



RANGE/TRAINING FACILITY - Over the past several years, our department has made several improvements to the property located at 111 Mountain Island Road to enhance self-efficiency. Notably, during 2025, we began the construction of our shooting range on this property. For an agency and city of our size, this is a substantial asset and recruitment tool. This project allows us to provide more training time to our team members and eliminates the need to rely on other agencies or companies to accommodate these training needs.



Communications Center - This division of our agency is looking forward to the newly remodeled area that we anticipate being completed by the end of 2026. The Mount Holly Police Department Communications Center is one of 114 primary Public Safety Answering Points (PSAPs) in North Carolina and one of two serving Gaston County. As a primary PSAP, the center is the first point of contact for all 911 calls placed within the City of Mount Holly.



FTO PROGRAM - Our Patrol Division and Communications members began utilizing a new software for the initial training of new members. This software streamlines the training process and enables secure storage of training documents, monitoring of training progress, and comparison of trainees and trainers to ensure consistent retention of high-quality team members.

7



# Questions



8



## Retreat Agenda Action Form

### Meeting Date

February 27, 2026

### From

Ryan Baker, Fire Chief  
Fire Department

### Agenda Header (Ignore) Item # 10

2025 Year in Review and Updates from the Fire Department

### Will this require a public hearing?

No

### Background/Purpose of Request

### Fiscal Impact

### Manager/Staff Recommendation

### Attachments

1. Fire Report 2025

Serving Since  
1914

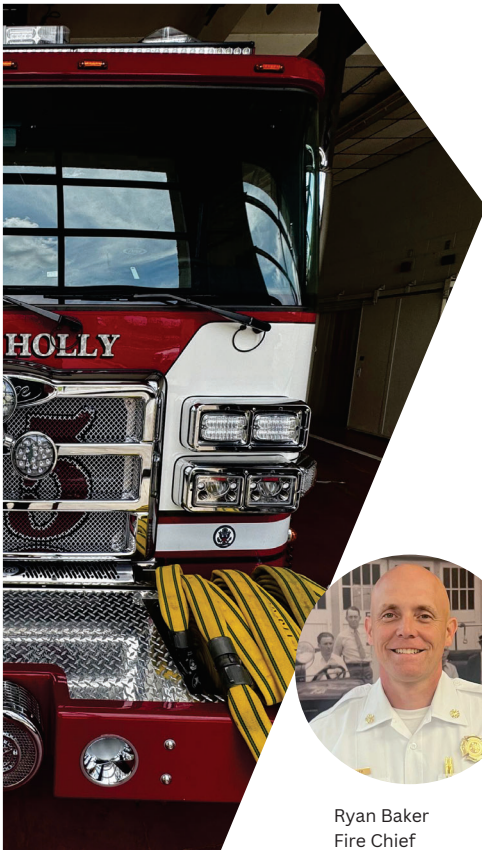


# Mount Holly Fire Department

2025 Report



Fire Chief Ryan Baker



Ryan Baker  
Fire Chief

I am honored to present the activities, run data, statistics, and accomplishments of the staff who serve the citizens of Mount Holly. The Mount Holly Fire Department is grateful for the continued support of the Mayor, City Council, City Manager, and our fellow city departments.

2025 was a busy year for our department. We exceeded 2,000 calls for the fourth consecutive year, reflecting both the growth of our city and the increasing demand for services. At the same time, we have continued to see positive growth within the department and the community.

Throughout 2025, we operated with three Battalion Chiefs. Their leadership and consistency have played a key role in allowing our organization to continue moving forward and growing stronger.

We were also awarded a SAFER Grant from FEMA, which allowed us to hire three additional firefighters and increase our on-duty staffing to thirteen. This investment has directly impacted our ability to respond safely and effectively.

In 2025, the department was inspected by the Office of the State Fire Marshal and received an ISO Public Protection Classification of Class 1. This is a significant achievement for our city. I say "city" intentionally, because this rating reflects the collective effort of many departments and partners working together.

The Mount Holly Fire Department responded to 2,319 calls for service during the year. Of those, 1,066 were medical calls and 1,253 were fire-and-assist-related calls. Behind every one of these numbers is a person or family in our community experiencing an unexpected need for help.

As we move into 2026, we will continue to provide a high level of service to our community in the most efficient manner possible. The safety of our citizens and our firefighters remains our highest priority. We are committed to strengthening the department through training, education, and continued service to the City of Mount Holly.

# Guiding Principles



## Vision Statement



To protect the quality of life for present and future generations through interaction with our community by giving compassionate service in an atmosphere that encourages innovation, professionalism, and diversity.



## Mission Statement:

Since 1914, Mount Holly Fire Department has provided the highest level of life and property protection. This is achieved through excellent and compassionate service with pride, honor, and integrity.

## Promotions & Additions

### Division Chiefs Promotions

Kevin Baynard

### Station Captain Promotions

Kieran Burke

### New Firefighters

Zach Bauer

Luke Jefferies

Jacob Hovis

Colin Vanhorn

Ben Haynes

Ben Taylor

Daniel Fricker

Luis Vazquez



# Community Outreach & Education

- 14 Fire Prevention Programs
- 21 public events
- 2345 Truck Tours
- Smoke Detector Canvas (Adrian Madora)
  - 10 Batteries
  - 10 Detectors Installed
  - 200 Smoke Alarms Safety Sheets

2,930 Children Reached

530 Adults Reached

165 Seniors Reached

670 Fire Extinguisher Training

# Fire Marshal



- 111 Fire Inspections
- 119 Fire Plans Reviewed
- 418 Pre-Fire Plans Completed

# 2025 Call Totals


Total Calls: 2,358

Medical Calls: 1,311

Fire/Assist Calls: 1,047



# Fires & Rescues in 2025

	<b>17</b> Structure Fires	<b>41</b> Hazardous Material
	<b>112</b> Vehicle Accidents	<b>180</b> Service Assist Public
	<b>46</b> Vehicle/Brush/Other Fires	<b>233</b> Fire Alarm Calls
	<b>23</b> Water Rescue Calls	<b>2</b> Electrical Hazards / Powerline

## Advancing Skills & Preparedness



### Year 2025 Certifications

- 5 - NC Emergency Vehicle Driver
- 1 - NC Technical Rescuer - Ropes
- 4 - NC Technical Rescuer - Vehicle Rescue
- 6 - NC Technical Rescuer - Water Rescue
- 3 - NC Technical Rescuer - Heavy Vehicle
- 4 - NC Technical Rescuer - Trench
- 1 - NC Technical Rescuer - Confined Space
- 2 - NC Fire Investigation Technician
- 1 - NC Fire Officer Level 1
- 1 - NC Fire Instructor
- 14 - NC Driver Operator Pumps
- 10 - NC Driver Operator Aerials
- 3 - FAA Part 107 Remote Pilot Certification



**11,556 (8,712)**  
**Total Training**  
**Hours**



# New Apparatus / Equipment

 Two New Engines

 Tiller Ladder Truck



 Drone

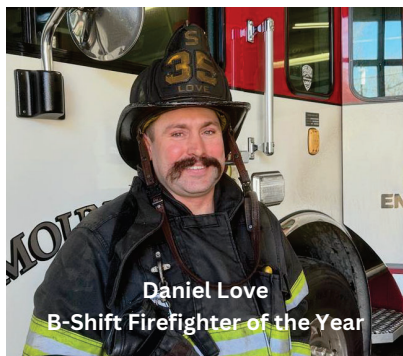


68 Hours of Flight  
326 Flights  
198 Miles

Body Recovery  
Assisted with Suspect Apprehension  
Scene Overview  
Help locating 5 mission persons



# Out Standing Staff



# Most Training Hours



A - Shift - Ethan Mitchell - 546 Hours  
B - Shift - Jake Bonnin - 544 Hours  
C - Shift - Blake Davis - 441



## Our Scoring Breakdown

- Final PPC Class: 1 (Highest Possible)
- Overall Score: 92.53 / 100
- Emergency Communications: 9.38 / 10
- Fire Department: 42.69 / 50
- Water Supply: 36.77 / 40
- Community Risk Reduction: 5.0 / 5.5



## How The Score Was Earned

### Emergency Communications

- Enhanced 9-1-1 and CAD systems
- Certified Telecommunicators

### Fire Department

- Engine & Ladder Coverage
- Strong Staffing, Training, and Deployment



Mount Holly  
Fire Department





# Water Supply and Balance

## Water Supply System

- Adequate fire flow for structures up to 3,500 GPM
- Hydrant inspection and flow testing program

## Divergence Factor

- Strong balance between fire department capability and water system



# Why This Matters

- Lower fire insurance premiums for residents and businesses
- Independent validation by the NC Office of State Fire Marshal
- Supports economic development and growth
- Demonstrates long-term investment in public safety



# Questions?

Mount Holly  
Fire Department



What does Class 1 mean?

–Top-tier fire suppression capability

Does this affect life safety?

–This doesn't affect safety, but it measures the capability of the department to provide protection

How often is this reviewed?

–Re-evaluated when system changes occur or every 5 years



# Questions?

Mount Holly  
Fire Department



Where can we improve?

1. Training – An in-city training facility would give us the most benefit.
2. Staffing an Engine Company out of the main station would make us self-sufficient on first alarm residential fires.
3. Mount Holly Police Dispatching our calls would improve the time from call received to dispatch by as much as one minute.





## Retreat Agenda Action Form

### Meeting Date

February 27, 2026

### From

Jonathan Blanton, City Manager  
City Clerk

### Agenda Header (Ignore) Item # 11

Finance Update and Upcoming Budget Priorities

### Will this require a public hearing?

No

### Background/Purpose of Request

An update on the City's financial progress and successes over the last year will be presented by the City Manager.


### Fiscal Impact

N/A

### Manager/Staff Recommendation



### Attachments

1. Finance Update - Retreat, 2026



# Finance Update/Budget Priorities


City Council Retreat February 27, 2026



## 2025 Year in Review

---

- Received GFOA Distinguished Budget Award
- Implemented Banking Remote Deposit
- Annual Financial Audit submitted and approved by the LGC
- Grants
  - Ransom Hunter complete \$374,000
  - Wastewater Decommissioning underway \$15,000,000
  - Fire Department SAFER – hiring complete \$427,000
  - Lead Service Line Replacement accepted and moving forward \$8,374,000
- FY 2024-2025 Capital Projects progress
  - General Fund projects are 90% complete
  - Enterprise Fund projects are 40% complete



## 2025 Finance Department Statistics

Number of online transactions - 85,450  
 Customers enrolled in auto-draft - 2,130  
 Transactions processed by Customer Service Staff - 110,348  
 Payments via Bill Pay – 5,319  
 Purchase Orders issued - 581  
 Checks issued by Accounts Payable – 3,632 City 54 TDA  
 Accounts Payable ACH payments issued – 145



## Upcoming Budget Priorities

### Debt

- No new debt obligation
  - General Fund - Principal \$1,342,374.01 Interest \$241,002.71
  - Enterprise Fund - Principal \$1,955,196.05 Interest \$420,910.15

Total Debt for 2026-2027 \$3,959,483.81

### Capital Improvement Plan

- General Fund Admin Maintenance - \$842,000
- General Fund IT - \$26,000
- Fire - \$735,000
- Streets/Solid Waste - \$533,000
- Parks and Recreation - \$1,225,000
- Planning - \$287,004
- Enterprise Fund Admin Maintenance - \$343,600
- Enterprise Fund Utilities Administration - \$5,245,000
- Field Services - \$1,065,000
- Water - \$1,200,000





## Retreat Agenda Action Form

### Meeting Date

February 27, 2026

### From

Matt Black, Economic Development Director  
Economic Development

### Agenda Header (Ignore) Item # 12

Economic Development Update

### Will this require a public hearing?

No

### Background/Purpose of Request

### Fiscal Impact

### Manager/Staff Recommendation

### Attachments

1. Economic Development 2026

# Economic Development Update

2026 City Council  
Retreat



1

## Presentation Outline

- 1. Goals of Economic Development**
- 2. Mount Holly by the Numbers**
- 3. Initiatives Over the Year**
- 4. How We Keep Track of Request for Information (RFI)**
- 5. Economic Development Videos Engagement Statistics**
- 6. Catalytic Project**



2



**-Strengthen place and resilience**

revitalizing key corridors/downtown  
supporting small businesses and innovation  
ensuring growth is inclusive and infrastructure-ready



**-Create and keep quality jobs**

align workforce skills with employer needs.



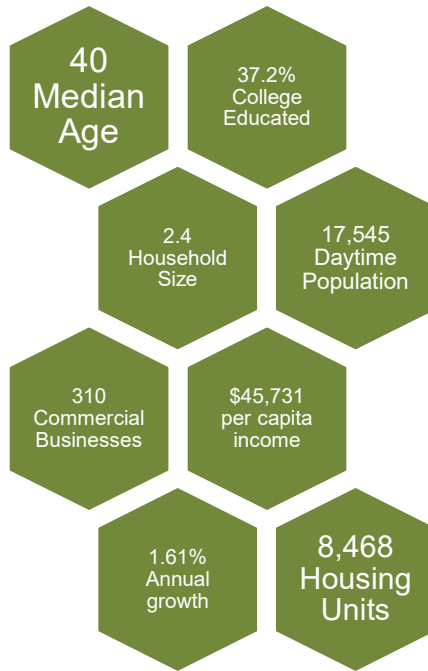
**-Grow the tax base sustainably**

retaining/expanding existing firms and attracting new private investment  
In return, the city can fund services and amenities without raising rates



3

**Mount Holly by the Numbers**



\*per Esri 2024 Business Analytics  
City Water Accounts  
Census Tract

4

# Initiatives Over the Year

300 One-On-Ones  
 4 Small Business Meeting(s)  
 86 Request for Information  
 1 New Website

- Property Availability Tracking
- Future vs Current Zoning Map for proactive zoning
- Business Welcome Guide
- Quarterly Business Networking Events
- Economic Development & Tourism Website
- Economic Development Promotion videos
- StreetLights engagement
- Disposal of 131 S. Main Street though G.S.
- Quarterly Business Outreach



5



6

# How to Keep Track of Touch Points

Physical Address	City Limits	Type	Contact Person	Contact Info	Trigger Event	Department Report	Date of Event	Notes	Status
95 Caldwell Dr.	Yes	For-Profit	Jay Roberston	jayrobertwatson@gmail.com	RFI/Recruitment Inquiry	Economic Developmen	10/06/2025	2,000 sq. ft./warehouse	Active
	Yes	For-Profit	Will McGuire	wmcguire@penler.com	RFI/Recruitment Inquiry	Planning	10/06/2025	Restaurant Space	Active
	Yes	For-Profit	Bruce Wilhelm	brucewilhelm3@gmail.com	RFI/Recruitment Inquiry	Economic Developmen	10/07/2025	500 sq. ft. art studio	Active



7

# Commercial Investment through 2025

**62**

Commercial permits - ALL types

**33**

Commercial permits - BUILDING only

**\$46,608,502**

Commercial investment - ALL types

**\$30,040,374**

Commercial investment - BUILDING only



\*per Gaston County building permit statistics

8

### DiscoverMountHolly.com

Click a Listing Below for more Details:



9



#### AMERICAN AND EFIRD

A&E is the foremost manufacturer and distributor of premium quality industrial and consumer sewing thread, embroidery thread and technical textiles.  
[Read More](#)

24 American Street,  
Mount Holly, NC 28120

<https://www.amefird.com/>

FOLLOW US:



#### DAIMLER TRUCK

Daimler Truck AG develops the right vehicles and services for our customers - for all who keep the world moving. That's what drives us.  
[Read More](#)

1800 N. Main Street,  
Mount Holly, NC 28120

<https://northamerica.daimlertruck.com/>

FOLLOW US:



#### NATIONAL GYPSUM

Find out more using the helpful links below.  
[Read More](#)

[ng@nationalgypsum.com](mailto:ng@nationalgypsum.com)

1725 Drywall Drive,  
Mount Holly, North Carolina 28205

<https://www.nationalgypsum.com/>

FOLLOW US:



10

## Mount Holly Means Business

### Facebook

Stats from January 8th - January 27th:

Views (total plays of video): 62,597

Viewers (unique people reached): 30,645

Likes: 133

Shares: 17

Comments: 14

### Instagram:

Stats from January 8th - January 27th:

Views (total plays of video): 1,348

Watch Time: 3 hours, 6 minutes, 33 seconds

Likes: 59

Shares: 7

Comments: 0



11

## Mount Holly. Made for Business. Built for Community

### Facebook

Stats from November 17th - December 17th:

Views (total plays of video): 99,721

Viewers (unique people reached): 43,743

Likes: 476

Shares: 36

Comments: 17

### Instagram:

Views (total plays of video): 1,786

Watch Time: 4 hours, 7 minutes, 8 seconds

Likes: 71

Shares: 38



12

Abernathy Project  
&  
Project Fresh





## Retreat Agenda Action Form

### Meeting Date

February 27, 2026

### From

Brian DuPont, Assistant City Manager  
City Management

### Agenda Header (Ignore) Item # 13

Mount Holly History Museum Update

### Will this require a public hearing?

No

### Background/Purpose of Request

To discuss future staffing and other projects associated with the museum.

### Fiscal Impact

NA

### Manager/Staff Recommendation

### Attachments

1. Mount Holly History Museum Update

# Mount Holly History Museum Update

Mount Holly City Council Retreat  
February 27, 2026



1

## Ribbon Cutting – November 2, 2025



2

## Museum by the Numbers

---

- Since 11/2/2025: Open 77 out of 110 days (70%)
  - Excludes Sundays and Official City Holidays
- 2025 Visitors - 694
  - January – October: 569
  - November – December: 125
- 2026 Visitors

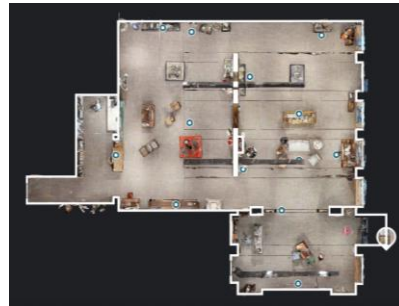


3

## What's Next?

---

- [Virtual Tour](#)
- QR code for tours
- IT upgrades next FY
  - Computer
- Marketing Strategy
  - Expanding Visitors and Tours
  - School groups



4

# Discussion





## Retreat Agenda Action Form

### Meeting Date

February 27, 2026

### From

Greg Beal, Planning Director  
Planning

### Agenda Header (Ignore) Item # 14

Planning Update and Review of the City's Cost Benefit Analysis

### Will this require a public hearing?

No

### Background/Purpose of Request

The Planning Department has just completed our annual department retreat, at the Municipal Complex, which has been conducted for the past several years. This allows departmental staff to focus on budgetary items for the upcoming fiscal year, as well as touching on overall goals. We're in our second year of an overall goal to approve processes and efficiency. These include tasks like sharpening plan review skills and lessening the amount of review time. Our staff already does a great job with this, but there can always be lessons learned from the previous year. We also focus on ordinance updates. Please keep in mind that our Subdivision and Land Development Ordinance was first adopted in 2001, as strictly the Subdivision Ordinance. The Subdivision Ordinance was combined with Land Development Guidelines and improved in December 2006, and further updated in 2013, and continues to be updated every few years. An example of an update to this document was the text amendments on streetlights in residential neighborhoods this past year. Similarly, the current Zoning Ordinance was adopted in 1996, but there have been numerous updates to that ordinance. These ordinance updates have less to do with more regulation and more to do about ensuring text is easy to understand and conveys a clear message to the public. These text amendments will continue throughout the upcoming year.

There are several projects in the works, including the closeout of the Hahn Hunter building, which will soon have the required sidewalk installed and landscaping done. Other projects include: the New Restaurant at The Banks; two planned hotels at the Mount Holly Medical Park (possibly three); the Times Oil flagship store; the Pantry Redevelopment and new office space; OMB construction; the Old Burlington Plant Potential Rezoning and YMCA Closeout and Phase 3 renovation of the interior.

Additionally, there are seven annexations in the review process. These annexations are exclusively in the northern portion of the City, north of Hwy 27. The annexation process in Mount Holly has been taking more than a year on average. According to Zonda, the Homebuilding Data and Marketplace firm, the average entitlement process in the Charlotte Metro Area, ranges from 24-32 months. And, staff continues to receive critical feedback from developers that Mount Holly's process takes too long. Given the data relayed, this argument simply does not hold water. Also, Mount Holly's process is to ensure that all annexations propose creation of high-quality

neighborhoods with great amenities, and simply not just another subdivision. In addition to TRC review, which ensures that the annexation meets all City requirements and can be served by water/sewer at the developer's cost, the City implemented a Cost Benefit Analysis tool in 2020, as part of the Annexation Policy in the Comprehensive Land Use Plan (Plan Mount Holly). The CBA was improved in the summer of 2024, through a project with Raftelis.

The Cost Benefit Analysis relies on market tax comps from the developer, which calculates the total estimated revenue. Staff focuses first on ensuring that the tax comps match the product in that particular annexation. For example, if the developer chooses lakefront homes in Stonewater Bay, but their project is not on a lake, those comps would not be accepted. Similarly, if 1500 square foot townhomes were proposed, and the developer chose 2200 square foot townhomes as a tax comp, these would not be accepted. It should be an apples-to-apples comparison, and yes, the examples above really did happen. Overall, the CBA is not asking the developer to cut a check for required personnel or equipment; it simply takes into account the revenue generated and weighs it against the cost-to-serve in a per capita formula. In the case of Green Meadows, the development was so far out that the cost of service was high (new personnel and equipment), and the development would not bring in the revenue to cover such. The Future Land Use Map reflects areas of potential growth, as the farther you go out, the higher the cost to serve. That is why the Rural Residential Placetype (shown in green) is not recommended for annexation for the next 10-12 years, as measured from the 2020 adoption.

The Cost Benefit Analysis can also identify needs on contiguous properties. For example, garbage trucks can serve 800 homes. Routes can be maxed out, and the CBA looks at a portion of the estimated cost of a new garbage truck (\$360,000) versus the number of proposed homes in that annexation. 200 homes would equate to 25% of the cost. Is the annexation bringing in enough to cover such? This presentation will serve to give an overview of this important tool.

### **Fiscal Impact**

N/A

### **Manager/Staff Recommendation**

This presentation is for informational purposes only.

### **Attachments**

1. Planning Update and CBA\_Council Retreat 2026
2. Appendix C - Annexation Policy
3. Future Land Use Map

# Planning Updates & Cost Benefit Analysis

Greg Beal, Planning Director  
City Council Retreat 2026



## Agenda:

- Update on Planning Objectives for 2026
- Project Overview
- Annexation Overview
- Cost Benefit Analysis



## Update on Planning Objectives for 2026



- Keep following fee schedule and charge consistently for reviews.
- Ensure that project tracking information is entered, use of new approval stamps are utilized and update project files; utilize parcel numbers.
- Improve working relationship with contract staff and contractors.
- Work to sharpen plan reviews and keep schedules
- Updates to annexation policy, scoring matrix, and subdivision ordinance.
- Look at storage options for approved plans.
- Regularly back up files, download GIS updates



## Project Overview

- Hahn Hunter Building Closeout
- New Restaurant at The Banks
- Two planned hotels at the Mount Holly Medical Park
- Times Oil
- The Pantry Redevelopment and New Office
- OMB Construction
- Old Burlington Plant Potential Rezoning
- YMCA Closeout and Phase 3



## Annexation Overview

Subdivision Name	Current Status	Proposed Lot Size	Proposed Lot Size
Silos Ridge	Second Review Underway	46 x 130.5 (6,000 SF)	56 x 130 (7,280 SF)
Chestnut Hills	Sixth Review Underway	65 x 125 (8,125 SF) 60 X 135 (8,100 sq ft)	80 x 135 (10,800 SF)
Broadleaf	Second TIA Underway CBA Underway TRC Reviews Complete	55 x 125 (6,875 SF)	62 X 135 (8,370 SF)
Willowside Grove	Holding; Awaiting Chestnut Hills Decision Needed Sewer Easement	46 X 120 (5,520 SF) 54 x 125 (6,750 SF)	75 x 125 (9,375 SF)
Holly Heights	Public Hearings in February	Townhomes	
1714 N. Main St.	TIA Complete Final Review Underway	350,000 SF Industrial 67,000 SF Commercial 117 Townhomes	
Maple Creek Villas	Awaiting First Submittal & Payment of Fees	TBD	

## Cost Benefit Analysis Overview



- Adopted as part of Plan Mount Holly's Annexation Policy.
- First utilized in 2020 for Azalea Ridge, Leacroft, Sycamore Woods, Moreland Oaks & Green Meadows.
- Last utilized in 2024, as part of approval of 160-townhome development, Southaven.
- Seeks to follow Future Land Use Map (i.e. further out (rural residential = higher cost to serve).
- Ice Cream Truck Example (Two Employees on Ice Cream Truck) vs impact of new customers. CBA would not account for expanding business. Just maintaining level of service of existing operations.



## Questions & Comments???



## ANNEXATION POLICY FOR DEVELOPMENT REVIEW, DESIGN GUIDELINES MATRIX, AND COST-BENEFIT ANALYSIS

The 2019 Strategic Vision Plan identified that the City of Mount Holly should consider policy recommendations to provide more detailed parameters on annexations, design guidance, and cost-benefit provisions. This Policy is intended to outline these recommendations in a transparent format that City Council, City staff and the public can utilize as a tool for efficiently-planned and intentionally-thoughtful growth. Nothing in the following policy permits the City or applicant to avoid following NC General Statute, Extension of Corporate Limits under Section 160A-29 through 160A-58.90.

The three areas of focus are the Development Review Process, Cost Benefit Analysis and Design Guideline Matrix, which are supporting documents to this Policy, but there is also clarification on the Agreements for Development Approval. The Policy is organized as an instruction manual for using these tools and understanding the role that they each have in supporting decisions made by the City. It is important to clarify that this Policy does not replace the Land Use Plan, Zoning Ordinance or other adopted planning documents in place but provides additional guidance that addresses issues related to growth and annexation in the City of Mount Holly. Annexation may be required by City Council as part of requests by property owners for extension of City water and sewer connections to areas outside of the City limits.

### *Development Review Process*

The purpose of this document is to establish a transparent, step-by-step guiding document in the annexation process for public and private sector development, involving Conditional Zoning (CZ). This document's information is based on regulations found within the City's Zoning Ordinance, Strategic Vision Plan and Subdivision and Land Development Ordinance, as well as other City department policies.

The development review process has evolved to account for the recent attractiveness of the eastern Gaston County area that is in close proximity to the City of Charlotte. The major changes in the process include two (2) Technical Review Committee meetings, a more-thorough cost benefit analysis and the design guidelines matrix. The Technical Review Committee (TRC) is a group of representatives from all City departments that provide technical comments on plans and projects. Having multiple layers of review provides benefits to both the applicant and the City by identifying potential concerns early in the process, thus providing applicants better service through upfront feedback.

The following serves to provide an outline of the City's schedule for Conditional Zoning (CZ), a voluntary, legislative process adopted by the City of Mount Holly in 2007. The schedule of procedures involving Conditional Zoning (CZ) process seeks to combine the most effective means to move you towards a final decision before City Council, with the recommendation on the rezoning coming from the Planning Commission beforehand. This schedule would also apply in part or whole to other zoning amendments that are not part of annexation requests.

The schedule will comprise the following criteria, but in order to better understand the vision of the applicant a Pre-Submittal Meeting with Staff is required. This meeting with the Planning and Utilities department with primary focus on water/sewer service. As part of the meeting, the applicant needs to know ahead of the meeting the

number units and breakdown of units (number of 2, 3, 4 bedrooms). If commercial, then enough detail on type of use (square footage/industrial/retail). After this meeting, then the following steps can occur.

1. Submit a completed copy of the CZ application and Annexation Petition along with the associated fee: This step officially begins the rezoning process, which will begin with staff review. Upon submission of the referenced application and payment of fees, staff will assign a number to track the project. Based on the City's most current and adopted fee schedule the CZ fee can be found. In addition to petitions with the appropriate fees, any site plans, market based comparable for the type of development proposed and other required documentation should be submitted. The three (3) Market Comparable Tax Values (MCTV) should be from within Gaston County and reflect the type of architectural home/product proposed. If there are no local comparable sites, then the City may approve other comparable sites outside of Gaston County.
2. Technical Review Committee (Internal): Once appropriate information is submitted, then an internal TRC will be held without the applicant. This meeting will allow all departments to familiarize themselves with the proposed annexation and develop comments, which could affect the layout or design of the site. It also allows City departments to communicate information and identify issues early in the process. Gaston County Planning, Gaston County Schools and other agencies will be included as needed. If the process involves annexation, the Cost Benefit Process begins.
3. Transportation Impact Analysis (TIA) Ordinance: It is also pertinent to review traffic impacts pertaining to the proposed development. In 2017, the City adopted a Traffic Impact Analysis Ordinance, which has been utilized by several subdivisions through Mount Holly's on-call transportation firm. The process involves a scoping meeting to determine fees to be paid by the applicant. The TIA mitigation will be part of the cost benefit review process as well as the Transportation Mitigation Agreement (TMA).
4. Cost Benefit Analysis (For annexations only): The cost benefit review is required as part of the annexation request. The process takes into account cost to serve and revenue projected based on the average of three (3) Market Comparable Tax Values (MCTV) provided by the applicant. This analysis will also look at the projected build-out or absorption rate of the project to account for short to long term revenue and expense to the City.
5. Call for the Public Hearings: The Planning Commission, the recommendation body, and City Council, the governing body, must set the public hearing dates for the rezoning of the property. Typically, this is done two months out to give the remaining steps time to be completed. For example, if staff were to present this item in January for a call for public hearing, the hearing dates on the rezoning would most likely be set and held in March, assuming that all other steps are completed.
6. Annexation Agreement Scoping Meeting: This meeting is between City staff, the applicant, and the City Attorney ahead of the public hearings for zoning with an annexation petition. The goal of this step is to assure that all items are in accordance with NC General Statutes for annexation petitions as well as to account for any other conditions relative to the specific development proposal.
7. Public Involvement Meeting (P.I.M.): This is the first step in the rezoning process that welcomes public interaction at a drop-in informational meeting. It involves notification of the adjacent property owners

within 250 feet of the property. Staff and the development team will be on-hand at this meeting to answer any public concerns or questions. However, even though the City will provide the meeting facility at the applicant's request, the Public Involvement Meeting will be hosted by the applicant and/or his representatives. Also, the applicant is responsible for providing the list of adjoining property owners within 250 feet of the subject property. The City will however, mail out notifications of the hearing at least 10-days prior to the P.I.M. date. Additionally, the applicant will be billed for the cost of the mailings and legal advertisement in the Gaston Gazette, a newspaper having general circulation in the area.

8. **Technical Review Committee Meeting:** This follow-up meeting will be between City department heads and the applicant. It will require engineered drawings showing the location of water and sewer lines onsite or nearby (if not available onsite) and proposed main connections. At a minimum, a general development plan, which shows on the proposed site, by land use type, the areas to be developed for buildings and parking and shall show all points of ingress and egress onto thoroughfares and collector streets. Please reference Section 14.5 in the Zoning Ordinance for more information. This follow-up meeting will require that the applicant incorporate any changes that were required by the TRC at the first meeting and mitigation identified during the TIA analysis. Also, it gives the development team a chance to incorporate suggestions made by the public at the P.I.M.
9. **Public Hearing Planning Commission (Zoning Only):** This meeting seeks to incorporate land use recommendations on the zoning of the property by the Planning Commission. This is a public hearing under the North Carolina General Statutes and like the City Council public hearing, it must be advertised in the newspaper for two consecutive weeks. Adjacent property owners will be notified by first class mail by the City.
10. **Public Hearings before City Council (Zoning and Annexation):** City Council decides on the conditional rezoning of the property. Please note that while a decision on the CZ can take place on the date of the hearing, nothing binds Council to a decision at this meeting. City Council can choose to close the public hearing, and table the decision until the next month, if more information is needed or if certain recommendations on the development plan need further study for possible incorporation.
11. **Approval of Annexation Agreement (AA) and Annexation Resolution:** If the zoning plan and annexation hearings are held and a recommendation from City Council is that they become binding contingent upon an AA and Annexation Resolution, then these items will be scheduled for the next regular meeting before City Council (typically the following month). As part of the AA, the cost at 120% of off-site improvements for transportation mitigation on City maintained streets, water and sewer should be included. This information should be tabulated on the City's Financial Estimate Requirement Sheet for review by the City Engineer and signed/sealed by the applicant's engineer.

A definite timeline as when you can expect a decision on the CZ request is always of interest to applicants. Ultimately, there are several variables at play. The first few steps can ideally be handled within three months, depending on the response from the petitioner concerning the issues raised at the Technical Review Committee meeting. Also, if the project requires the needs for a TIA review scheduling traffic counts and finalizing analysis require a few months. Both the hearings on the rezoning of the property have to meet statutory requirements. The public hearing on the conditional district rezoning must be advertised not less than 10 days and no more than

25 days prior to the hearing by Ordinance and Statutes. Finally, the Planning Commission meets on the first Monday of every month and the City Council meets on the second Monday of each month.

### *Cost Benefit Analysis*

A Cost Benefit Analysis (CBA) is an economic evaluation technique that measures all the positive (beneficial) and negative (costly) consequences of decisions in monetary terms. As annexation requests are made to the City of Mount Holly, the City Council has always carefully evaluated the benefits and detriments from a cost to serve perspective. The analysis is critical to making sure that as the City grows the financial considerations for growing do not hinder the existing citizens of Mount Holly. The metrics evaluated are based on each department of the City and their cost to serve the proposed area as well as the potential revenues gained by a new development.

The data required for this is based on the current revenue rates adopted by the City, County and State as applicable. The revenues and expenditures are based on the adopted fiscal year budget by the City at the time of the annexation hearing. For example, an applicant may submit in January for annexation, but if the actual hearing occurs after June 30th, then the new fiscal year budget will be used. Other information is utilized for the analysis, which is from the US Census of Mount Holly's estimated population and the per capita factor (number of people per house).

The revenues are based on the average Market Comparable Tax Value (MCTV) of three (3) sites located in the Gaston County area for the similar project proposed. The three (3) MCTV should be provided by the applicant based on the type of proposed development or housing unit they intend to build. For project types that are not readily available for comparison in Gaston County, then consideration for other MCTV can be permitted. For a site to be eligible as one of the MCTV locations, it must meet the zoning, land use, site specific elements and architectural make up of structure proposed by the applicant. If the elements of the development aren't easily defined and relatable to other common land use types, then the Cost Benefit Analysis may be adjusted to account for specialization of the development and allow the City to appropriately determine the cost benefit.

Utilizing this information, each City department looks at the site specific conditions and evaluates the ability to service the project. They do this by measuring the cost to serve the existing citizens and the projected cost to serve the proposed project. The outcome of this review provides feedback from the department representatives on the existing capacity cost and if any additional required capacity with the associated cost. The CBA also looks at future years to determine when the additional required capacity cost will need to be provided by the City.

### *Design Guidelines Matrix*

Since December 2006, the City has reviewed annexation requests through a quid pro quo process after petition by the owner of property outside the City's municipal limits. The adopted Design Guidelines for Voluntary Residential Annexation continue to serve as the overriding document. City Council continues to support annexation requests that are well-designed and sought-after places to live, work and play because of the goals to increase economic value, enhance community image and improve the quality of life in Mount Holly. The Design Guidelines are not considered part of the cost benefit analysis, but instead, this document is intended as a guide during review of conditional zoning requests.

Taking the quid pro quo process a step further, the matrix is setup to clearly present categories that the City has identified are important factors in considering an annexation request. The matrix allows a petitioner to understand early in the process what the City Council places value towards and what can be considered important as they consider moving through the development process with the City. Through the methodology and by referring to the matrix, each category has a range of value that can be equitably measured. The quantitative score reflected from an annexation petition request and the plan review allows an objective outcome.

Over time the evaluation of criteria by the City should be conducted to assure that they are appropriate with adopted plans. Also, at the inception of this process it is understood that there might be criteria not incorporated in the matrix, but under special circumstances are presented by the applicant for consideration. The review of any additional criteria and the scoring of that criteria will be vetted through the City's Technical Review Committee (TRC) for recommendation to City Council for consideration.

### *Agreements for Development Approval*

Certain agreements for annexations must be reviewed and approved by City Council. These include Annexation Agreements, Development Agreements or other forms of agreements permitted by the NC General Statutes. The following documents should be incorporated into the final Annexation Agreement based on mitigation requirements identified and agreed in writing by the applicant prior to the final approval. The following outlines each document as well as responsible parties:

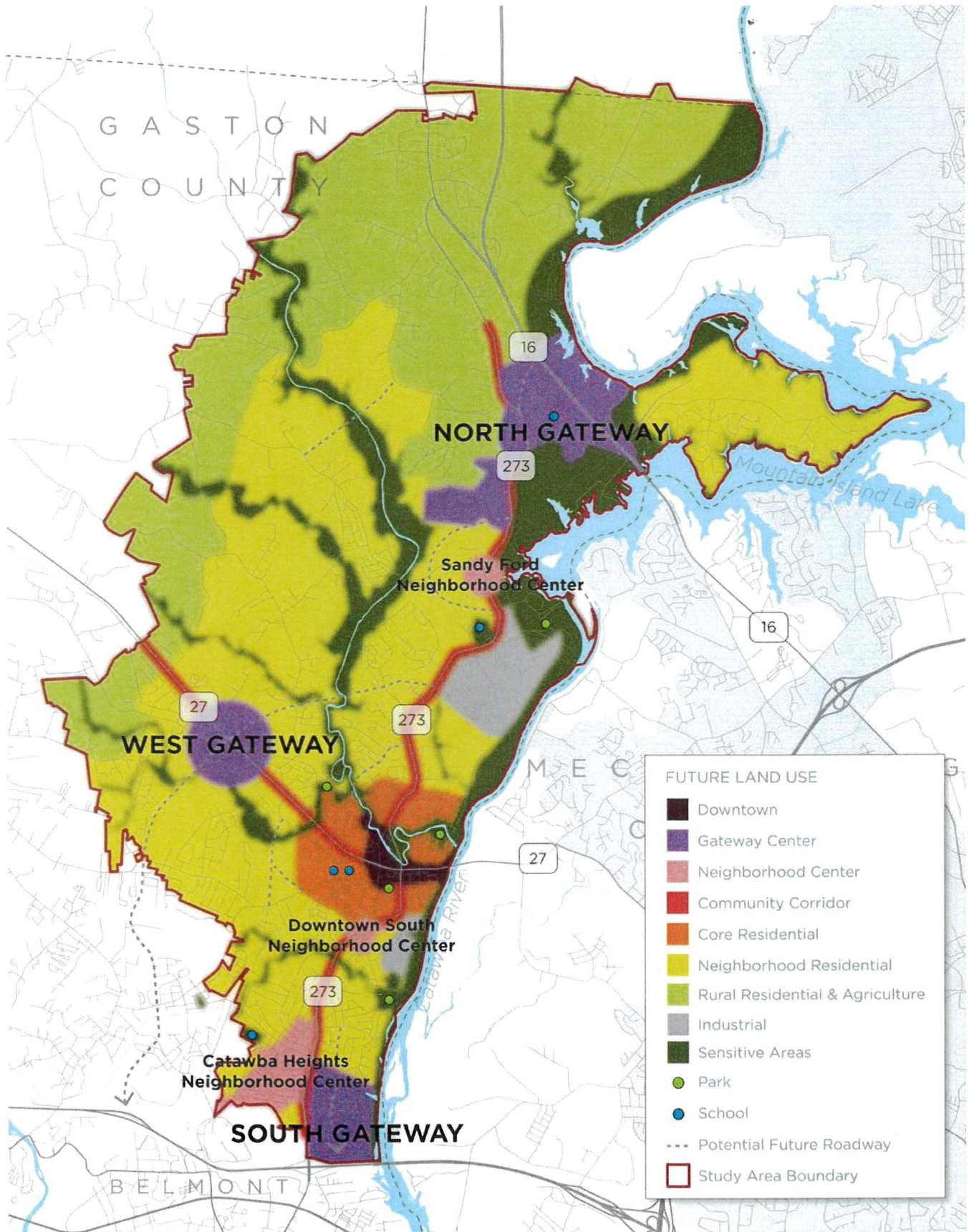
1. **Petition Requesting Annexation for a Contiguous or Non-Contiguous Property:** Once this application is submitted to the Planning Department, it must be certified for sufficiency by the City Clerk. As part of this process, the City Clerk will send the metes and bounds of the proposed property requested for annexation to the City Attorney for review.
2. **Transportation Mitigation Agreement (TMA):** The TMA summarizes development plan, phasing and timing of development as applicable, site access and points of ingress/egress, on and off-site improvements required, and trigger points and deadlines for construction of any improvements relating to the vehicular, pedestrian or bicycle needs of the City. The TMA should be prepared by the Planning Department and agreed to by the applicant prior to the approval of the annexation.
3. **Utility Mitigation Agreement (UMA):** The UMA identifies benchmarks required by development proposed and is based on the public water and sewer capacity impacts caused by the applicant's proposed development. The UMA should be prepared by the Utilities Department and agreed to by the applicant prior to the approval of the annexation. As part of the UMA and referenced in the Annexation Agreement should be a Letter of Credit amount reviewed and approved by the City Engineer for the cost of any extension of public utilities for the development.
4. **Annexation Agreement (AA):** The Annexation Agreement presented to City Council for approval after a public hearing. The AA incorporates the elements of the TMA and UMA as well as other conditions of approval agreed to by the applicant consistent with the NC General Statutes for annexation as Exhibits. In addition, the Conditional Zoning Plan should be recorded with the Register of Deeds. To assist with the finalization of the Annexation Agreement, a scoping meeting can be held with the applicant, appropriate City staff and the City Attorney. This is recommended to occur before the public hearings before the

Planning Commission and City Council. The Planning Department will draft the AA to be sent to the applicant and City Attorney for review.

5. **Annexation Map:** A survey map of the area should be prepared by the applicant and reviewed by the City. At least two (2) mylar copies of the map will be reviewed and signed by the City ahead of the applicant having them recorded with the Gaston County Register of Deeds. One recorded copy should be returned to the Planning Department.
6. **Annexation Resolution:** The Annexation Resolution documents the decision by the City Council for the annexation. The Planning Department will prepare the Resolution to be sent to the applicant and City Attorney for review.
7. **Rural Fire Department Debt:** Also, as part of the annexation process under NCGS 160A-31.1 or 160A-58.2a, Assumption of Debt for rural fire department should be followed. This information is not part of the Cost Benefit Analysis as it is the City of Mount Holly's policy that any debt to be paid is the responsibility of the applicant and should be accounted for during the Annexation Agreement process. The Planning Department will coordinate with the Fire Department who will work with the Rural Fire Department. This information will then be distributed to the City Attorney for review.

Template examples of these documents including other documents such as Subdivision Agreements and Letters of Credit can be provided with this policy. The City reserves the right to amend these templates as needed or as the specifics of an applicant's request are considered.

# FUTURE LAND USE MAP





## Retreat Agenda Action Form

### Meeting Date

February 27, 2026

### From

Eric Smallwood, Parks and Recreation Director  
Parks and Recreation

### Agenda Header (Ignore) Item # 15

ABC Fund Balance Update

### Will this require a public hearing?

No

### Background/Purpose of Request

### Fiscal Impact

### Manager/Staff Recommendation

### Attachments

1. 2026 Retreat Slides - ABCTDA Fund (1)

# Parks and Recreation

## ABC Fund and TDA Update

February 27, 2026



1

## Current Balance

	Revenue	Expenses	Balance YE
FY 2015	\$ 13,333.00	\$ -	\$ 13,333.00
FY 2016	\$ 129,999.00	\$ -	\$ 143,332.00
FY 2017	\$ 170,905.00	\$ -	\$ 314,237.00
FY 2018	\$ 230,111.20	\$ -	\$ 544,348.20
FY 2019	\$ 254,154.00	\$ 121,369.20	\$ 677,133.00
FY 2020	\$ 226,670.00	\$ -	\$ 903,803.00
FY 2021	\$ 180,000.00	\$ 621,000.00	\$ 462,803.00
FY 2022	\$ 280,271.00	\$ -	\$ 743,074.00
FY 2023	\$ 355,022.85	\$ -	\$ 1,098,096.85
FY 2024	\$ 449,683.80	\$ -	\$ 1,547,780.65
FY 2025	\$ 393,685.61	\$ -	\$ 1,941,466.26
FY 2026 end of January	\$ 160,000.00	\$ -	<b>\$ 2,101,466.26</b>
	\$ 2,843,835.46		<b>Current Balance</b>

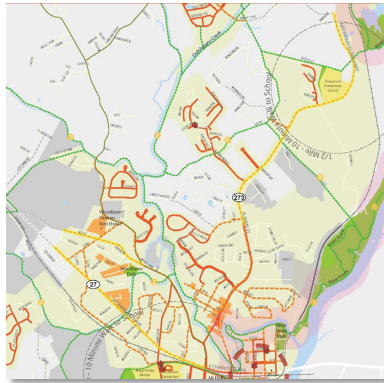
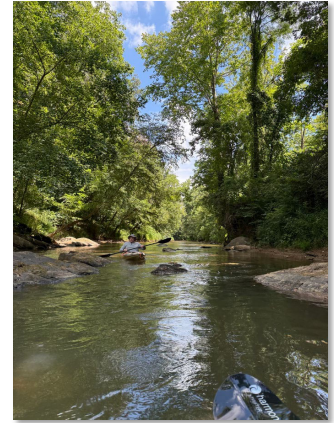


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2

# Proposed Expenditures Facility Development

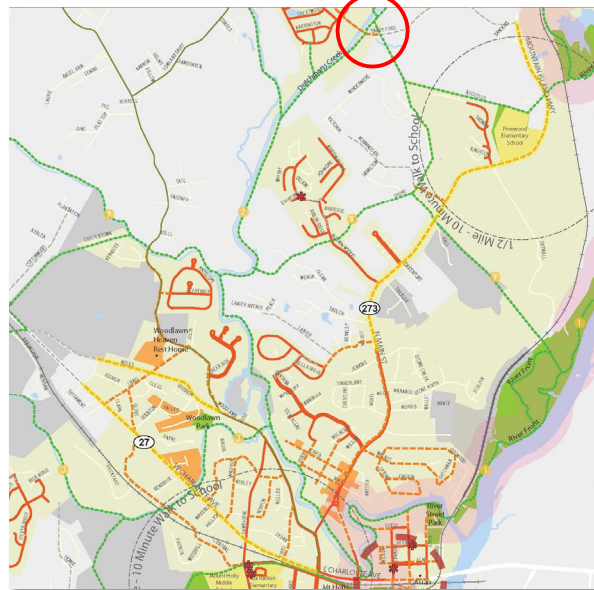
- • Sandy Ford River Access/Dutchman's Creek Greenway Norther Terminus
  - Design and construct water access, parking, and trails
  - Seek funding assistance from partners such as the CTT



3

# Proposed Expenditures Facility Development

— Map Expanded

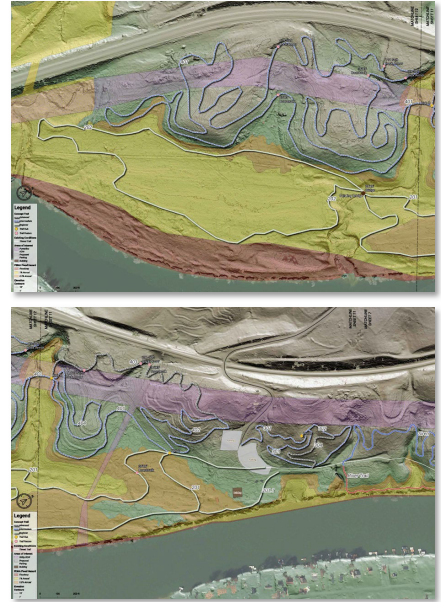


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# Proposed Expenditures Facility Development

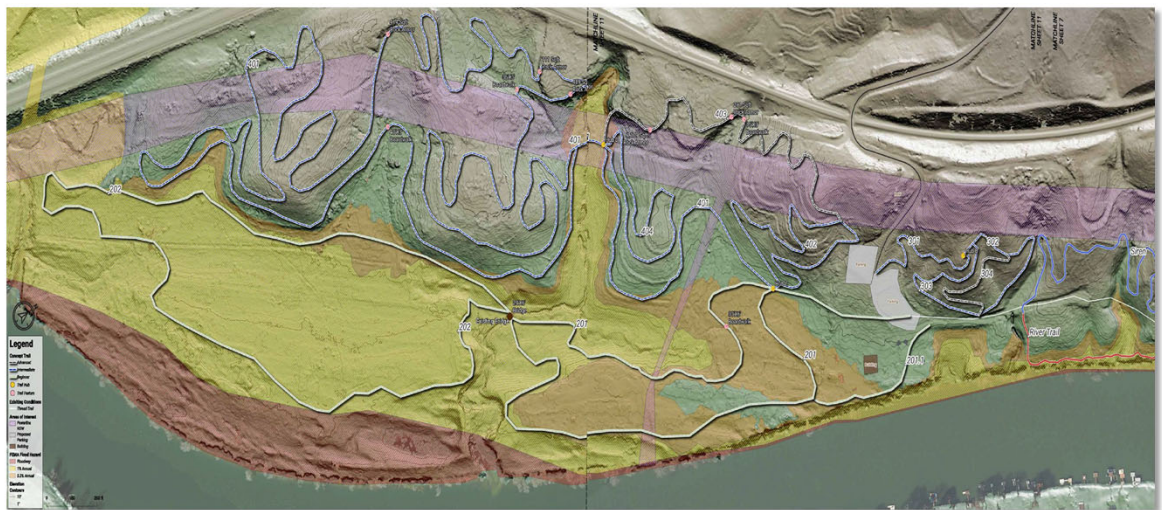
- • Mountain Island Park Mountain Bike Trails
  - Build out the Mountain Island Park Master Plan, approved in 2025
  - Estimated \$400,000.00 in improvements
  - Seek funding assistance from partners such as TDA.
  - 214 acres
  - 21 miles of trail total – 4 hiking, 17 biking
  - 3<sup>rd</sup> largest bike trail focused park in the region
  - 2<sup>nd</sup> most trail miles in the region



5

# Proposed Expenditures Facility Development

Map Expanded

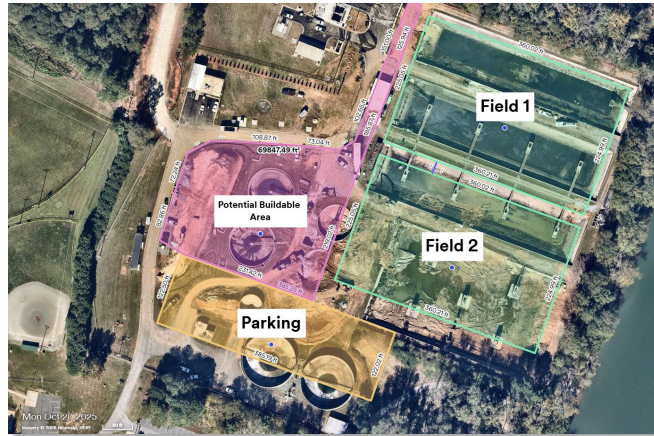


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6

# Proposed Expenditures Facility Planning

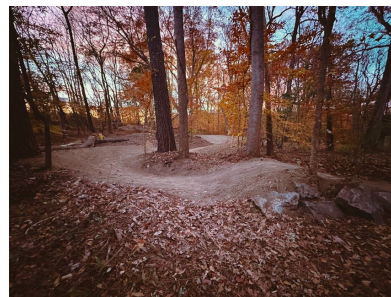
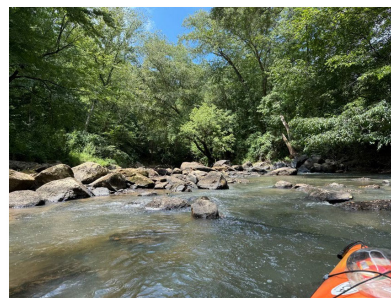
- • **Gymnasium Feasibility Study**
  - Determine the best location
  - Understand location impacts
  - Develop operational models
  - Financial Analysis
  - Implementation Considerations
- **Design and Engineering on the old Wastewater Treatment Site**
  - Best and Highest Use
  - Operational Impacts
  - Funding Consideration



7

# TDA Update

- • **Guiding Document Plan**
  - Align Goals
  - Assist with Funding
  - Identify Partnership Opportunities
- **City Staff Leading the Effort**
  - Buy-in From TDA
  - RFP Process
  - Engagement

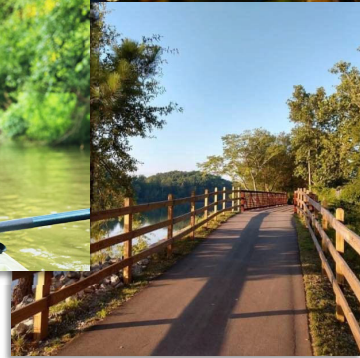


4



8

# Questions



9

5



## Retreat Agenda Action Form

**Meeting Date**

February 27, 2026

**From**

Eric Smallwood, Parks and Recreation Director  
Parks and Recreation

**Agenda Header (Ignore) Item # 16**

Update on the Tourism Development Authority

**Will this require a public hearing?**

No

**Background/Purpose of Request****Fiscal Impact****Manager/Staff Recommendation****Attachments**

None



## Retreat Agenda Action Form

### Meeting Date

February 27, 2026

### From

Chloe Clary, Special Events Coordinator  
Parks and Recreation

### Agenda Header (Ignore) Item # 17

Special Events Preview and Upcoming 2026 Events

### Will this require a public hearing?

No

### Background/Purpose of Request

### Fiscal Impact

### Manager/Staff Recommendation

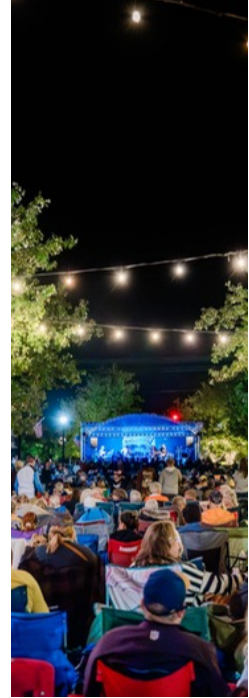
### Attachments

1. CC Retreat Presentation Final

## Parks and Recreation

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### MOUNT HOLLY EVENTS 2026



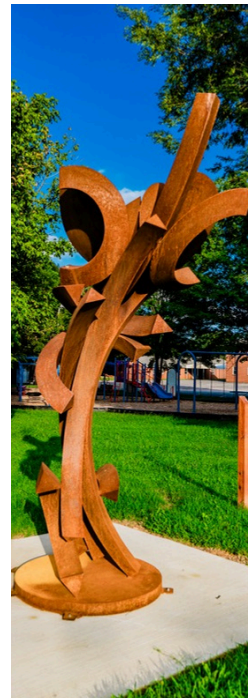
## Parks and Recreation

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### WEDNESDAY, APRIL 1 2026

- Tuckaseege Park
- Ages 5 and Under
- 6,000 Easter Eggs
- Appearances from the Easter Bunny, Mount Holly Library, Police & Fire Departments

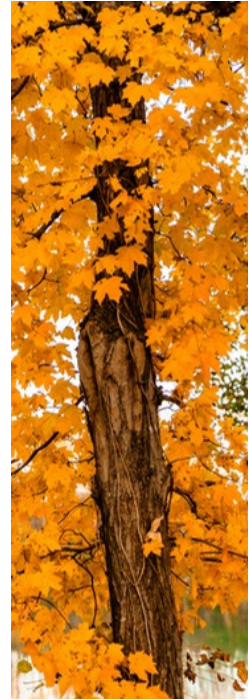


# Parks and Recreation



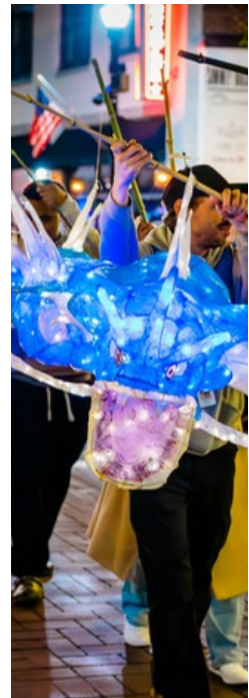
Saturday, April 11 2026

- The Grand Hall
- Open to All Ages
- Casual, Community Fun



# SpringFest Series

 <p><b>Saturday</b> April 18</p>	<p><b>Community Play Day</b></p> <p><b>Monday</b> April 20</p> 	<p><b>Senior Dinner</b></p> <p><b>Tuesday</b> April 28</p> 
<p><b>Thursday</b> April 30</p> <p><b>THE COMMUNITY OF MOUNT HOLLY AWARDS DINNER</b></p> 	<p><b>Mount Holly Nights</b></p> <p><b>Friday</b> May 1</p> 	<p><b>Saturday, May 2</b></p>  <p><b>P.A.C.E.</b> PIEDMONT ARTS &amp; CULTURAL EXPERIENCE MOUNT HOLLY - N. CAROLINA</p>



## Parks and Recreation

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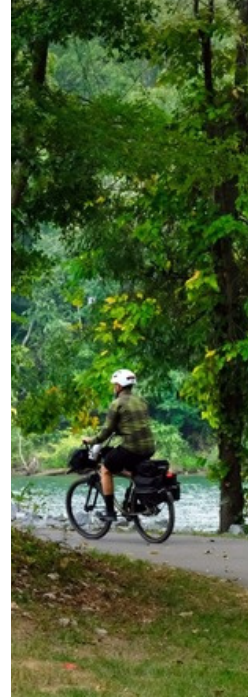
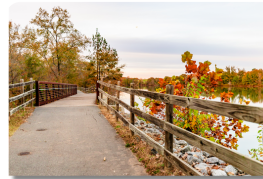


~~~~ Saturday, April 18 2026

~~~~ GREENWAY 5K

~~~~ TAILRACE 10K

~~~~ KIDS TADPOLE DASH

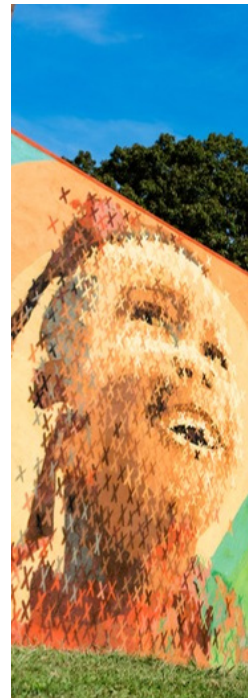


## Parks and Recreation

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### COMMUNITY PLAY DAY - MONDAY, APRIL 20

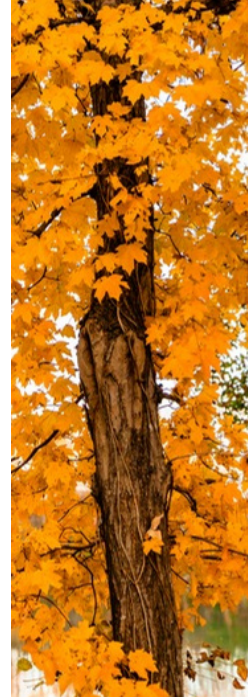
- Tuckaseege Park
- Fire & Police Department Demonstrations
- Home School Field Day
- Indoor Programming for Toddlers/Younger Home School Students



## Parks and Recreation

### SENIOR DINNER - TUESDAY, APRIL 28TH

- It's a WILD Life!
- Open to Mount Holly Senior Citizens
- Dinner, music and giveaways!



## Parks and Recreation

### COMMUNITY AWARDS DINNER - THURSDAY, APRIL 30TH

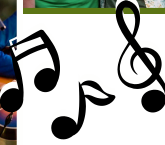
- New Awards
- Hosted by the Mount Holly Community Awards Committee, Inc.
- New Energy



## Parks and Recreation

### **MOUNT HOLLY NIGHTS - FRIDAY MAY 1ST**

- Celebration of Mount Holly through Music
- Kick Off for the Festival
- Music, Food Trucks, Bounce Houses



## Parks and Recreation

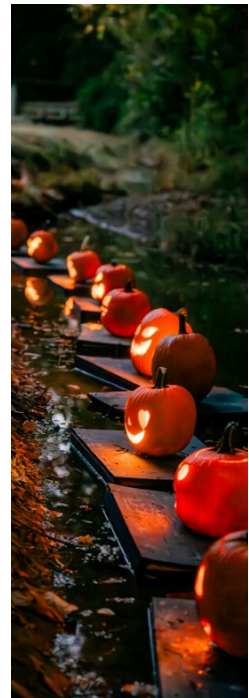
### **PIEDMONT ARTS & CULTURAL EXPERIENCE SATURDAY, MAY 2ND**



**P.A.C.E**

PIEDMONT ARTS & CULTURAL EXPERIENCE  
MOUNT HOLLY - N. CAROLINA

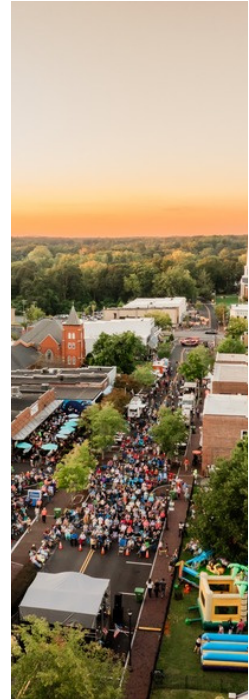
- New Festival Experience
- Thoughtfully Created to Celebrate the Arts
- Features Hand Crafted Vendors, Local Musicians, Interactive Art Installations and More!



# Parks and Recreation

## VISION FOR THE EXPERIENCE

- Vendors That Have Been Carefully Curated, Reflecting an Appreciation of the Arts
  - Hand Crafted/Hand Picked Goods
- Opportunities for Local Performers to Showcase their Artistry
- Large, Interactive Art Installations
- Opportunities to Create and Engage with Art
- Collaborative Partnerships
  - Non-Profits: Assist in Hosting Interactive Elements
  - Businesses: Hosting Artists That Represent or Compliment Their Art
    - Ex: Author Hosting Book Signing, Guest Chef, Musician, etc.
    - This Helps Extend the Festival Experience into our Businesses
  - Food and Beverage: Crafting Exclusive Festival Offerings
    - Ex: Colorful Drinks, Artsy Garnishes



# Parks and Recreation

## TYING IT TOGETHER VISUALLY

**OUTDOORS**



**FOOD**



**MUSIC**



**ART**



**COMMUNITY**



## Parks and Recreation

### TYING IT TOGETHER VISUALLY



## Parks and Recreation

### MOUNT HOLLY NIGHTS

- May 1
- June 5
- June 25 (Fireworks) - New Band! Amplified Experience for America 250
- August 9 - Beach Band
- September 11
- October 9 - On The Border



## Parks and Recreation

### *CHRISTMAS IN JULY - FRIDAY, JULY 24TH*

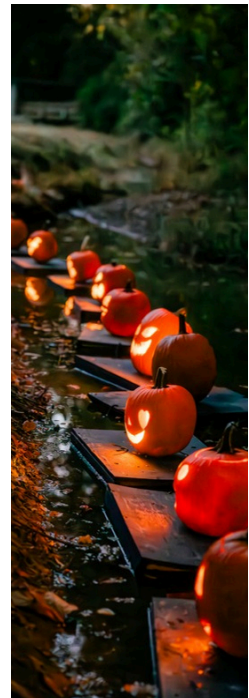
- Santa Visits
- Shopping with Local Vendors
- Kids Activities



## Parks and Recreation

### *PUMPKIN PIDDLE PADDLE - FRIDAY, OCTOBER 23*

- Increased number of paddlers to extend the length of the show.
- Bounce houses, treat trails, DJ, etc.



## *Parks and Recreation*

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### *YULE LOVE MOUNT HOLLY*

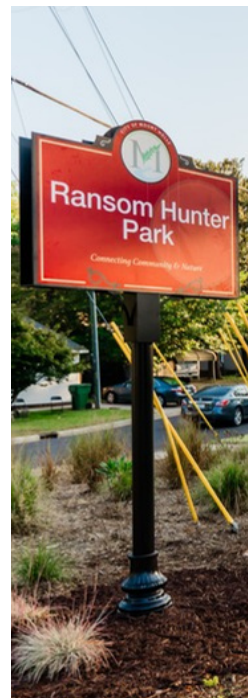
- 6 Nights of Carriage Rides
- Deck the Hall - Hosting at the Grand Hall
- Christmas Parade - Saturday at 3pm
- Santa Visits in the Grand Hall - Extending the event time



## *Parks and Recreation*

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### **Questions**





## Retreat Agenda Action Form

### Meeting Date

February 27, 2026

### From

Brian DuPont, Assistant City Manager  
City Management

### Agenda Header (Ignore) Item # 18

Legislative Goals and Lobbying Priorities for 2026

### Will this require a public hearing?

No

### Background/Purpose of Request

Update on General Assembly and discussion of 2026 goals and priorities.

### Fiscal Impact

### Manager/Staff Recommendation

### Attachments

1. Legislative Goals & Lobbying Priorities

# Legislative Goals & Lobbying Priorities

Mount Holly City Council Retreat  
February 27, 2026



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## 2026 Short Session

- The 2026 North Carolina legislative session is part of the ongoing 2025-2026 biennium, with this year's session focusing on budget adjustments, local bills, and implementing study committee recommendations.
- Key priorities include budget adjustments, constitutional amendments, local matters, and potential veto overrides



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## 2026 Goals & Priorities

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- Policy Goals – Continue to lobby against bills that erode Mount Holly’s local governing power
  - Down-Zoning Legislation
- Budget Goals – Lobby for project specific funding that advances goals of the City Council
  - Water/Sewer Infrastructure, Catawba Heights Fire Station, Auditorium, Recreation Center
  - Grant Opportunities and Support



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## 2026 Goals & Priorities

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- Legislative Day in the Spring/Summer



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# Discussion

