



October 28, 2019
Council Work Session Meeting

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

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



**October 28, 2019
6:30 P.M.**

CALL TO ORDER BY THE MAYOR

INVOCATION

SET THE AGENDA

AGENDA

1. Discussion of Downtown Special Events *Jonathan Todd*
2. Discussion of an Environmental Sustainability Committee *Greg Beal*
3. Discussion/Update on Park Bond *McAdams*
4. Closed Session Pursuant to N.C.G.S 143-318.11 (a)(3 and 5)
5. Consideration and Approval of a Resolution Making Certain Statements of fact Concerning Proposed Bond Issue and Authorizing the Application to the Local Government Commission
6. Consideration and Approval of a Resolution Directing the Publication of Notice of Intention to Apply to the Local Government Commission for Approval of Bonds
7. Consideration and Approval of a Resolution Declaring the Intent of the City to Reimburse itself for Capital Expenditures Incurred in Connection with Acquisition, Construction, Renovations, Improvement, Expansion, Furnishing and Equipping of Parks and Recreation Facilities including the Acquisition of Land from the proceeds of Certain Tax Exempt Financing to be Executed and Delivered during Fiscal Year 2019
8. Adjourn



City of Mount Holly Action Agenda Item

To: City Council From: Danny Jackson, City Manager	Date: October 24, 2019 Meeting Date: October 28, 2019
<u>Agenda Item to be considered:</u> Agenda Item #1 – Discussion of Downtown Special Events	
Will this require a public hearing? ☐ YES ☒ NO	
<u>Background/Purpose of Request :</u> <i>The Special Event Committee met this past Thursday. The purpose of the meeting was to discuss options regarding the downtown Summer Concert Series and Food Truck Fridays. In addition to the options discussed by the committee Jonathan Todd, owner and operator of The Summit located on main street in our downtown, has submitted a proposal for changes to the downtown events for the City Council to consider. The proposal in included in the list of options for City Council consideration. However, Mr. Todd will present his proposal to the City Council separately on Monday night. According to Mr. Todd the proposal is the result of a review and recommendation by the Business Owners On Main Association (B.O.O.M.A.). His proposal in attached to this Agenda Action Form. Also attached is a memorandum detailing the list of options discussed at the Special Events Committee meeting. Staff will be seeking direction from the City Council regarding any possible changes to the downtown event schedule for next year (2020).</i>	
<u>Fiscal Impact:</u>	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☒ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☒ NO ☐ N/A
Budget Transfer required	☐ YES ☒ NO ☐ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☒ N/A
Manager/Staff Recommendation: <i>To be discussed at the meeting on Monday night.</i>	
Result of City Council Decision: _____	
Attachments: <i>Proposal from Jonathan Todd and Memorandum from Special Events Committee</i>	



Memorandum

To: Mount Holly Mayor and City Council
From: Danny Jackson, City Manager
Date: October 25, 2019
Subject: Weekly Update

In regard to the downtown Summer Concert Series and Food Truck Fridays the following options were discussed at the October 24, 2019 Special Events Committee meeting:

1. **Do nothing** – keep the schedule of events as they have been, which is 10 Summer Concerts and 7 Food Truck Fridays.
2. **New Street Setup** – this option involves moving the stage to the parking lot of Stowe Insurance, installing the Market Lights and leaving them up until the end of the season and delaying the closure of the street until approximately 4:00. Events start at 6:00pm.
3. **Move all events to Tuckaseege Park** – this option would involve holding all of the events at Tuckaseege Park, negating the need for street closure, stage, post-a-jons and staff overtime.
4. **Move Summer Concerts to Tuckaseege Park** – this option involves moving onlt the summer concert series to Tuckaseege Park and keeping the Food Trucks in our downtown. There could be a budget reduction of some magnitude due to #3 above.
5. **Proposal submitted by Jonathan Todd and B.O.O.M.A.** – this option is detailed in the submitted email from Jonathan Todd.
6. **Manor on Main** – this option involves moving all or some of the events to the property known as Manor on Main, located adjacent to the Farmers Market.

2018-2019 Budget

Food Truck Friday and Summer Concert Series

Food Truck Friday's/Fireworks Celebration 2018-2019 Expenses (6 Events Total)

Bands	\$15,700.00
Port-a-jons	\$3,457.05
DJ	\$1,875.00
Sound for Bands	\$1,000.00
Fireworks	\$6,500.00
Overtime	\$4,538.07
Stage	\$4,222.00
Entertainment Fireworks	\$1,000.00
Coolie for Fireworks	<u>\$597.04</u>
Total Food Truck Fridays	\$38,889.16

Summer Concer Series 2018-2019 Expenses (11 Events Total)

Bands	\$27,950.00
Port-a-jons	\$5,019.18
DJ	\$3,300.00
Overtime	\$2,698.28
Stage	\$7,465.00
Rain Insurance (Summer Concert Series includes Meteorologist)	\$5,835.10
Meterologist	<u>\$1,620.00</u>
Total Summer Concert Series	\$53,887.56

Sponsorships

Academy Sports	\$500.00
American & Efird	\$5,000.00
National Gypsum	\$500.00
Oblinger Family Dentistry	\$500.00
Vasilieos (food)	\$500.00
128 South Main Kitchen & Tavern (food)	\$500.00
Gastonia Sheet Metal Services (Event Fans)	<u>\$2,418.50</u>
Total Sponsorships	\$9,918.50

Total for Food Truck Fridays & Summer Concert Series	\$92,776.72
Less Sponsorships	<u>-9918.5</u>
Total	\$82,858.22



Danny Jackson <dannyjackson@mtholly.us>

B.O.O.M.A. Business Owners On Main Association (Concert Series Agenda)

Jonathan Todd <jonathan@thesummitbeershop.com>

Thu, Oct 17, 2019 at 12:23 PM

To: Danny Jackson <dannyjackson@mtholly.us>

Good afternoon Danny! Below are the bullets that I will be presenting in more detail at the next city council meeting. These are the recommendations we have for the optimum summer series of events. We understand that not everything will happen in 2020 but would like to see these recommendations taken as the target to hit within the next 2 years.

- Keep the stage location in its current location for the next 2 years minimum and work towards the below recommendations.
- To combine summer concert series and food truck Friday into a single event and rebrand for promotions. (have no more than 4 food trucks at each concert event located on the far side of the event stage via in front of Wells Fargo on main street so they aren't impeding on the crowd enjoying the concert and Jack Beagles / the tavern)
- That the new events be held on a regular schedule each month and that there be less total events. (**No more than 1 or 2 events a month**.)
- That the new events only include large popular cover bands (widen the genres of music)
- That the city find a way to extend the streets remaining open longer on Fridays (3 or 4pm would be a good start)
- That the city consider large corporate sponsorship for these events in the future. (a large headlining sponsor)

Thank you for your support Danny!



Jonathan Todd
Owner / CEO at The Summit Craft Bottle Shop & Taproom

A 122 S. Main St. Mt. Holly, NC 28120

M 704-747-7794

E Jonathan@thesummitbeershop.com

From: Danny Jackson <dannyjackson@mtholly.us>

Sent: Monday, October 14, 2019 3:27 PM

To: Jonathan Todd <jonathan@thesummitbeershop.com>

Subject: Re: B.O.O.M.A. Business Owners On Main Association (Concert Series Agenda)



City of Mount Holly Action Agenda Item

To: City Council	Date: October 25, 2019
From: Jonathan Wilson, Project Manager	Meeting Date: October 28, 2019
Agenda Item to be considered: Discussion of Parks & Recreation Bond Projects	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : As you may recall, McAdams presented their original plans for the four projects potentially associated with a Parks & Recreation Bond Referendum (Veterans Park Expansion, Tuckaseege Park Multi-Use Facility, Dutchman's Creek Pedestrian Bridge and Fites Creek Pedestrian Bridge) at the September 10, 2019 Council meeting. Following this meeting McAdams and City Staff worked together to refine the plans for each of these projects, which were presented to you at the September 20, 2019 Council meeting. Additionally, on September 16, 2019 the City, along with McAdams, held a public meeting on the four projects. Since the September 20th meeting with Council, McAdams and Staff have been working together to further refine the plans for each of the four projects so that cost estimates may be generated. The designs for each project are attached and have been placed in the order in which Council gave priority for the projects at the September 10th meeting. That priority was 1.) pedestrian bridges, 2.) Tuckaseege Multi-Use Facility, 3.) Veterans Park Expansion. Staff has also been working with the City Attorney's office to prepare cost estimates for property acquisition. The City Attorney worked with Reg Robinson, a realtor with 50 years of experience in and around Mount Holly, to generate a suggested value for purchasing the parcels associated with the projects. Additionally, the City Attorney estimated "soft costs" which include costs of relocation, surveys, appraisals, and attorney's fees. There are three categories for costs that will be added together for each project to generate a total project cost. Also, the cost estimates will show a total cost if the City were to undertake all four projects. The first category is <u>Construction Costs</u> which includes, but is not limited to the following: • Buildings, bridges, permits, contractor general conditions, site grading, site improvements, utilities, etc. The second category is <u>Soft Costs</u> which includes, but is not limited to the following: • Architectural and engineering fees, consultants (testing, special inspections, commissioning), finance cost (interest, reserves, loan closing), holding costs, professional fees (accounting, legal, etc.), Furniture, fixtures, equipment (kitchen, amenities and equipment, technology, outdoor equipment, office equipment), operating reserves, bond and advertising fees, supply inventories, initial purchases, technical services, taxes, escalation, builder risk, insurance, etc. The third category is <u>Property Acquisition</u> which includes, but is not limited to the following: • Purchase, appraisal, surveying, closing fees, etc. At the time of Council packet preparation, McAdams cost estimates were being prepared, not complete and not included. The full cost estimates will be presented at the October 28,	

2019 Council meeting.

Additionally, First Tryon Advisors will be in attendance to run through various scenarios regarding the impact to the tax rate and/or other revenue sources.

Fiscal Impact:

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

Manager/Staff Recommendation:

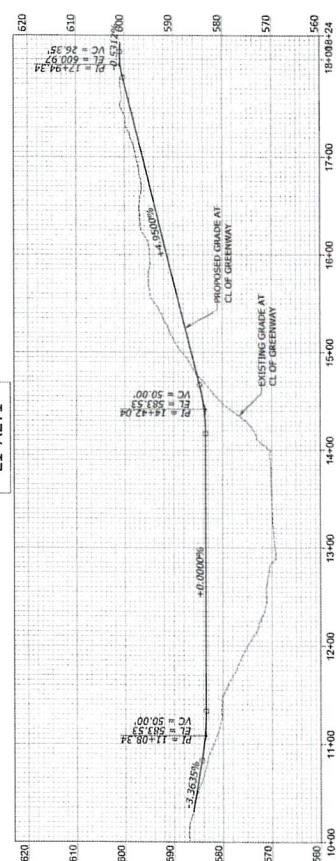
Staff recommends that a decision is made regarding which projects to move forward with for a Parks & Recreation Bond Referendum package.

Result of City Council Decision:

Attachments:

1. Dutchman's Creek Pedestrian Bridge Design
2. Fites Creek Pedestrian Bridge Design
3. Tuckaseege Multi-Use Facility Design
4. Veterans Park Expansion Design
5. Schedule for General Obligation Bond Referendum

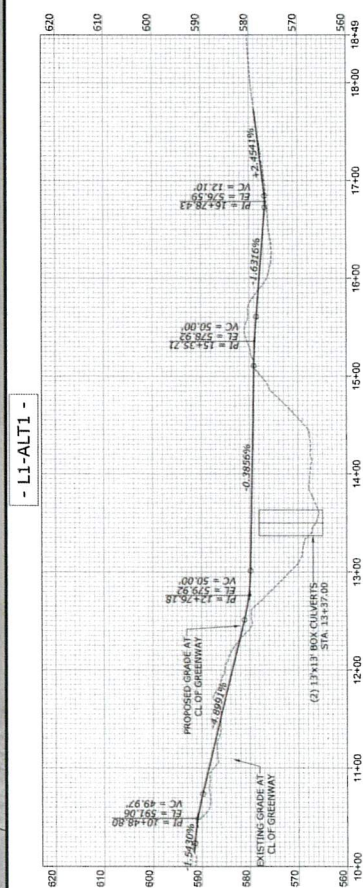




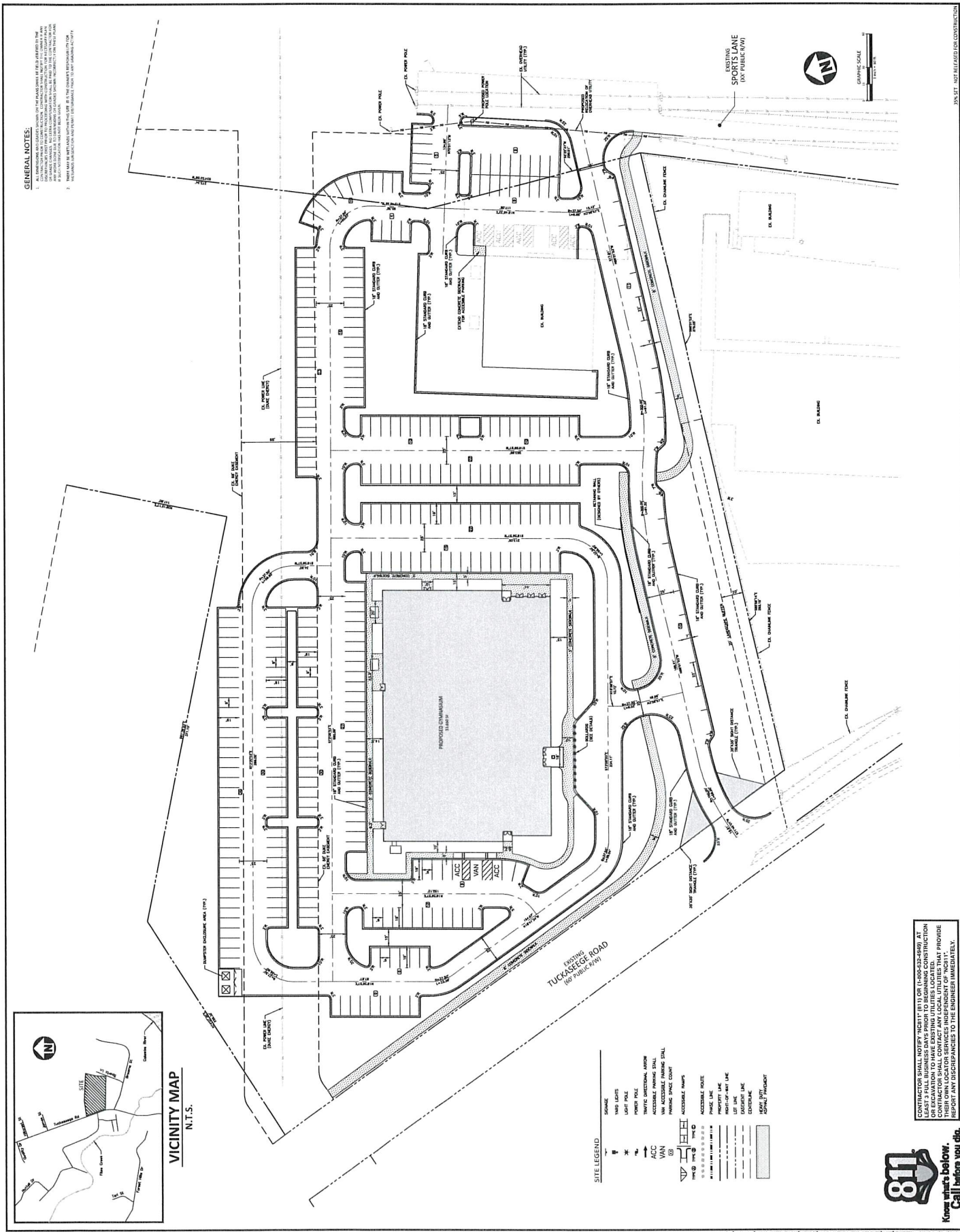
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TUCKASEEGE PARK MULTI-USE FACILITY




32'

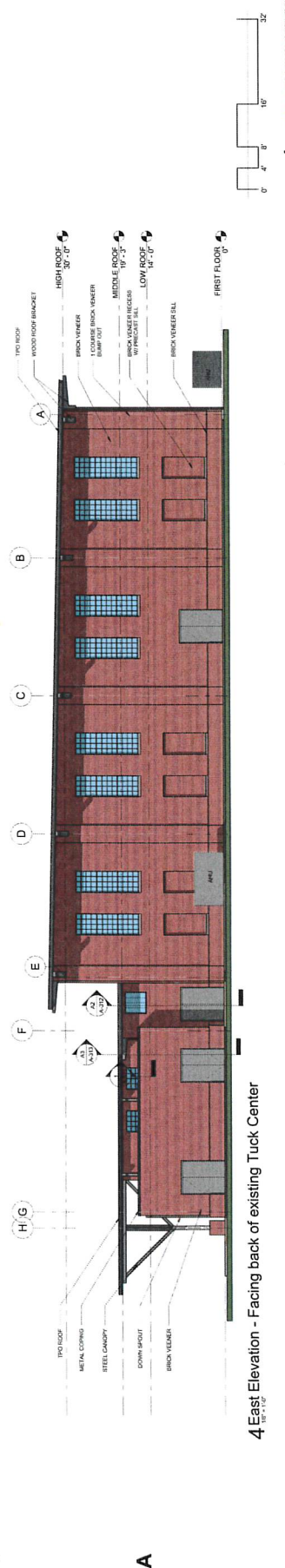
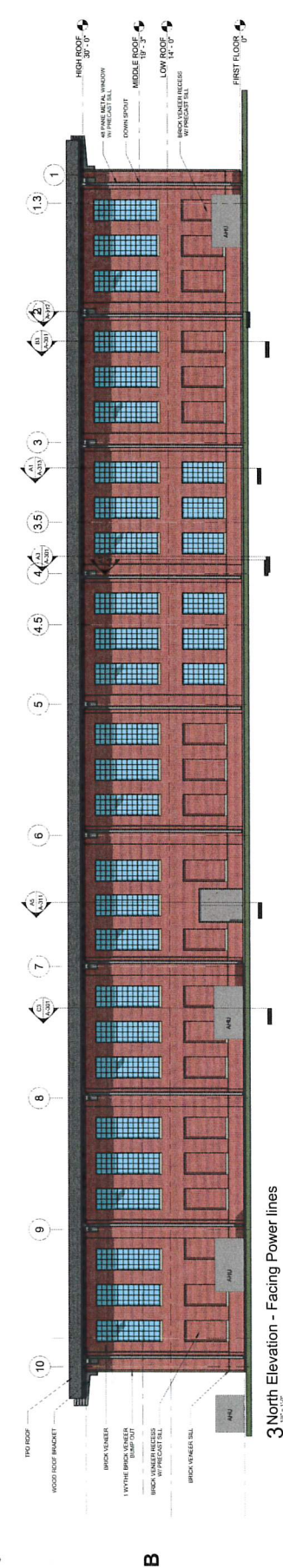
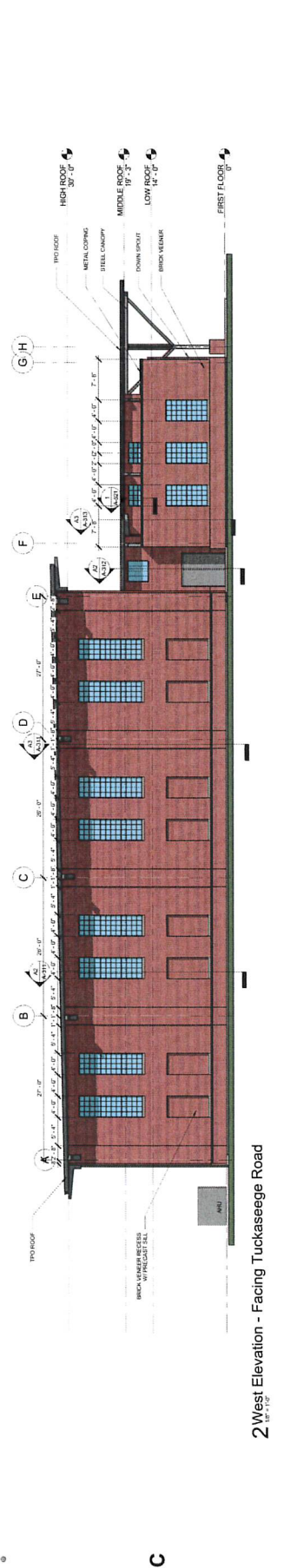
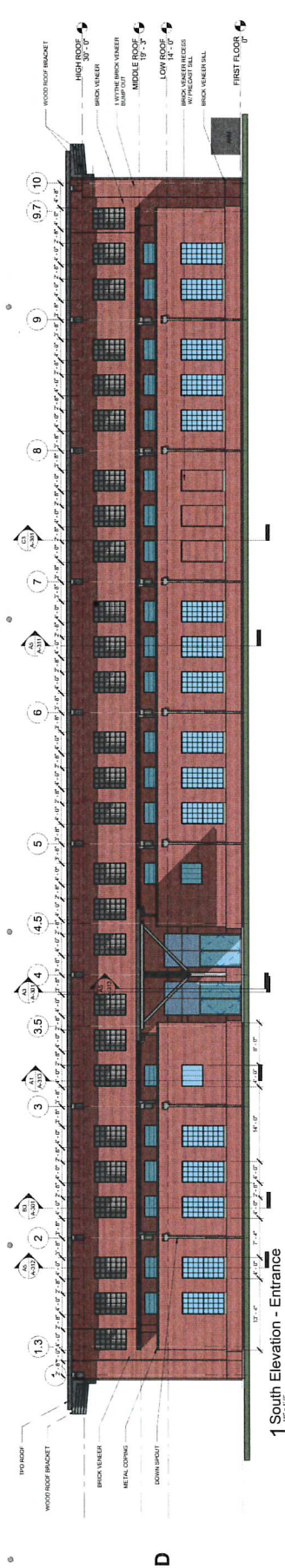
16'

8'

4'

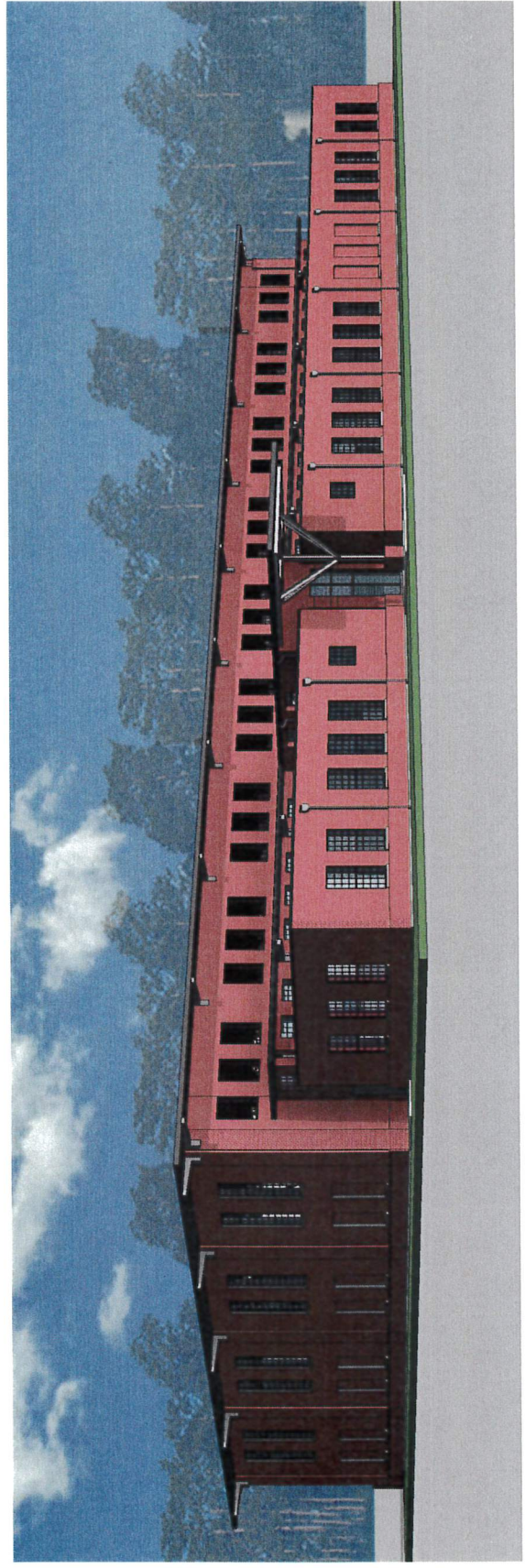
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35% M.F. - NOT RELEASED FOR CONSTRUCTION





2 PERSPECTIVE VIEW - FROM SOUTHWEST



1 PERSPECTIVE VIEW - FROM SOUTHWEST 2