October 24, 2022
Council Meeting

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

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

October 24, 2022
6:30 P.M.

CALL TO ORDER BY THE MAYOR

INVOCATION

SET THE AGENDA

CONSENT AGENDA

1. Approval of Budget Amendment
   - Mountain Island Road Parking Area—Parks and Recreation
   - Tourism Development Authority (TDA)
2. Approval of Veteran's Day Proclamation
3. Approval of minutes from the October 10, 2022 Council Meeting

PUBLIC HEARING

1. Public Hearing for Powell Bill Financing — *Michelle Wood*

AGENDA

1. Presentation of the Fiscal Year 2021/2022 Audit — *Michelle Wood/Brandi Fresperman*
2. Presentation of ARPA Fund Distribution — *Michelle Wood/Jonathan Wilson*
3. Discussion of 147 East Catawba Avenue *(follow up from the October 10, 2022 Council Meeting)* — *Brian DuPont*

CLOSED SESSION

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

ADJOURN

City of Mount Holly, North Carolina

2022 Installment Financing
Summary of Bids Received
October 19, 2022

Bank	Rate	Total D/S[1]	Prepayment	Up Front Fees	Additional Terms
HomeTrust Bank	3.480%	$9,895,945	101% for the first 5 years and 100% thereafter	$7,500 - $20,000	Loan proceeds to be deposited into an account at HomeTrust at closing pending disbursement
					Construction draws managed by the bank's Construction Risk Management Department
					Term sheet notes level debt service as opposed to level principal
					Requires insurance satisfactory to the bank
					Requires no material change in the City's financial condition prior to closing
JP Morgan Chase	3.530%	$9,916,330	Non-callable	$17,500	Must be accepted by October 19th at 5:00pm in order to be held for 45 days (December 3rd); subject to adjustment thereafter until locked in
	3.640%	$9,966,417	In whole or in part on or after December 1, 2028 at 100%		Term sheet notes semi-annual interest payments
					Requires tax opinion
					Requires no material change in the City's financial condition prior to closing
					Subject to taxable and non-bank qualified gross up provisions due to actions or inactions of the City
					Annual audited financial statements within 270 days of fiscal year end
					Annual budget within 30 days of adoption
					Assumes that the City will be open to discussions with JP Morgan regarding additional services
Pinnacle Bank	3.600%	$9,937,590	In whole or in part at 100%	$8,500 + $25 wire fee per construction draw	Must be accepted by October 26th
					Loan proceeds to be deposited into an account at Pinnacle at closing pending disbursement
					Subject to taxable gross up provisions due to actions or inactions of the City
					Subject to a default rate equal to the lesser of the interest rate + 4.00% or the maximum rate permitted by law
					Annual audited financial statements within 210 days of fiscal year end
					Annual budget within 30 days of adoption
South State Bank	3.690%	$9,972,057	Any time at 100%	$3,500 (to be paid whether or not the loan closes)	Must be accepted by November 2nd
	3.970%	$10,099,314			3.69% interest rate held through December 12th; 3.97% interest rate held through January 2nd
					Proposed structure includes 12 month interest only draw period followed by 9 years of principal amortization
					Annual audited financial statement within 270 days
					Includes increased cost language
TD Bank	3.880%	$10,064,958	Greater of 101% of a Break Funding Fee	$8,500	Indicative rate only; subject to adjustment until awarded
	4.160%	$10,192,326	In whole or in part on or after December 1, 2024 at 100%		Subject to a default rate equal to the lesser of the interest rate + 4.00% or the maximum rate permitted by law
					Annual audited financial statements within 210 days of fiscal year end
					Annual budget within 30 days of adoption
					Event of default if City's G.O. rating falls below investment grade
					Requires no material change in the City's financial condition prior to closing
					Subject to taxable gross up provisions due to actions or inactions of the City
					Subject to final credit approval
Truist Bank	4.020%	$10,124,559	In whole at any time at 100%	$5,900	Loan proceeds to be deposited into an account at Truist at closing
					Subject to taxable and non-bank qualified gross up provisions
					Annual audited financial statements within 270 days of fiscal year end
					Requires no material change in the City's financial condition prior to closing

[1] Assumes a par amount of $8,290,510, plus maximum amount of bank fees (if any).

FIRST TRYON ADVISORS

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

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6:30 P.M.

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SET THE AGENDA

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CLOSED SESSION

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ADJOURN

City of Mount Holly
Action Agenda Item

To: Mayor and City Council **From:** Mark Jusko	**Date:10-18-22** **Meeting Date:** 10-24-22

Agenda Item to be considered: Approval of budget amendment for Mountain Island Road Parking Area.

Will this require a public hearing? ☐ YES X NO

Background/Purpose of Request

The parking lot at Mountain Island Road was budgeted in last year's budget. With material and supplies delays; the contractor could not complete the work until this budget year. The amount of the budget amount is $167,715.00.

Fiscal Impact:

Will Item affect current budget	X YES	NO	☐ N/A
Reviewed by Finance Director	X YES	NO	☐ N/A
Preaudit Certification required	☐ YES	X NO	☐ N/A
Capital Project Ordinance required	☐ YES	X NO	☐ N/A
Budget Transfer required	X YES	NO	☐ N/A
Total City Dollars:	$ 167,715.00		
Budget Code			
Reviewed by City Attorney	☐ YES	X☐ NO	☐ N/A

Manager/Staff Recommendation: ***Recommended for approval***

Result of City Council Decision:

Attachments:
Budget amendment form

City of Mount Holly
Action Agenda Item

To: Mayor and City Council	**Date:** October 17, 2022
From: Michelle Wood	**Meeting Date:** October 24, 2022

Agenda Item to be considered: TDA Budget Amendment

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request: TDA Budget Amendment

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: 13,837.00			
Budget Code: 24-00-4920-199			
Reviewed by City Attorney	☐ YES	☒ NO	☐ N/A

Manager/Staff Recommendation: Staff Recommends approval of Budget Amendment

Result of City Council Decision:_____

Attachments:

City of Mount Holly
Action Agenda Item

To:	Mayor and City Council	**Date:**	October 20, 2022
From:	Miles Braswell, City Manager	**Meeting Date:**	October 24, 2022

Agenda Item to be considered: Proclamation for Veterans Day

Will this require a public hearing? ☐ **YES** ☐ **NO**

Background/Purpose of Request: November 11, 2022 is Veterans Day and it is customary that the City Council pass a proclamation recognizing Veterans on this day for their service.

Fiscal Impact:

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

Manager/Staff Recommendation:_
Approval

Result of City Council Decision:

Attachments:
Proclamation

VETERANS DAY
PROCLAMATION

WHEREAS, Veterans Day was once known as Armistice Day, proclaimed by President Woodrow Wilson in 1919, to remind Americans of the tragedies of war; and

WHEREAS, in 1938, Congress passed a bill that each November 11 shall be "a day dedicated to the cause of world peace and hereafter celebrated and known as 'Armistice Day'"; and

WHEREAS, in 1954, Congress changed the name to Veterans Day, in order to honor all American Veterans of all wars; and

WHEREAS, through their commitment for freedom, America's Veterans have lifted millions of lives and made our country and the world more secure; and

WHEREAS, with respect for and in recognition of the contributions our service men and women have made to the cause of peace and freedom around the world.

NOW, THEREFORE BE IT RESOLVED, that the Mount Holly Mayor and City Council of the City of Mount Holly does hereby proclaim November 11, 2022 as

VETERANS DAY

in the City of Mount Holly and urges all citizens to remember the service and sacrifice of our veterans who defend our freedom and preserve our way of life.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Mount Holly this the 24th day of October, 2022.

SIGNED:

____

Bryan Hough
Mayor

Attest:

____

Amy Miller
City Clerk

CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL MEETING
MONDAY, October 10, 2022
COUNCIL CHAMBERS
7:00 PM

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

Mayor Bryan Hough	Miles Braswell, City Manager
Mayor Pro Tem Phyllis Harris	Brian DuPont, Assistant City Manager
Councilman Ivory Craig	Brian Reagan, Police Chief
Councilman Jeff Meadows	Ryan Baker, Fire Chief
Councilman David Moore	Greg Beal, Planning Director
Councilwoman Christina Pawlish	Tony Walker, Streets and Solid Waste Director
Councilwoman Lauren Shoemaker	Jonathan Wilson, Director of Utilities
Marie M. Anders, City Attorney	Mark Jusko, Recreation Supervisor
Kemp Michael, Assistant City Attorney	Michelle Wood, Finance Director

Invocation
Reverend Mark Massey, Pastor at True Light Tabernacle led the Council, staff and attendees in prayer.

Pledge of Allegiance
Boy Scout Troop 59 led the Council, staff and attendees in the Pledge of Allegiance.

Set the Agenda
With no changes to the agenda, Councilwoman Pawlish made a motion to approve the agenda as presented. Councilman Craig seconded the motion. All Council Members present voted in favor. (Motion Carried)

CONSENT AGENDA
1. Approval of Budget Amendment for Merit Program Consultant
2. Approval of Liens for Weeds and Grass
   - 433 Meller Street
   - 207 Mauney Street
   - 115 Globe Street
   - 202 Howard Street
3. Call for a Public Hearing for Financing on the Powell Bill Project
4. Approval of a Proclamation recognizing October as Breast Cancer Awareness Month
5. Approval of a Proclamation recognizing October 9-15, 2022 as Fire Prevention Week
6. Approval of Minutes of the September 26, 2022 Council Work Session Meeting

   Mayor Pro Tem Harris made a change to the September 26 minutes. She advised that the last person to speak was Billy Luckey not Lurky. Councilman Moore made a motion to approve the consent agenda with the correction to the minutes. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried)

PRESENTATIONS
1. Presentation of Proclamation for Mount Holly's Business Appreciation Week

   Mayor Hough recognized the Mount Holly businesses and presented a proclamation naming October 10-14 Business Appreciation Week in the City of Mount Holly.
2. Presentation of a Resolution recognizing Edith Jane Reid as the last living teacher associated with Rollins Elementary

Mayor Hough presented Ms. Reid with the resolution celebrating her birthday and recognizing her for being the last living teacher from Rollins Elementary School. Family members were present with her to celebrate the occasion.

3. Presentation by the Tourism Development Authority

Ms. Ineke Wilson, Chair of the Tourism Development Authority gave an update on the projects that the TDA has been working on. She presented promotional videos that have been produced that highlight the things Mount Holly has to offer. Ms. Wilson advised that the TDA has also given grants to several organizations within the city that help promote tourism. These grants include help with funding the events the city has planned for the Holiday season, *Miracle on Main* and will include billboards along Interstate 85. After the presentation, Councilman Meadows suggested doing a video highlighting the nonprofits in the city.

PUBLIC HEARING

1. Public hearing to consider rezoning a 1.06-acre tract of land, owned by the City of Mount Holly and located at 14 Caldwell Drive, Parcel ID # 184762, from RA Residential Agriculture to B-3 General Business South Gateway Overlay District

Mr. Beal advised that this is a corrective measure for a rezoning error. Approval will keep the adjacent property owners from having buffers around the areas that the city has water towers. He advised that the Planning Commission voted unanimously to approve the recommendation.

Councilwoman Shoemaker made a motion to enter into a public hearing to consider rezoning a 1.06-acre tract of land, owned by the City of Mount Holly and located at 14 Caldwell Drive, Parcel ID # 184762, from RA Residential Agriculture to B-3 General Business South Gateway Overlay District. Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried) With no one signed up to speak Council Meadows made a motion to come out of the public hearing. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilman Meadows made a motion to approve rezoning a 1.06-acre tract of land, owned by the City of Mount Holly and located at 14 Caldwell Drive, Parcel ID # 184762, from RA Residential Agriculture to B-3 General Business South Gateway Overlay Distric. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. (Motion carried)

2. Public hearing to consider a proposed text amendment, as submitted by City staff, to Article 12 in the Zoning Ordinance, to include the authorization of Watershed Density Averaging Credits, as a recently-approved duty of the Mount Holly Board of Adjustment

Mr. Beal advised that this is simply a housekeeping item now that the City adopted watershed averaging credits at the September 12th meeting.

Councilwoman Shoemaker made a motion to enter into a public hearing to consider a proposed text amendment, as submitted by City staff, to Article 12 in the Zoning Ordinance, to include the authorization of Watershed Density Averaging Credits, as a recently-approved duty of the Mount Holly Board of Adjustment. Councilman Meadows seconded the motion. All Council Members present voted in favor. (Motion Carried) With no one signed up to speak Council Meadows made a motion to come out of the public hearing. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilwoman Shoemaker made a motion to approve the text amendment, as submitted by City staff, to Article 12 in the Zoning Ordinance, to include the authorization of Watershed Density Averaging Credits, as a recently-approved duty of the Mount Holly Board of Adjustment. Councilman Craig seconded the motion. All Council Members voted in favor. (Motion carried)

3. Public Hearing for Traffic Control Devices at East Catawba and Lowe Street

Mr. Beal advised that the city has received complaints regarding the Airbnb located in the area and the issue of parking on the street. If approved no parking signs will be installed and therefore parking along the street will not be allowed. the home was turned into singe family.

Councilwoman Pawlish made a motion to enter into a public hearing to consider for traffic control devices at East Catawba and Lowe Street. Councilwoman Shoemaker seconded the motion. All Council

Members present voted in favor. (Motion Carried) With no one signed up to speak Council Meadows made a motion to come out of the public hearing. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

Mayor Hough advised that if approved, cars parked along the roadside can be reported to the Police Department and be towed. Mayor Pro Tem Harris made a motion to approve the for traffic control devices at East Catawba and Lowe Street. Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried)

PUBLIC COMMENT – Three (3) Minute Limit

No one was signed up to speak at public comment

OLD BUSINESS

1. Discussion on Architectural Funds for Historical Society

   Mr. DuPont advised that staff is recommending a change of scope for the budgeted Architectural Funds in the amount of $85,000 for the property located at 131 North Main which currently houses the Historical Society. If approved the budgeted funds will include a facilities assessment to be done of the property. An old city hall facilities committee will be formed and made up of the 1 member from the Historical Society Board, 2 Council Members, 4 citizens and 5 staff members. Mayor Hough advised that the committee will be a Mayoral Committee and Richard Brown will be the representative from the Historical Society. Councilman Meadows made a motion to approve the transfer of the funds from architectural to facilities assessment. Councilman Craig seconded the motion. All Council Members voted in favor. (Motion carried)

NEW BUSINESS

1. Consideration and Approval for Relocation of 147 E. Catawba Avenue

   Mr. DuPont presented options regarding the structure on the property located at 147 E. Catawba Avenue. The first 2 option presented included the city relocating the dwelling to a different parcel of property. The 3rd option was to hire an auctioneer or go through the upset bid process and sell the dwelling for relocation at the expense of the purchaser. He advised that option 3 would be the least expense to the City and is therefore the recommendation of staff. He advised that if the dwelling did on sell at an auction or upset bid process then the city would demolish. It was the consensus of Council to discuss these options further at the October work session meeting.

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S 143-318.11 (a) (3, 4 and 5)

   Councilwoman Pawlish made the motion to enter into Closed Session Pursuant to N.C.G.S 143-318.11 (a)(3, 4 and 5) at 7:29pm. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion Carried)

   Mayor Pro Tem Harris made a motion to come out of closed session and back into regular session at 8:13pm. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion carried)

   Mayor Hough advised that no action was taken during closed session.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilwoman Pawlish made the motion to adjourn the October 10, 2022 Council Meeting. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 8:15pm.

City of Mount Holly
Action Agenda Item

To: Mayor and City Council **From:** Michelle Wood	**Date:** October 17, 2022 **Meeting Date:** October 24, 2022

Agenda Item to be considered: Public Hearing on Powell Bill Financing

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request: Public Hearing on Financing for a Powell Bill Street Improvement Project

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

Manager/Staff Recommendation:

***Result of City Council Decision:*_____**

Attachments: Original Resolution

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR APPROVAL OF A FINANCING AGREEMENT AUTHORIZED BY NORTH CAROLINA GENERAL STATUTE 160A-20

WHEREAS, the City Council (the "*City Council*") of the City of Mount Holly, North Carolina desires to contract a Capital Paving Project (the "Project") to better serve the citizens of the City of Mount Holly; and

WHEREAS, the City Council of the City of Mount Holly desires to finance the Project by the use of an installment contract authorized under North Carolina General Statute 160A, Article 3, Section 20; and

WHEREAS, findings of fact by this governing body must be presented to enable the North Carolina Local Government Commission to make its findings of fact set forth in North Carolina General Statute 159, Article 8, Section 151 prior to approval of the proposed contract;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mount Holly, North Carolina, meeting in regular Council Meeting on the 12th day of September, 2022, make the following findings of fact:

1. The proposed contract is necessary or expedient to allow the City of Mount Holly to contract a larger robust project to repair and repave streets, sidewalk improvements, and storm drainage improvements with in the City.

2. The proposed contract is preferable to a bond issue for the same purpose of savings both cost and time that can be achieved by utilizing an installment financing agreement as opposed to general obligation bond for a project of this scale and because the cost of the proposed project exceeds the amount that can be prudently be raised from currently available appropriations, including unappropriated fund balances, without jeopardizing the overall financial stability of the City.

3. The cost of financing under the proposed contract is less than the cost of issuing general obligation bonds.

4. The sums to fall due under the contract are adequate and not excessive for the proposed purpose as determined by the overall project cost estimates prepared by the project engineers and as determined by the bids submitted for the construction aspects of the project.

5. The City of Mount Holly's debt management procedures and policies are good because the City carries out its policies in strict compliance with law, as evidenced by the information found in the annual Auditor's Report. The City of Mount Holly will continue to maintain adequate debt management procedures and policies as directed by the Local Government Commission.

6. There will be no increase in taxes necessary to meet the debt obligations under the terms of the proposed installment financing agreement.

7. The City of Mount Holly is not in default in any of its debt service obligations.

8. The attorney for the City of Mount Holly will render an opinion that the proposed Project is authorized by law and is a purpose for which public funds may be expended pursuant to the Constitution and laws of North Carolina.

NOW, THEREFORE, BE IT FURTHER RESOLVED that Finance Officer is hereby authorized to act on behalf of the City of Mount Holly in filing an application with the North Carolina Local Government Commission for approval of the Project and the proposed financing contract and other actions not inconsistent with this resolution.

This resolution is effective upon its adoption this 12th day of September, 2022.

The motion to adopt this resolution was made by Councilwoman Shoemaker seconded by Councilwoman Pawlish and passed by a vote of 6 to 0.

CITY OF MT. HOLLY INCORPORATED SEAL 1879 NORTH CAROLINA

Bryan Hough

Bryan Hough, Mayor

ATTEST:

Amy Miller

Amy Miller, City Clerk

This is to certify that this is a true and accurate copy of "Resolution Authorizing the Filing of an Application for Approval of Financing Agreement Authorized by the North Carolina General Statue 160A-20" Adopted by the City Council of the City of Mount Holly on the 12th day of September, 2022.

CITY OF MT. HOLLY INCORPORATED SEAL 1879 NORTH CAROLINA

Amy Miller

City Clerk

09/13/2022

Date

City of Mount Holly
Action Agenda Item

To:	Mayor and City Council	**Date:**	October 20, 2022
From:	Michelle Wood	**Meeting Date:**	October 24, 2022

Agenda Item to be considered: Presentation of the Fiscal Year 2021-2022 Annual Audit

Will this require a public hearing? ☐ **YES** ☐ **NO**

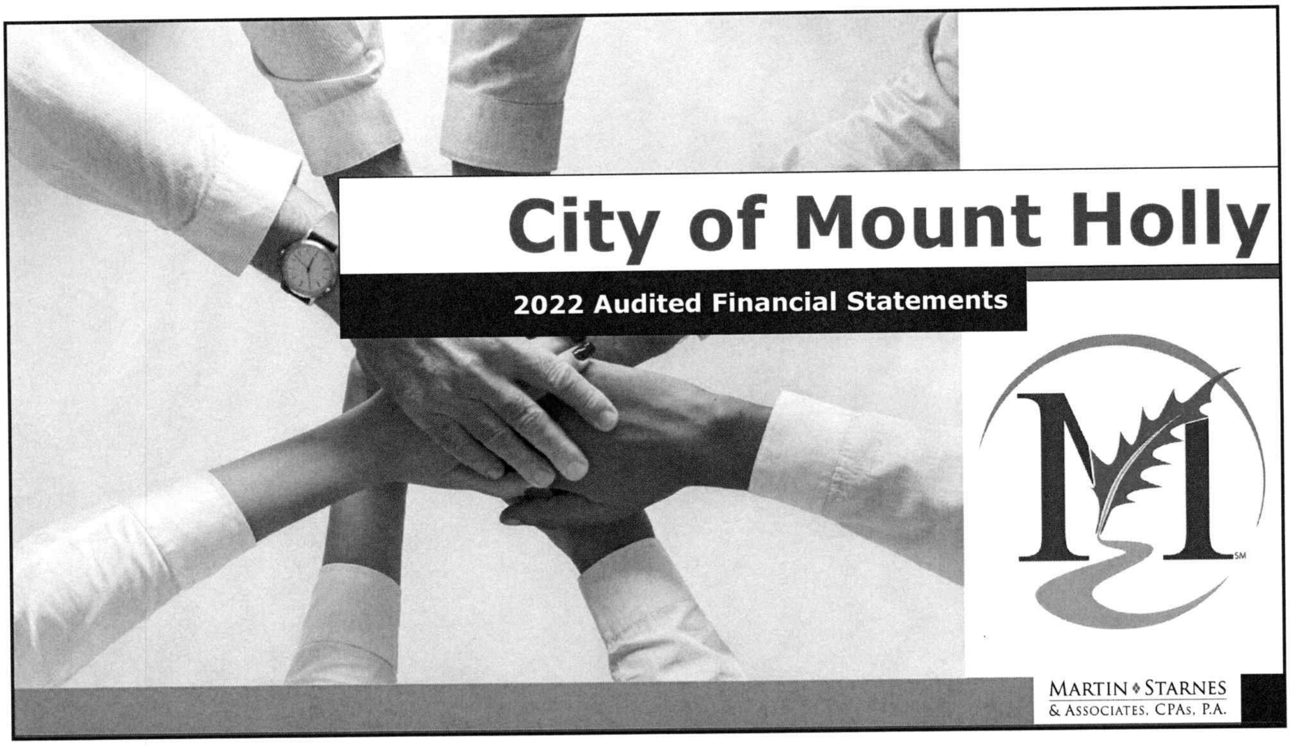
Background/Purpose of Request: Presentation of the Fiscal Year 2021-2022 Annual Audit

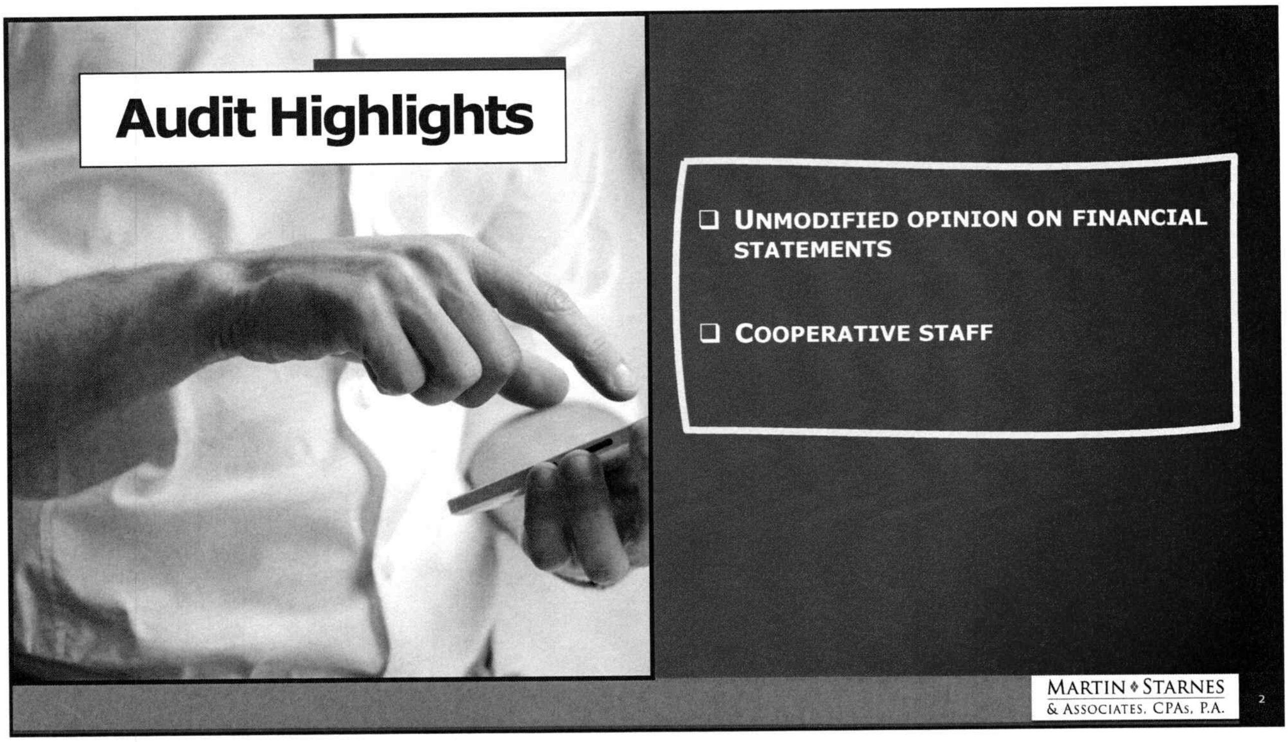
Fiscal Impact:			
Will Item affect current budget	☐ YES	☐ NO	☐ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☐ N/A
Preaudit Certification required	☐ YES	☐ NO	☐ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☐ N/A
Budget Transfer required	☐ YES	☐ NO	☐ N/A
Total City Dollars:			
Budget Code:			
Reviewed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

Manager/Staff Recommendation:_

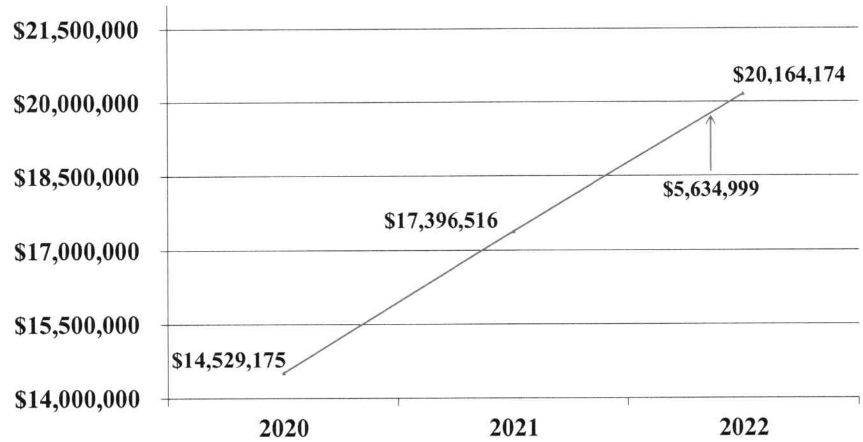
Result of City Council Decision:_____

Attachments: PowerPoint Presentation


City of Mount Holly
2022 Audited Financial Statements
MARTIN ◆ STARNES
& ASSOCIATES, CPAs, P.A.


Audit Highlights
❑ UNMODIFIED OPINION ON FINANCIAL STATEMENTS
❑ COOPERATIVE STAFF
MARTIN ◆ STARNES
& ASSOCIATES, CPAs, P.A.
2

TOTAL FUND BALANCE – GENERAL FUND



MARTIN ◆ STARNES
& ASSOCIATES, CPAs, P.A.

3

FUND BALANCE

- Serves as a measure of the City's financial resources available.
  - (Assets + Deferred Outflows) - (Liabilities + Deferred Inflows) = Fund Balance/Net Position

5 Classifications:

- **Nonspendable** - not in cash form (inventory)
- **Restricted** - external restrictions (laws, grantors)
- **Committed** - internal constraints at the highest (Council) level - do not expire, require Council action to undo
- **Assigned** - internal constraints, lower level than committed
- **Unassigned** - no external or internal constraints

MARTIN ◆ STARNES
& ASSOCIATES, CPAs, P.A.

4

FUND BALANCE POSITION – GENERAL FUND

❑ Total Fund Balance	$20,164,174
❑ Nonspendable	- 98,693
❑ Restricted fund balance	- 3,745,270
❑ Committed fund balance	- 1,061,293
❑ Assigned fund balance	- 1,530,397
❑ Unassigned fund balance	$ 13,728,521
❑ Unassigned fund balance 2021	$ 10,888,792
❑ Increase in unassigned FB	2,839,729

MARTIN ♦ STARNES
& ASSOCIATES, CPAs, P.A.

5

AVAILABLE FUND BALANCE

Available fund balance as defined by the Local Government Commission (LGC) is calculated as follows:

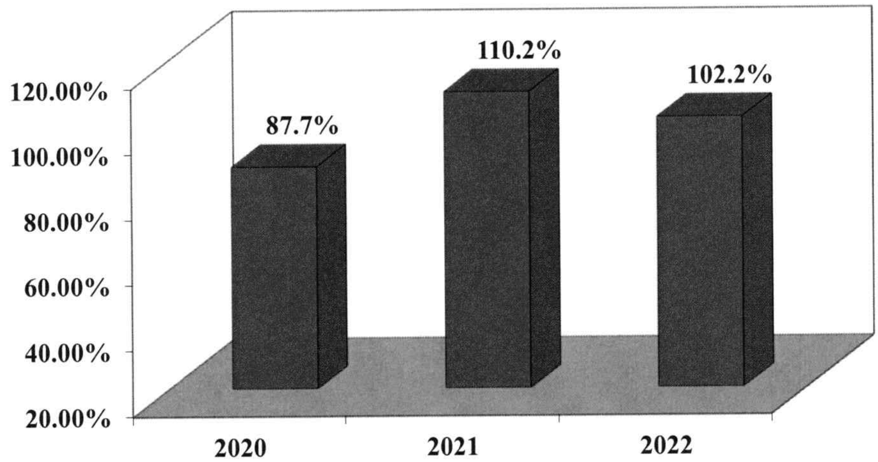
Total Fund Balance
Less: Non spendable (not in cash form, not available)
Less: Powell Bill (restricted by grantor, not available)
Less: Stabilization by State Statute (by state law, not available)
Available Fund Balance

This is the calculation utilized as the basis for comparing you to other units and calculating your fund balance percentages.

MARTIN ♦ STARNES
& ASSOCIATES, CPAs, P.A.

6

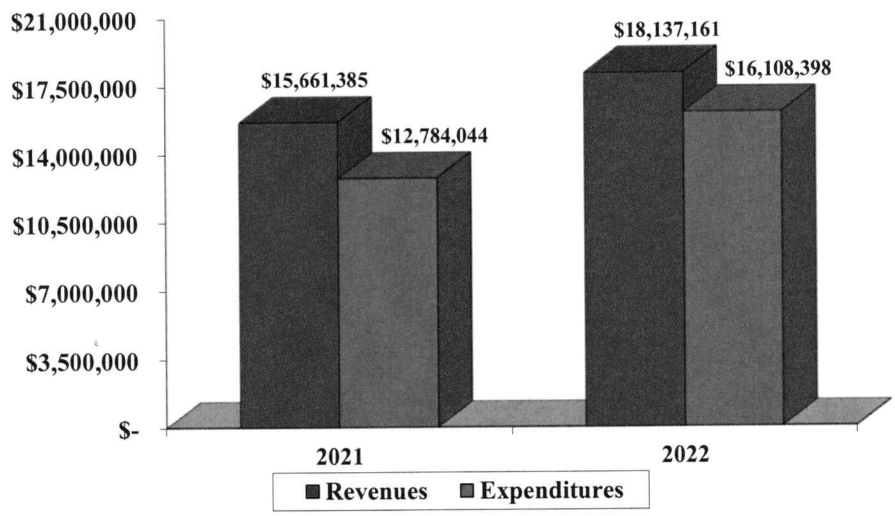
Available Fund Balance as a Percent of Expenditures and Transfers to Other Funds - General Fund



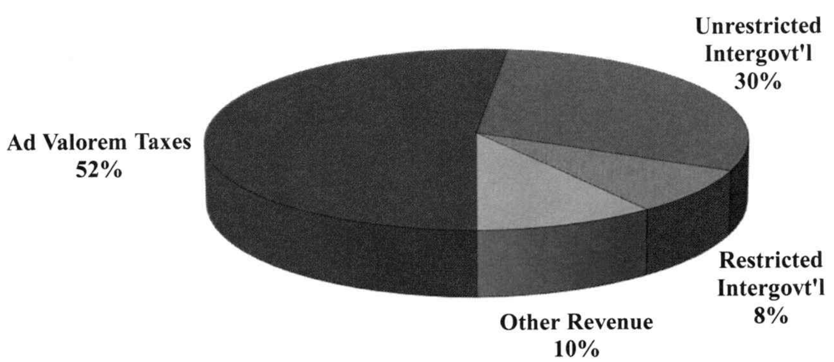
2-Year Comparison – General Fund

	2021	2022
Available Fund Balance	$ 14,095,955	$ 16,469,033
Total Exp+Trans out less proceeds	$ 12,794,044	$ 16,108,398
Avail FB/Total Exp+Trans out	110.18%	102.24%

GENERAL FUND SUMMARY



TOP 3 REVENUES: GENERAL FUND

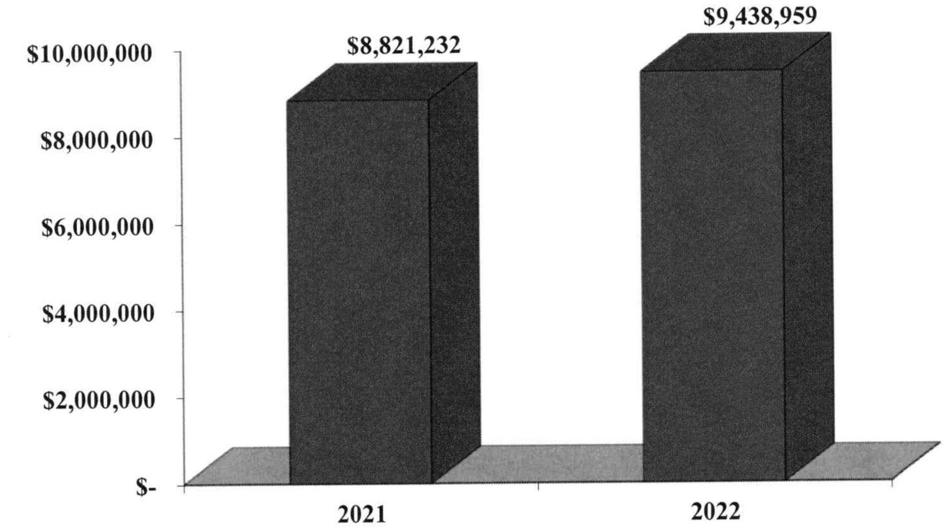


Other Revenues:

Other taxes and licenses
Permits and fees
Sales and services
Investment earnings
Miscellaneous revenues

Revenues Total: $18,137,161

AD VALOREM TAXES



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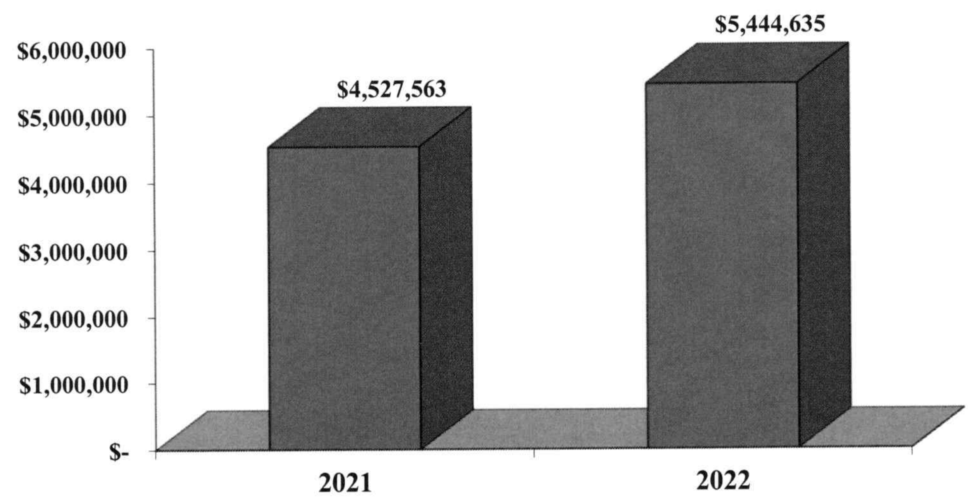
UNRESTRICTED INTERGOVERNMENTAL



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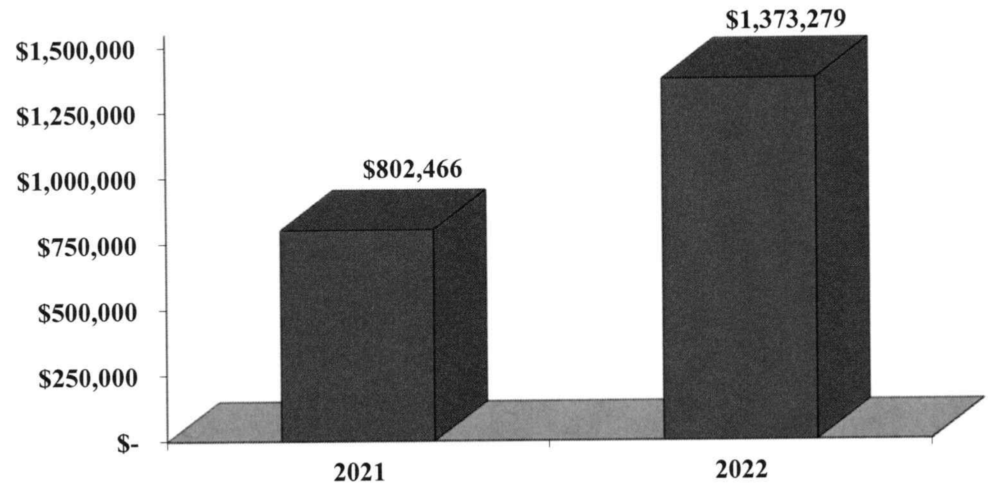
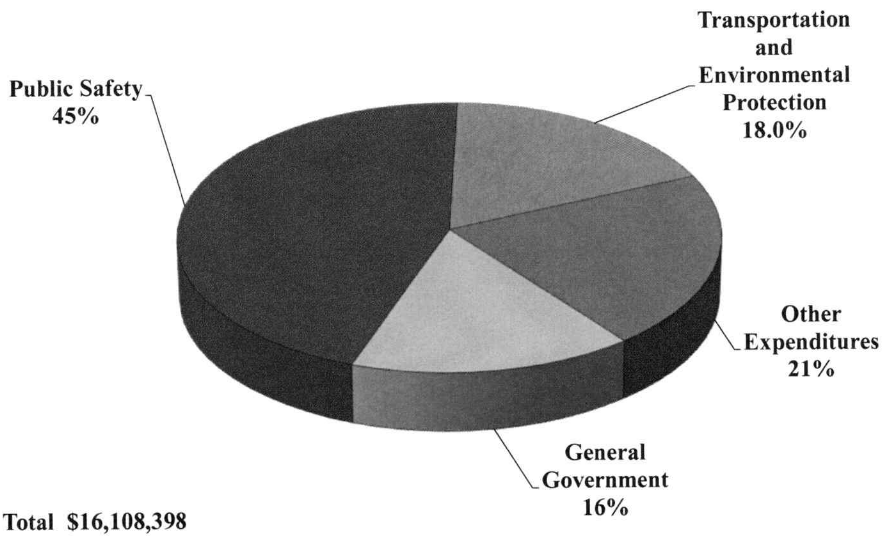
Restricted Intergovernmental

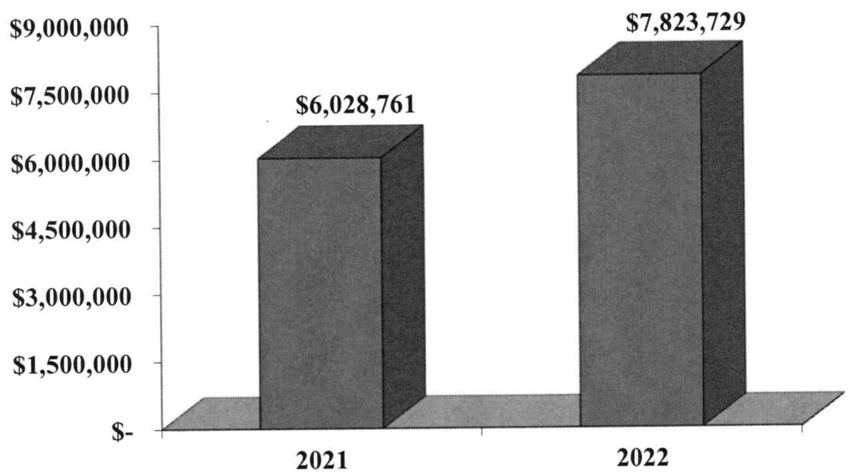


Top 3 Expenditures: General Fund



Expenditures Total $16,108,398

PUBLIC SAFETY



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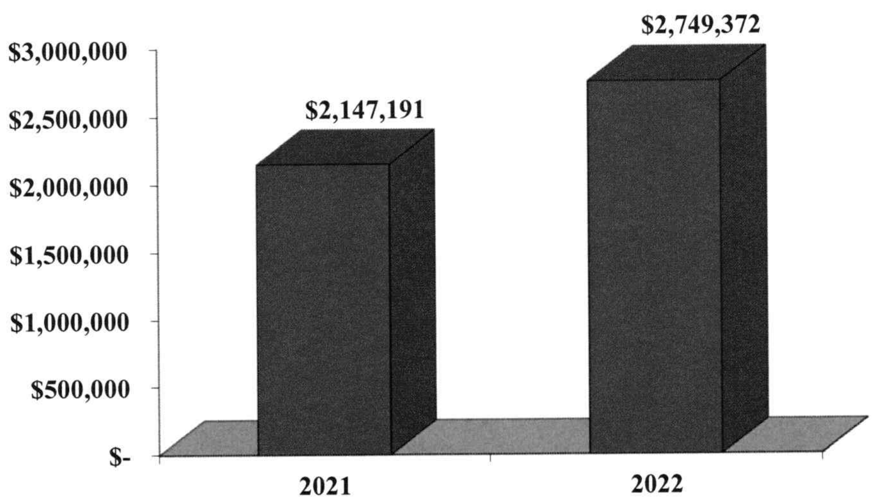
GENERAL GOVERNMENT



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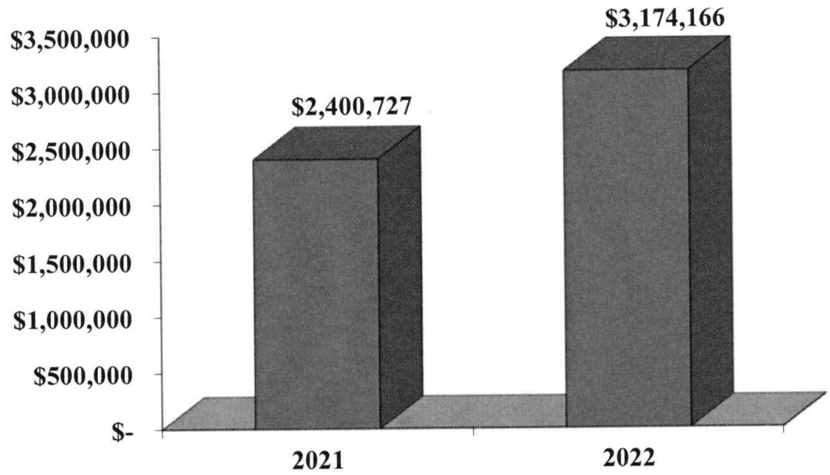
TRANSPORTATION AND ENVIRONMENTAL PROTECTION



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WATER AND SEWER FUND - RESULTS

	2022	2021	Variance	%
Budgetary:				
Operating Revenues	$ 10,213,816	$ 8,775,411	$ 1,438,405	16%
Non-Operating Revenues	190,453	347,896	(157,443)	-45%
Capital Outlay	(2,390,204)	(613,632)	(1,776,572)	290%
Debt Service, including interest	(394,798)	(383,367)	(11,431)	3%
Other Expenditures	(6,688,242)	(6,313,214)	(375,028)	6%
Revenues over (under) expenditures	$ 931,025	$ 1,813,094	$ (882,069)	-49%
Full Accrual:				
Operating Income(loss)	$ 3,988,876	$ 2,826,001		
Unrestricted Net Position	14,666,998	12,539,762		

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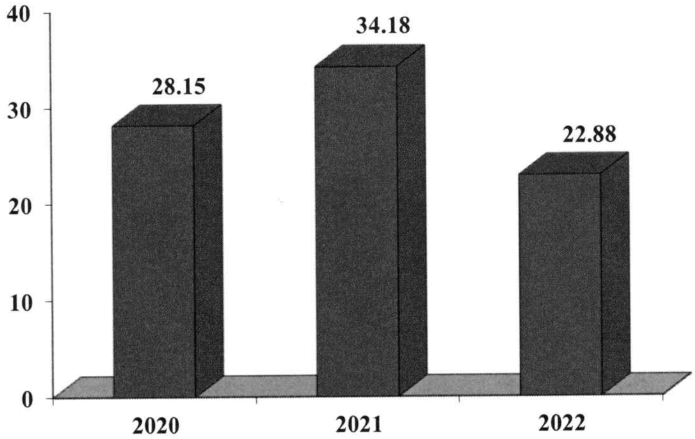
3-Year Comparison – Water Sewer Funds

Quick Ratio – Liquid Assets/Current Liabilities



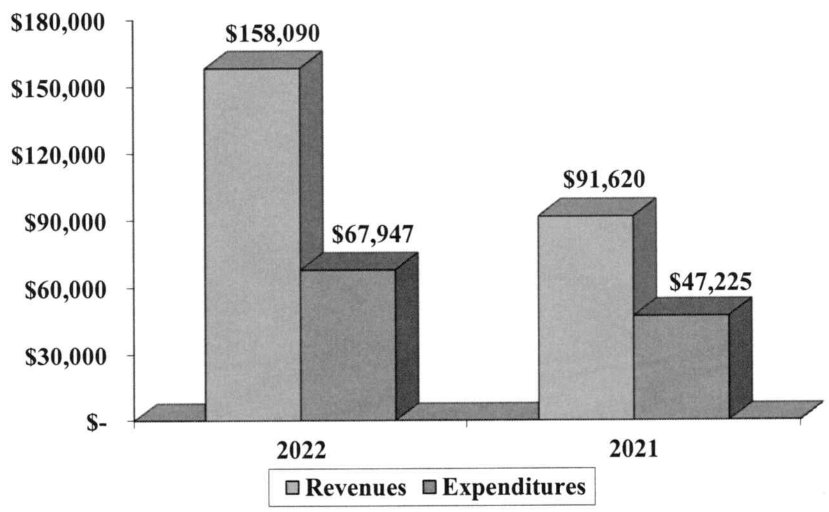
Water and Sewer Funds - Rate Calculations

	2020	2021	2022
Operating Net Income (Loss) excluding depreciation + debt service principal	$ 1,908,567	$ 3,601,867	$ 4,767,841
Unrestricted cash/total expenses less depreciation + debt service principal	200.84%	183.07%	212.42%

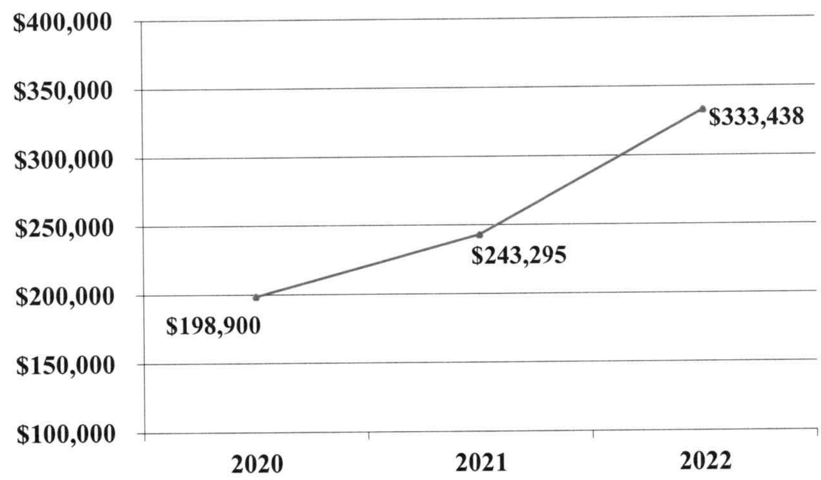
Performance Indicators

- No Performance Indicator of concern in the CY
- No Audit Findings in the CY

TDA Summary



TOTAL FUND BALANCE



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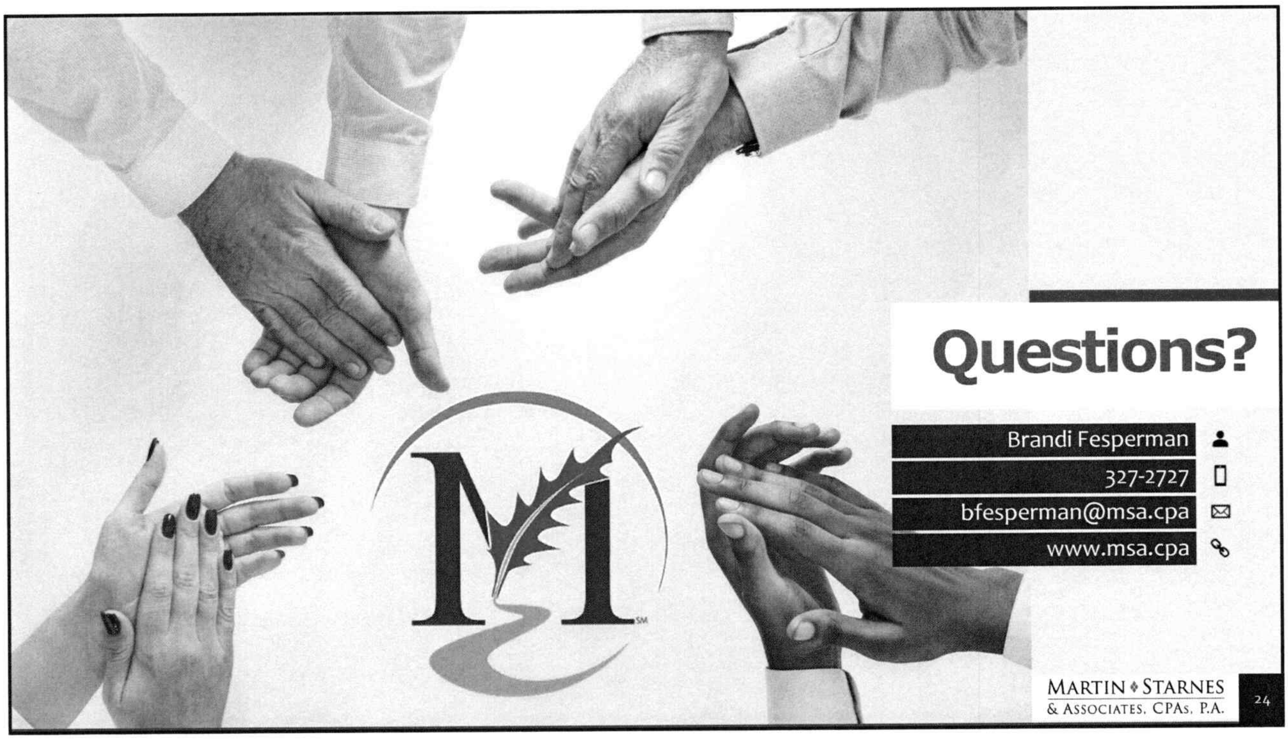


City of Mount Holly
Action Agenda Item

To: Mayor and City Council	**Date:** October 17, 2022
From: Michelle Wood	**Meeting Date:** October 24, 2022

Agenda Item to be considered: Presentation of ARPA Fund Distribution

Will this require a public hearing? ☐ **YES** ☒ **NO**

Background/Purpose of Request: Presentation of ARPA Fund Distribution

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

Manager/Staff Recommendation:

Result of City Council Decision:**_____**

Attachments:

City of Mount Holly Capital Projects & ARPA Discussion

October 24, 2022

Recap

- Staff provided an update on the American Rescue Plan Act Funds during the August 22, 2022 Council Work Session
- City of Mount Holly was allocated $5,181,064.35
- Per the School of Government guidance the City of Mount Holly chose the Standard Allowance Category allowing the City to supplant salaries and benefit expenditures
- By choosing the standard allowance to supplant salaries and benefits, it allows the City to use the non-grant revenues that would have been used to cover these expenditures and expend the funds on new projects or programs, increase fund balance, or to replace other revenue sources.
- Staff recommends to use the “freed up” funds for General Fund Capital Projects

Fund Balance

Total Fund Balance at 6-30-2022	$20,164,174
Non-Spendable	($98,693)
Restricted	($3,745,270)
Committed (Annual Debt)	($1,061,293)
Committed for FY22-23 Budget Amendments	($474,940)
Assigned	($984,668)
Prior Designations for Property Acquisition & South Gateway Road	($2,294,474)
ARPA Funding	$5,181,064
Total Available	**$16,685,900**
Assign ARPA for salaries/benefits	($5,181,064)
Subtotal	**$11,504,836**
Internal Unwritten Policy - 25% of budgeted appropriations	$4,404,836
Available for Project Appropriation	$7,100,000

Projects – From June 1, 2022 Priority Projects Letter

Project	Estimate	Account Fund
River Hawk-Long Creek Pedestrian Bridge	$22,000,000	General
Veteran's Park Expansion	$8,000,000	General
Historic City Hall Preservation	$3,000,000	General
Mount Holly Historical Society Relocation	$750,000	General
*Dutchmans Creek Greenway Bridge	$5,000,000	General
South Gateway Connector Road	$3,000,000	General
Tuckaseege Park Multi-Use Facility	$12,700,000	General
Tuckaseege Road Sidewalk	$3,000,000	General
Beaty Road Sidewalk	$1,500,000	General
Belmont-Mount Holly Sidewalk & Drainage	$2,500,000	General
Subtotal	**$60,450,000**	

No Particular Order
* Currently in our 5 year CIP

Projects - Continued

Project	Estimate	Account Fund
Stowe Regional Pump Station/Force Main	$18,000,000	Enterprise
*Waste Water Treatment Plant Decommissioning	$11,000,000	Enterprise
*Water & Sewer Line Improvements	$4,000,000	Enterprise
Riverbend Elevated Water Storage Tank	$3,800,000	Enterprise
Subtotal	**$36,800,000**	

No Particular Order
* Currently in our 5 year CIP

Other Major Projects – 5 - Year CIP

Project	Estimate	Account Fund
Police- Vehicle Replacements	$1,027,100	General
Fire- Fire Engine	$1,400,000	General
Streets/Solid Waste- Trucks, Sweeper, Mower	$ 968,000	General
Parks- Misc. Equipment	$ 204,000	General
Admin. Maintenance – 2nd Floor Police Painting	$ 30,000	General
Subtotal	**$3,629,100**	

Other Major Projects – 5 - Year CIP

Project	Estimate	Account Fund
Utilities Admin – Various water/sewer line projects	$6,240,000	Enterprise
Field Services – Infiltration & Inflow study, Aerial Structural, Sewer Lining Program	$2,100,000	Enterprise
Stormwater- KL Pope Draining	$ 150,000	Enterprise
Subtotal	**$8,490,000**	

Projects – Prioritized by Staff

Project	Estimate
South Gateway Connector Road	**$3,000,000**
Dutchmans Creek Greenway Bridge	**$5,000,000**
Subtotal	**$8,000,000**
Previous allocation	**(1,000,000)**
Total	**$7,000,000**

Fund Balance – using ARPA Funds for Supplanting

Total Fund Balance at 6-30-2022	$20,164,174
Non-Spendable	($98,693)
Restricted	($3,745,270)
Committed (Annual Debt)	($1,061,293)
Committed for FY22-23 Budget Amendments	($474,940)
Assigned	($984,668)
Prior Designations for Property Acquisition & South Gateway Road	($2,294,474)
ARPA – freed up funds by supplanting	$5,181,064
Subtotal	**$16,685,900**
Internal Unwritten Policy - 25% of budgeted appropriations	($4,404,836)
Projects prioritized by staff	($7,000,000)
UNASSIGNED FOR APPROPRIATION	$5,281,064.00

Questions/Discussion

City of Mount Holly
Action Agenda Item

To: City Council	**Date:** 10-19-22
From: Brian DuPont	**Meeting Date:** 10-24-22

Agenda Item to be considered: Discussion of 147 East Catawba Avenue

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request: At the October 10th Council meeting, a presentation was provided on options for the dwelling. Council asked staff to bring back for further discussion at that time.

The property located at 147 East Catawba Avenue was purchased by the City on January 4, 2022. Staff has been preparing options to be considered for the dwelling on the property.

The options considered were:

- Auction dwelling or Upset Bid Process for relocation of dwelling
- Relocate dwelling to property in close proximity with variations of sale

Staff is requesting direction based on the information provided.

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:
Recommendation to auction dwelling for relocation.

Result of City Council Decision:

Attachments:

1. **Presentation**
2.

Options for Relocation of 147 E. Catawba Avenue

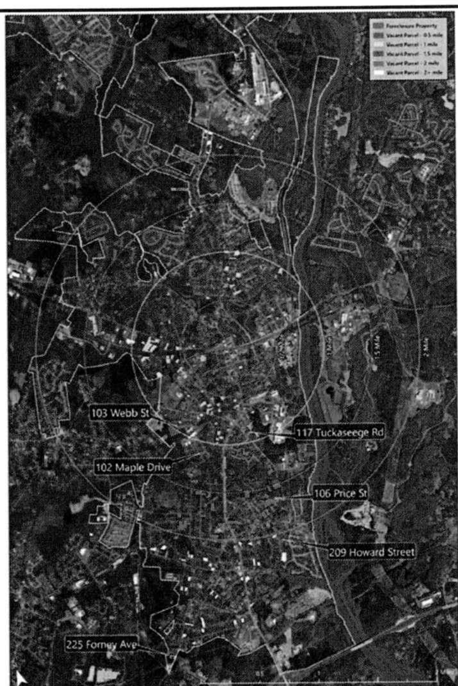
City Council
October 10, 2022

Background

- January 4, 2022: Property purchased by the City
- Staff has been researching options since purchase of the property

Options for Dwelling

1. Relocate dwelling to property in close proximity - Sell
2. Relocate dwelling to property in close proximity - Sell to Current Tenant
   - Consulted with Real Estate professional
   - Reviewed vacant parcels within the City limits
3. Hire Auctioneer or Upset Bid process for dwelling relocation



Vacant Parcels

Radius Distance	# of Vacant Properties	Average Acres	Average $40,000 per acre	Average $50,000 per acre	Average $60,000 per acre
0.5-mile	18	0.33	$13,133	$16,417	$19,700
1.0-mile	78	0.30	$12,826	$16,032	$19,238
1.5-mile	27	0.38	$15,230	$19,037	$22,844
2.0-mile	49	0.54	$19,257	$24,071	$28,886
Foreclosure*	6	0.29	$11,533	$14,417	$17,300
Beyond 2.0-miles	49	0.37	$14,792	$18,490	$22,188
TOTAL:	227				

Movoto.com Avg. Sales $/square foot: $202
147 E. Catawba Ave. House Sq. footage: 1248

Home Sales Price(no land): $252,096

Average Land Price**: $18,077

Total Potential Sales Value: $270,173

*Does not account for taxes, liens or other cost for foreclosure on property
**Land Price is the average of all vacant properties

	Option A	Option B	Option C
EXPENSES			
Purchase price	$ 300,000.00	$ 300,000.00	$ 300,000.00
Moving allowance for home owner	$ 27,125.62	$ 27,125.62	$ 27,125.62
Purchase new lot (assuming lot is improved with water/sewer taps)	$ 20,000.00	$ 20,000.00	
Possibility of Demo on newly purchased lot	$ 18,000.00	$ 18,000.00	
General Contractor cost to relocate home	$ 190,000.00	$ 190,000.00	
Sow grass on lot	$ 400.00	$ 400.00	$ 400.00
Cost to store partial furniture while home is being moved, 6 mths		$ 1,700.00	
Cost to rent an apartment while her home is being relocated, 6 mths		$ 9,000.00	
Realtor fee new location 6%	$ 16,800.00		
Realtor fee for sale to tenant 6%		$ 16,800.00	
SUBTOTAL:	$ 572,325.62	$ 583,025.62	$ 327,525.62
REVENUES			
Sales amount if property was to relocate to new location.	$ 280,000.00		
Sales amount if property sold to home current tenant		$ 280,000.00	
Auctioneer sells home and stipulates all debris removed			$ 30,000.00
SUBTOTAL:	$ 280,000.00	$ 280,000.00	$ 30,000.00
TOTAL EXPENSE TO CITY:	$ 292,325.62	$ 303,025.62	$ 297,525.62

Option A - Move house to location and sell
Option B - Move house and sell to current tenant
Option C - Auction home, buyer to remove all debris, City plants grass