July 22, 2013
Council Work Session Meeting

Mayor Bryan Hough
Mayor Pro-Tem David Moore
Councilman Jerry Bishop
Councilwoman Carolyn Breyare
Councilman J. Jason Gowen
Councilman Jim Hope
Councilman Perry Toomey
Kemp Michael, City Attorney
Danny Jackson, City Manager

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

July 22, 2013
6:30 P.M.

CALL TO ORDER BY THE MAYOR

INVOCATION

SET THE AGENDA

AGENDA

1. Presentation of the ABC Budget — *Kathy Drumm*

2. Presentation regarding a proposed Music Festival at River Street Park — *Dena Brice*

3. Call for a Public Hearing, regarding a request made by CaroMont Health, to amend the Manual for Development in Downtown Mount Holly, an appendix to the Zoning Ordinance, to exempt certain medical uses from the design standards of the Downtown Gateway Overlay District." — *Greg Beal*

4. Consideration and Approval of a Resolution of Intent for Exchange of Property — *Kemp Michael*

5. Discussion of Allocation Fee for Wastewater Reserve Capacity — *James Friday*

6. Discussion regarding a proposed Tables and Chairs Use Policy — *Danny Jackson*

7. Closed Session (N.C.G.S. 143-318.11(a)(5)

8. Adjourn

City of Mount Holly
Action Agenda Item

To: City Council	**Date:** July 18, 2013
From: Danny Jackson, City Manager	**Meeting Date:** July 22, 2013

***Agenda Item to be considered:* #1 – Presentation of the ABC Budget**

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

***Background/Purpose of Request :* Ms. Kathy Drumm, newly appointed Chairperson of the ABC Board, will be in attendance to present the Fiscal Year 2013-2014 Budget. Please see the enclosed copy of the mentioned budget.**

Fiscal Impact:

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

Manager/Staff Recommendation: The City Council is not required to take any action on this item.

Result of City Council Decision:

Attachments:

Mt. Holly ABC Board	Budget Adopted	
	Fiscal year 2013-2014	

The following budget establishing revenues and setting expense appropriations is hereby adopted and effective July 1, 2013,though June 30 2014

Section 1. Estimated Revenues. It is estimated that the revenues listed below will be available during the fiscal year beginning July 1, 2012 13 and ending June 30,2014 to meet the operational and function appropriations as set forth in Section 2, in accordance with the chart of accounts prescribed by the state ABC Commission.

Estimated Revenues:	
Sales	1,789,306
Other Income	516
Total	**1,789,822**

Section 2. Appropriations. The following expenses are hereby appropriated for the fiscal year 2013-2014 and are funded by the revenues made available through Section 1, herein.

Appropriations:	
Taxes Based on Revenue	**401,782**
Cost of Good Sold	**948,606**
Operating Expenses	**Store**
Salaries/Benefits	128,451
Repair and Maintenance	5,000
Utilities	15,655
Business Insurance/Bonds	10,728
Store Supplies	7,000
Bank Fees/credit-debit processing	22,000
Employee Miscellaneous	3,100
Burglar Alarm Services	2,600
Leasing Equipment	2,000
Non-Capitalized Expenses	500
Professional Services	12,000
Local Board Expense	45,400
Contingencies	12,000
TOTAL	**266,434**

	Store
	0
Capital Outlays:	
(define)	
Debt Service	125,000
Total Estimated Expenses	125,000
Distributions:	
Mandatory 3.5% & .01/.05 Btl. Tax	6,778
Law Enforcement	4,525
Alcohol Education /Rehab.	6,569
Municipal	0
Total Distributions	17,872
Working Capital Retained	30,128
(Appropriated Fund Balance)	
Total Expenses, Distributions, & Reserve	1,789,822

Copies of this budget proposal shall be furnished to the City of Mt. Holly, the State ABC Commission, and to the Budget Officer and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

*Adopted by the Mt. Holly ABC Board J*d June 19th 2013 **Carlton Broome -Chairman**

City of Mount Holly
Action Agenda Item

To: City Council	**Date:** July 18, 2013
From: Danny Jackson, City Manager	**Meeting Date:** July 22, 2013

***Agenda Item to be considered:* #2 – Presentation regarding a proposed Music Festival at River Street Park**

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

Background/Purpose of Request : ***Ms. Dena Brice, a local resident and music artist, will be in attendance to speak about a proposed Music Festival at River Street Park. Ms. Brice is seeking support and/or approval from the City Council, to hold the community event in a city owned park. For those of you that may recall, Ms. Brice, her husband Eric (another local musician) and their staff, held a similar event in 2010 at River Street Park. The event was called "Praise in the Park" and was a collaboration effort between the Brice Group and the city's Black History Committee. The 2010 event was very successful, which resulted in proceeds going to the CRO in Mount Holly. Ms. Brice and her group are proposing to establish a similar community event on their own. It is my understanding that they would like to hold such an event on an annual basis. Please see the enclosed letter submitted by Ms. Brice, which explains in more detail what's involved with the event.***

Fiscal Impact:

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

Manager/Staff Recommendation: The City Manager's recommendation is hereby reserved until the night of the meeting.

Result of City Council Decision:

Attachments: Letter of Proposal, submitted by Ms. Dena Brice.

July 9, 2013

To the Mayor and City Council of Mount Holly, N.C.

Dear Mayor Hough and City Council,

As citizens of the City of Mount Holly, we would like to be included on the agenda for the upcoming meeting and allowed to make a presentation for our Non-Profit community organization's music festival.

The Experience Movement, Inc. is a musical organization who serves the Mount Holly/Charlotte region through empowerment, mentorship, and champions humanitarian causes. We have visited nursing homes, hospitals, schools, boys & girls clubs and donated non-perishable items to local food banks for the past 4 years. We have created a partnership with local CRO to help fill the shelves of this community. We need your support in this effort.

Our Mission is to provide community empowerment, attention to social causes, and access to holistic music education, while encouraging positive change for the next generation one song at a time.

Since our inception in 2005 we have sponsored several families through Charlotte Catholic Social Services with our Christmas toy drives and Thanksgiving dinners. We also sponsor weekly events to inspire our youth, musical forums to impart into musicians, while meeting and identifying the needs of our community. In today's economy we are dedicated and are passionate about serving and helping our fellow man. This is done weekly by gas cards, phone bills, groceries and to be able to give a bit of us through music to help brighten someone's day.

We successfully sponsored in conjunction with the city of Mount Holly and the Black History Forum, our first North Carolina Music Festival in the year of July, 2010. The Experience Music Festival in the Park is an event where musical artists, community leaders, healthcare and other corporations come together for one common goal, to forge love, bind community and serve. It's a musical fun day with a bike give away, fun for the children, music for all ages, free health screenings, and so much more.

Our larger vision is to lend a helping hand in mortgage foreclosures and medical assistance. We want to travel the United States spreading the message of hope & empowerment.

Thank you for your continued support of this effort to help encourage and heal our community one song at a time. We realize that through our efforts together we can make a difference.

Thank you for your consideration in this matter.

Eric & Dena Brice
The Experience Movement

City of Mount Holly
Action Agenda Item

To:	City Council	**Date:**	July 19, 2013
From:	Greg Beal, Planning Director	**Meeting Date:**	July 22, 2013

Agenda Item to be considered: **Call for a Public Hearing, regarding a request made by CaroMont Health, to amend the Manual for Development in Downtown Mount Holly, an appendix to the Zoning Ordinance, to exempt certain medical uses from the design standards of the Downtown Gateway Overlay District.**

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

Background/Purpose of Request: **The City has been working with CaroMont Health on the design of the Freestanding Emergency Department along NC 27, commonly referred to as the CaroMont MedPlex. During the course of the design, the team of architects and engineers have relayed that the Manual for Design in Downtown Mount Holly (Downtown Design Manual), an appendix to the Zoning Ordinance, made it difficult to construct a large medical facility in the Downtown Gateway Overlay District. In early 2009, Council adopted a recommendation from the Downtown Design Manual to extend the requirements for new commercial construction to the Downtown Gateway Overlay District. Such things as requiring the building to face 70% of the street and have 6 entry doors are intended for downtown buildings. However, a large medical facility would have difficulty meeting those standards, hence the need for a text amendment to exempt certain medical uses from the requirements. CaroMont's design team submitted an application to exempt all medical uses from the requirements, which was never discussed in the meeting with Danny Jackson, Councilman Hope and me. They are in the process of amending the application to limit the exemption to medical facilities larger than 25,000 sq ft. I think it is important to focus on one site at a time and not give the medical community an entire exemption from Ordinance requirements as that could be perceived as favoritism, and also, CaroMont may not be the only one developing in the Downtown Gateway. A health organization that has exemption could state that they are not going to build a nice building because they are simply exempt. In the mean time, staff will study the corridor further to see what opportunities and challenges the Downtown Development Manual presents. During the actual public hearing, CaroMont will highlight what standards the building will include.**

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 Council set the dates, August 5th and August 12th, for the public hearings, the first before the Planning

<u>**Commission and the second before City Council for the proposed text amendment. The Planning Commission made a unanimous recommendation to Council to call for a public hearing on the proposed text amendment to be heard on the aforementioned dates. More information will be presented at the hearing; this is simply to call for a public hearing on the matter.**</u>
Result of City Council Decision:
Attachments:

City of Mount Holly
Action Agenda Item

To: City Council	**Date:** July 18, 2013
From: Danny Jackson, City Manager	**Meeting Date:** July 22, 2013

***Agenda Item to be considered:* #4 – Consideration and approval of a Resolution of Intent for exchange of properties**

Will this require a public hearing? ☐ YES ☒ NO

***Background/Purpose of Request :* This matter is a follow-up to the proposal for the City of Mount Holly to consider exchanging a certain property for properties owned by Habitat for Humanity, in the River Street Park area. Please see the enclosed memorandum regarding the matter, as submitted by Marie Michael Anders, representing the office of our City Attorney.**

Fiscal Impact:

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

Manager/Staff Recommendation: Motion to approve the Resolution of Intent, as submitted by the City Attorney.

Result of City Council Decision:

Attachments: Memorandum from the City Attorney and Resolution of Intent

MEMORANDUM

TO: Mayor, City Manager, and Members of the City Council

FROM: Marie Michael Anders, Office of Kemp A. Michael, the City Attorney

RE: Land swap with Habitat for Humanity in River Street Park neighborhood

DATE: July 17, 2013

At the last regular meeting, the City Council expressed interest in exchanging property the City purchased in the River Street Park neighborhood as part of the CDBG project, located at 201 N. River St., with parcels owned by Habitat for Humanity that are close to the park. The City's parcel was purchased with CDBG grant funds at a cost of $13,654.00, and this exchange would allow the City to expand the park with the Habitat parcels and not be required to reimburse these grant funds. Mary Harris, a representative of Habitat, has taken the idea before that board, which has approved the exchange.

By statute, the City can exchange real property it owns in a private negotiation as long as the City receives a "full and fair consideration" in exchange for the property. The tax values of the three Habitat parcels they are willing to exchange add up to $25,810.00, and the tax value of the City's parcel at 201 N. River St. is $15,000.00. The proposed deal is an exchange of the properties only, with the City bearing all closing costs in consideration of their properties collectively having a higher tax value than the City's parcel.

The next step is for Council to pass a resolution of intent to approve the exchange and to direct publishing a notice in the newspaper of intent to approve the exchange at the next regular meeting on August 12, 2013. Attached to this memo is the proposed Resolution of Intent, which would also be the notice in the newspaper. The closing can take place after Council passes a resolution approving the exchange at the August 12 regular meeting.

SYSTEM DEVELOPMENT CHARGE
Capital Improvement Project List Updated July 2013

Reference: Evaluation of System Development Charges for the City of Mount Holly, Prepared by W. K. Dickson & Co., Inc. last revised March 2007 & the current CIP.

Water System Improvements		$1,145,000
Water Plant Improvements		$ 235,000
Water Treatment Plant Expansion		$9,830,000
Sewer System Improvements		$ 200,000
WWTP Improvements		$ 0
WWTP Expansion (Total)		$30,000,000
WWTP OPTION	$18,000,000	
TOTAL CAPTIAL IMPROVEMENT PROJECTS (updated 7/22/13)		***$41,410,000***
TOTAL with WWTP OPTION	$29,410,000	
Number of New Connections for build-out as per W. K. Dickson's Report Dated Revised March 2007	***8,248***	
Current Number of Connections Obligated to WWTP	***1,269***	
Number of New Connections for 2027 Build-out	***6,979***	

Total System Development Charge Fee per **Future** Connection $5,933
(calculated by $41,410,000 / 6,979 - based on a ¾ Meter)

Total System Development Charge Fee per **Future** Connection $4,214
With ***WWTP OPTION*** (calculated by $29,410,000 / 6,979 - based on a ¾ Meter)

Current System Development Charge Fee $4,597

PROPOSED
WASTEWATER RESERVE CAPACITY ALLOCATION FEE

Number of New Connections for build-out as per W. K. Dickson's Report Dated Revised March 2007	***8,248***	
Current Number of Connections Obligated to WWTP	***1,269***	
Number of New Connections for Total Build-out	***6,979***	(Yrs 2013 – 2027)
Number of Estimated Annual Connections	***498***	

Daily Flow per Connection..390 gpd

Total Annual Flow for Estimated Annual Connections.........194,220 gpd

TOTAL Annual Wastewater Reserve Capacity Allocation Fee generated over a 2-year period. $2.50 per gpd of wastewater allocation requested

194,220 gpd x $2.50/gpd....................................$485,550

TOTAL Allocation Wastewater Reserve Capacity Fee Generated to 2027 Build-out
10 – 2-yr.periods of initial reserve capacity fee
(calculated by $485,550 x 10) $4,855,500*

*TOTAL Fee generated over the next 12-years may increase as the reserve capacity allocation is renewed beyond the initial 2-year period.

$1.25 / gdp renewable fee of unused wastewater allocation for year 3

$1.25 / gpd renewable fee of unused wastewater allocation for year 4

PROJECT STATUS 2013

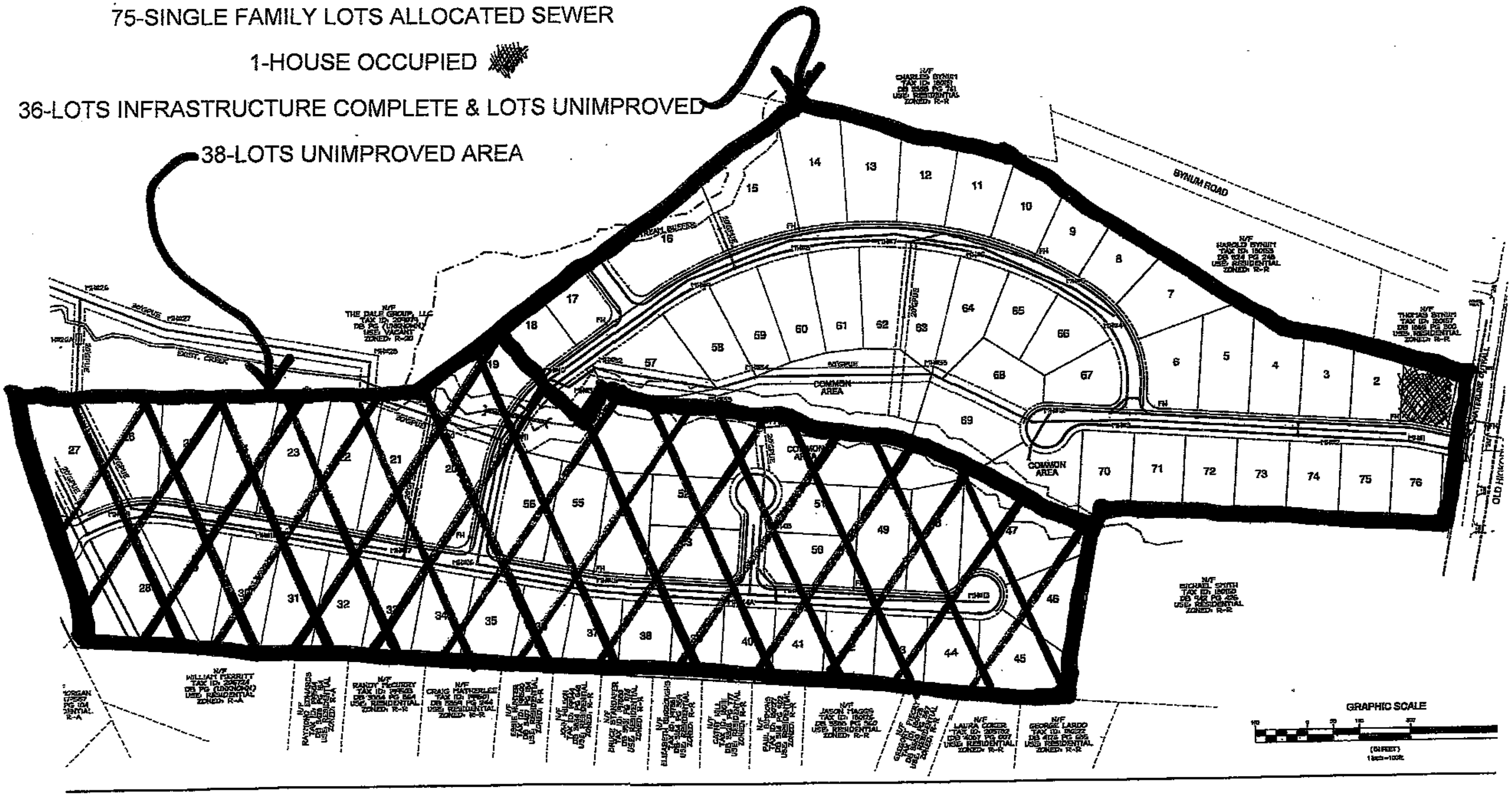
APPROVED IN 2006

75-SINGLE FAMILY LOTS ALLOCATED SEWER

1-HOUSE OCCUPIED

36-LOTS INFRASTRUCTURE COMPLETE & LOTS UNIMPROVED

38-LOTS UNIMPROVED AREA



City of Mount Holly
Action Agenda Item

To: Mayor and City Council	**Date: July 16,** 2013
From: David E. Johnson, PE	**Meeting Date:** July 22, 2013

Agenda Item to be considered:

Wastewater Reserve Capacity Allocation Fee Ordinance

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

Background/Purpose of Request :
The proposed ordinance provides guidance to the Utility Department in its allocation of wastewater treatment capacity for new users.

In anticipation of the need for future expanded wastewater treatment capacity, this ordinance requires contributions by new users to reserve wastewater treatment plant capacity. The proposed ordinance recommends an initial one time only fee to reserve wastewater treatment plant capacity for a initial 2-year period.

This approach will eliminate a user from obtaining City approvals for a project and not proceed with the project. Currently the new user retains the wastewater treatment plant capacity allocated to them at the time of approval without time limits.

The funds generated from the System Development Charge and from the proposed Wastewater Reserve Capacity Allocation Fee will contribute significantly to overall cost of infrastructure improvements required to meet future growth demands.

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:
Development Fee Charge Analysis
Reserve Capacity Fee Analysis
Project Status Illustration

TABLES AND CHAIRS USE POLICY
Mount Holly Municipal Complex

The City of Mount Holly owns 35 individual round tables, 8 foot in diameter. The city also owns 300 individual folding chairs. These items were purchased to be used primarily in conjunction with events held in the Grand Hall area of the Mount Holly Municipal Complex. For all applicants that wish to use these items, there is a need to establish a Use Policy along with an appropriate Fee Schedule. Please be advised that all other appropriate Grand Hall Use Policies apply outside of this Use Policy.

1. Tables and/or chairs cannot be used until all applicable fees, including those for the Grand Hall, have been paid accordingly. Tables cannot be rented without the use of chairs. However, chairs can be rented without the use of tables.
2. **Tables:** The fee per table is $10.00.
3. **Chairs:** The feel per chair is $4.00.
4. **Setup:** Applicants are responsible for setup of tables and/or chairs.
5. **Hours:** All events shall conclude by 11:00pm, as required for use of the Grand Hall. Tables and/or chairs are required to be stacked and folded no later than 12:00 midnight for the North End of the Grand Hall and 1:00am for the entire portion of the Grand Hall.
6. **Damage Deposit:** There will a $200 refundable damage deposit required at the time of the rental. Any costs over and beyond the damage deposit to repair damages to the tables and/or chairs caused in conjunction with the event, shall be the responsibility of the applicant.
7. **Security Deposit:** A security deposit for use of the tables and/or chairs will be in the amount of 50% of the rental fee and shall be due as required for the rental of the Grand Hall.
8. **Discounts:** Civic organizations located within the city limits of Mount Holly shall pay 50% of the rental fee.
9. **Linens:** All linens for the tables shall be provided by the applicant.
10. **Decorations:** All decorations for the tables and/or chairs have to be pre-approved by the city's Event Coordinator.

City of Mount Holly
Action Agenda Item

To: City Council	**Date:** July 18, 2013
From: Danny Jackson, City Manager	**Meeting Date:** July 22, 2013

***Agenda Item to be considered:* #6 – Discussion regarding a proposed Tables and Chairs Use Policy**

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

***Background/Purpose of Request :* As you all are aware, the city recently purchased approximately 35 round tables and 300 chairs for use in the Grand Hall. It was my understanding that the primary use for the tables and chairs would be for city events and functions held in the Grand Hall. In addition to those events, the city could consider the use of the tables and chairs along with other events if the applicant chose to do so. To address the use by others staff is proposing a Use Policy. Please see the enclosed draft of the proposed Use Policy for the Tables and Chairs. Please keep in mind that staff is seeking direction from the City Council, regarding the proper philosophy behind the use of the tables and chairs. Staff is willing to make any needed changes to the policy, be it now or at any point in the future.**

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

Manager/Staff Recommendation: Motion to approve the proposed Tables and Chairs Use Policy.

Result of City Council Decision:

Attachments: Copy of the proposed Tables and Chairs Use Policy

Capital Outlay:	
(define)	$1,500
	$0
	$1,500
Debt Service/Lease:	
(define)	$125,000
	$0
	$125,000
Total Estimated Expenses	$1,750,421
Distributions:	
Mandatory 3 1/2% & Bottle Tax	$6,777
Law Enforcement	$4,525
Alcohol Education & Rehab.	$6,569
Other County/Municipal	
Other Distributions	
Total Distributions	$17,871
Working Capital Retained	$21,530
(Appropriated Fund Balance)	$0
Total Expense, Distribution & Reserve	$1,789,822

Section 3. Copies of this BudgetD ocument shall be furnished to the [appointing authority], the state ABC Commission, and to the Budget Officer and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

Adopted by the MOUNT HOLLY *ABC Board on* 6 / 19 / 2013

BUDGET DOCUMENT
Mount Holly ABC BOARD
Fiscal Year 2013 - 2014

The following budget establishing revenues and setting expense appropriations is hereby adopted and effective July 1, 2013, through June 30, 2014.

Section 1. Estimated Revenues. It is estimated that the revenues listed below will be available during the fiscal year beginning July 1, 2013 and ending June 30, 2014 to meet the operational and functional appropriations as set forth in Section 2, in accordance with the chart of accounts prescribed by the state ABC Commission.

Estimated Revenues:	
Sales	$1,789,306
Other Income	$516
Total	$0
	$1,789,822

Section 2. Appropriations. The following expenses are hereby appropriated for fiscal year 2013 - 2014 and are funded by the revenues made available through Section 1, herein.

Appropriations:	
Taxes Based on Revenue	$401,782
Cost of Goods Sold	$948,606
Operating Expenses	**Store**
Salaries & Wages	$128,451
Repairs & Maintenance	$7,500
Utilities	$15,655
Insurance - General & Bonds	$10,727
Store/Office Supplies	$7,000
Bank fees/credit-debit processing	$29,500
Employee Miscellaneous	$3,700
Burglar Alarm Services	$2,600
Leasing Equipment	$2,000
Non-Capitalized Exenses	$0
Professional Services	$12,000
Local Board per Diem	$5,400
Local Board Expense and Services	$37,000
Contingencies	$12,000
Total	$273,533

Resolution # 7222013 A

RESOLUTION OF INTENT

A RESOLUTION declaring the intention of the City Council of the City of Mount Holly to exchange real property belonging to the City for other real property belonging to Habitat for Humanity of Gaston County pursuant to N.C.G.S. § 160A-271.

WHEREAS, N.C.G.S. 160A-271 authorizes the City Council to exchange any real property belonging to the City for other real property by private negotiation if the City receives a full and fair consideration in exchange for its property; and,

WHEREAS, the City owns a certain parcel of real property located at 201 N. River St., Mount Holly, NC, and also locally known as tax parcel # 123471; and,

WHEREAS, Habitat for Humanity of Gaston County owns certain parcels of real property located at 416 Lee St., Mount Holly, NC, also known as tax parcel # 123322; Dutch Avenue, Mount Holly, NC, also known as tax parcel # 198248; and Dutch Avenue, Mount Holly, NC, also known as tax parcel # 198247; and,

WHEREAS, the Habitat parcels described above are adjacent to River Street Park, and the City Council intends to exchange its parcel at 201 N. River St. for the Habitat parcels in order to expand the park and benefit the citizens of Mount Holly; and,

WHEREAS, the City would receive full and fair consideration in such an exchange as contemplated, as the reasonable value of the Habitat parcels are approximately $25,810.00 based upon the tax values, and therefore exceeds the reasonable value of the City's parcel, having a tax value of $15,000.00.

NOW, THEREFORE, BE IT RESOLVED by the City Council that:

1. A regular City Council meeting will be held at 7:00 PM on August 12, 2013, in the Mount Holly Municipal Complex to consider a resolution to authorize the exchange of 201 N. River St. for the three parcels owned by Habitat described above.

2. The City Clerk is hereby directed to publish this Resolution of Intent once in the Banner News, or another newspaper of general circulation in the area, to give 10 days' public notice of intent to authorize the exchange at the next regular meeting.

Upon motion duly made of Councilperson Toomey and duly seconded by Councilperson Bishop, the above resolution was duly adopted by the City Council at the meeting held on July 22, 2013, at the Mount Holly Municipal Complex. Upon a call for a vote the votes were:

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

July 22, 2013
6:30 P.M.

CALL TO ORDER BY THE MAYOR

INVOCATION

SET THE AGENDA

AGENDA

1. Presentation of the ABC Budget — *Kathy Drumm*
2. Presentation regarding a proposed Music Festival at River Street Park — *Dena Brice*
3. Call for a Public Hearing, regarding a request made by CaroMont Health, — *Greg Beal*
   to amend the Manual for Development in Downtown Mount Holly, an appendix to the Zoning Ordinance, to exempt certain medical uses from the design standards of the Downtown Gateway Overlay District."
4. Consideration and Approval of a Resolution of Intent for — *Kemp Michael*
   Exchange of Property
5. Discussion of Allocation Fee for Wastewater Reserve Capacity — *James Friday*
6. Discussion regarding a proposed Tables and Chairs Use Policy — *Danny Jackson*
7. Closed Session (N.C.G.S. 143-318.11(a)(5)
8. Adjourn

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

July 22, 2013
6:30 P.M.

CALL TO ORDER BY THE MAYOR

INVOCATION

SET THE AGENDA

AGENDA

1. Presentation of the ABC Budget — *Kathy Drumm*

2. Presentation regarding a proposed Music Festival at River Street Park — *Dena Brice*

3. Call for a Public Hearing, regarding a request made by CaroMont Health, to amend the Manual for Development in Downtown Mount Holly, an appendix to the Zoning Ordinance, to exempt certain medical uses from the design standards of the Downtown Gateway Overlay District." — *Greg Beal*

4. Consideration and Approval of a Resolution of Intent for Exchange of Property — *Kemp Michael*

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6. Discussion regarding a proposed Tables and Chairs Use Policy — *Danny Jackson*

7. Closed Session (N.C.G.S. 143-318.11(a)(5)

8. Adjourn